CORSTORPHINE COMMUNITY COUNCIL: PLANNING REPORT: MEETING TUESDAY 10th. DECEMBER

**Matters carried over from previous meetings**

14/00601//EADV report of breach of planning consent for erection and operation without permission of large plasma screen adverts facing Drum Brae within grounds of ‘Spice Restaurant ‘ at 1 Craigmount View EH12 8HG. This report was originally lodged by the Community Council on be half of local residents and the use of the screens was **REFUSED**.

Operation of the screens was suspended but they were not removed. They have recently restarted operation. Official notification has been received from case officer Brett Taylor that an investigation is underway but as yet operation of the screens continues.

**Belated reply – e –mail dated 25/11/19 from** [**planning.enforcement@edinburgh.gov.uk**](mailto:planning.enforcement@edinburgh.gov.uk) **(Jackie Tullis – enforcement officer)** to effect that no further action to be taken as screens 3 to 5 and 8 have been removed and illumination of sign 1 suspended resulting in amelioration of harm to streetscape. Legislation allows local authority not to take action if it does not consider it expedient to do so – report available on website**. CASE CLOSED**

Question regarding possible Sale of ‘Shopper’s Car Park’ for Development by TESCO and effect on local parking provision?

Originally brought up at June 2019 C.C.C. meeting and discussed at November meeting – previous applications by TESCO on Planning Portal show area as inclusive within site boundary hence ownership lies with TESCO. Sale advert boards by *EYCO Ltd*. at [www.eyco.org.uk](http://www.eyco.org.uk) indicate a developer dealing in retail, business and restaurant developments.

Documentation available on original 99/00981/PAN states – Condition 11 ‘*Shoppers Car Park’ to be accessible from 10.00 a.m. from Monday to Friday’* whilst under ‘Reasons for Granting of Application’ Conditions 9 and 15 are *‘ In Order to Safeguard Vitality & Viability of Other Shopping Centres’.* Condition 11 States ‘*In Order to Prevent Use by Commuter Traffic’*

Question to Planning Helpdesk at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk) has returned reply that speculation regarding future site status out with remit.

**Pat McKenzie has arranged a meeting** with MSP Councillor Alex Cole-Hamilton at his office on St. John’s Rd. **for 3 p.m. on Monday 9th. December 2019** – W. Hope has agreed to attend.

19/04491/FUL – 5 Lochside Way for internal alterations including infill of wall voids and conversion of plant area to office space with louvres replaced with external glazing. New AC units to be mounted on roof space and new entrance doors and removal of 4 trees and smoking shelter screening (New UK Edinburgh Ltd.).

**GRANTED**

19/05051/AMC (Approval of Matters specified in Conditions) at 195 m South West Craigs Cottage, 85 Craigs Road for 250 dwelling houses (Wimpey U.K. Ltd. & Turley Associates).

**Notification via admin by e – mail from planning dated 31/10/19** with reference to earlier GRANTED 16/05681/PPP where masterplan downloadable showing pedestrian access onto Maybury Rd. near Junction and re – configured Craigs Rd. crossing together with many other pedestrian / cyclist exits westward. Main vehicular exits onto the Craigs Rd. Western limb and also to west through neighbouring granted development. Case officer [sean.fallon@edinburgh.gov.uk](mailto:sean.fallon@edinburgh.gov.uk) **Closing date for comments was 21/11/2019 –** Application posted on weekly listings of 4/11/2019 and circulated via admin to Community Council membership 2/11/2019 for consideration at November meeting.

**Further to November meeting reply to Case Officer on behalf of C.C.** expressing earlier concerns regarding scale and density of the aggregate of local major developments and impacts on roads, traffic, schools, medical facilities etc.

NOTE – Documentation provided on C.E.C. Planning website for the three ‘AMC’ applications highlighted above devote much space to consideration of ‘SUDS’ – abbreviation for ‘Sustainable Drainage Systems’ – comprising schemes for mitigation of flooding and runoff surges due to developments on previously open, contoured landscapes involving semi porous pavements, open ponds, reed beds and soak ways etc. Other features highlighted are tree planting schedules fences etc.

Lack of detailed plans for these were many of the issues raised at the original appeal against refusal of the 1400 housing project.

19/05303/PAN – although within Ratho Community Council area – e - notification from Jamie Carver (Planning Technician) dated 7/11/2019. This follows earlier e – mail via admin with 3 attached pdf files from [jade.scott-meikle@lichfields.uk](mailto:jade.scott-meikle@lichfields.uk) representing agents for CROSSWINDS DEVELOPMENTS Ltd., Edinburgh Airport Consortium, with notification of this forthcoming ‘PAN’ application for major mixed use development on land to north of Gogar Roundabout including the former ‘Crosswind’ runway and area bisected by proposed link road under 19/04534/PAN above.

