

## **Grange/Prestonfield Community Council Planning & Development Report – October 2013**

### **Local Developments**

There have been no significant planning applications within our area since our last meeting and no comments on planning applications have been made by GPCC since those referred to in the September Report.

### **Astley Ainslie Hospital (AAH) & Royal Edinburgh Hospital (REH) Sites (Outside GPCC Area)**

Together with our neighbouring CCs, we continue to take an interest in any planning or related matters affecting these sites, which could impact on our area or its residents. Planning applications for the 1<sup>st</sup> Phase and Master Plan of the REH site are due to be submitted by NHS Lothian representatives, but at the time of writing the only application on the portal is 13/03997/FUL validated on 14<sup>th</sup> October for the erection of temporary project offices. More information on the status of the planning applications will be given to the meeting if available.

### **Consultation Document “Trees in the City”**

Following the very useful discussion at the last meeting, comments from GPCC were put together and sent to the CEC Forestry Service by the closing date of 23<sup>rd</sup> September. A copy of our submission will be sent to any GPCC member on request.

### **Consultation on Advertisements, Sponsorship & City Dressing**

CEC is consulting on draft Planning Guidance to control advertising on scaffolding including the use of screening or netting to tidy the appearance of building works. With advances in technology the consultation is also seeking views on the extent to which digital adverts should be used on outdoor advertising sites. Controlled advertising produces some useful revenue for the City. The expiry date for the consultation has been brought forward to 18<sup>th</sup> October so if anyone thinks we should respond please let me know at the meeting.

### **Cycle Storage in Gardens**

Arising from the May meeting of CEC Planning Committee, at its 3<sup>rd</sup> October meeting the Committee considered a report on cycle storage in gardens and what is permissible in planning terms including the special provisions applicable to conservation areas and listed buildings. CEC recognises the need for secure storage of bicycles and also the conflicts which can arise when non-compliant structures are erected with the potential for planning enforcement action. The Committee did not consider it necessary to change existing guidance, but in order to provide clarity to householders and avoid the likelihood of abortive planning applications it was agreed that CEC would publicise the SPOKES factsheet “Cycle Storage in Gardens” and monitor the situation for a further six months.

### **Review of Conservation Area Character Appraisals**

These documents are a material consideration when dealing with planning applications in conservation areas and are an integral part of the LDP process. Except for recently designated areas such as The Colonies and Pilrig, the CEC Character Appraisals for the 49 Edinburgh Conservation Areas were produced between 1998 and 2007 and these are to be reviewed in line with a priority ranking set out in a Report to the 3<sup>rd</sup> October Planning Committee. Of those in the GPCC area, Grange is ranked 1<sup>st</sup>, Blacket 9<sup>th</sup>, Craigmillar Park 13<sup>th</sup> and Waverley Park 19<sup>th</sup>. Proposals for changes to the ranking will be considered on their merits. Community groups will be involved in the review and many conservation areas have specific local interest groups covering a particular conservation area, so it is hoped these will be consulted. However, this is yet another CEC Report which fails to mention community councils as such and perhaps GPCC could ask that community councils automatically be consulted when a character appraisal in their area is being reviewed. The programme envisages three reviews being completed per calendar year, which means that it could take about 15 years to complete the programme, although not all areas will need a review.

**Local Development Plan (LDP) & Strategic Development Plan (SESplan)**

As a consequence of the approval of a modified SESplan reported last month, a 155 page report was submitted to a meeting of the SESplan Joint Committee on 30 September setting out how the stipulated additional housing land requirement for the period up to 2024 is to be apportioned between the constituent authorities, including Edinburgh. The report included draft supplementary guidance to give effect to the specified housing land allocations and this document will be issued for public consultation from 11<sup>th</sup> November to 20<sup>th</sup> December 2013.

An LDP Update Report went to the CEC Planning Committee on 3<sup>rd</sup> October referring to the above and pointing out that the modifications to SESplan made by Scottish Ministers will have implications for the content and timescales of the LDP, which will be spelt out in a future report to the Committee.

Whilst the emphasis will be on developing brownfield sites to meet housing demand, if the aims of SESplan are to be fulfilled, including the requirement to maintain at all times a 5-year effective housing land supply, there could consequently be additional development pressure on open spaces within the city boundaries and not just in the Strategic Development Areas of West Edinburgh and SE Edinburgh.

Tony Harris