The proposal would include residential accommodation – market, flats & affordable together with classes 1 – 4, 6, 7, 10 & 11 (shops, financial & professional, restaurants & cafes, business, storage, hotels, non – residential institutions and assembly & leisure) together with sui generis and pubs.

Case officer [francis.newton@edinburgh.gov.uk](mailto:francis.newton@edinburgh.gov.uk)

**Staffed Public Consultations events on Tuesday 14th. And Wednesday 15th. January 2020 from 2.00 p.m. – 7.00 p.m. at Gyle Shopping Centre with advert in Edinburgh Evening News 7 days in advance. Discussions with neighbouring Community Councils to be undertaken.**

E – Mail dated 7/11/2019 from [rhona.tierney@crosswinddevelopments.com](mailto:rhona.tierney@crosswinddevelopments.com) regarding meeting of Community Council representatives and other local stakeholders at Double Tree Hotel, Edinburgh Airport, for discussion on above at 8.30 a.m. on **Wednesday 11/12/2019** to which W. Hope has advised attendance.

**PRE APPLICATION CONSULTATION APPROVED** (weekly listings 25/11/19).

**Matters arising since last meeting**

19/05090/PNT (Prior Notice Telecommunications) at 17m S.W. 12 Forrester Park Ave. for installation of 7 small green cabinets (City Fibre Holdings Ltd.).

**GRANTED**

19/05299/PNT at 14m S.W. 1 Gogarloch Bank for installation of 12 small green cabinets (City Fibre Holdings Ltd.). **PERMITTED DEVELOPMENT**

19/05377/FUL at Edinburgh Zoo, 134 Corstorphine Rd. for new public toilet facilities for visitors.

(Royal Zoological Society of Scotland).

19/05514/AMC (Approval of Matters Specified in Conditions) e – letter dated 28/11/19 from Sean Fallon (Case Officer) regarding consultation request. This has direct reference to 19/05514/AMC above regarding 250 housing development west of Maybury Rd. and further agreed changes regarding conditions to granted appeal PPA – 230 - 2207 for 1400 nearby houses under 16/04738/PPP.

**Deadline for consultation response from C.C. 26/12/19.**

19/05599/AMC e – letter 28/11/19 from case officer David Inverarity with request for consultation response from C.C. regarding approval of matters specified in conditions regarding successful appeal PPA – 230 – 2207 in respect of 1400 dwelling development 16/04738/PPP 100 m N.E. 19 Turnhouse Rd. Taken with 19/05514/AMC above this is to further resolve access and road and integration with other features in 250 dwelling development 16/05681/PPP.

**Deadline for consultation response from C.C. 26/12/19.**

**E – Mail 2/12/2019** from S. Buchanan (Cardross Asset Mgt. Ltd.) – copy of e – mail to Steven Saunders (Senior Transport Officer, C.E.C.) regarding perceived delays regarding Craigs Road / Maybury Rd. / Turnhouse Rd. designs both as regards junctions and carriageways – junction capacities and road widths & wayleave works questioned together with no. 31 bus service provision, ‘Bus Gate’ on Turnhouse Rd. and proposal to install traffic calming measures and carriageway width reduction on Maybury Rd.

PROPOSED BASE STATION UPGRADE – SOUTH GYLE RAIL STATION

**E – Mail via Admin** 2/12/19 – from Kate de Rose (Cornerstone & Telefonia) with enclosed letter & plans regarding proposed upgrade of 17.5 m monopole antenna with ground works etc.

Comments to [k.derose@whptelecoms.com](mailto:k.derose@whptelecoms.com)

19/04971/PNT at Broomhouse Rd. for installation of 5 small green instrument cabinets to aid telecommunications (City Fibre Holdings Ltd.).

19/05147/PNT also at above for 8 cabinets.

19/04969/PNT at Broomside Terrace for 11 cabinets

19/04970/PNT at Wester Broom Grove for 5 cabinets

19/05129/PNT at Broomhall Crescent for 10 cabinets

**Other Matters**

***P.A.S. WEEKLY* PLANNING NEWS e – BULLETINS (Electronic Circulation)** links to newspaper items etc. highlighted since last meeting include –

**Edinburgh related issues**. – Princess St. Garden Shelters to be renewed. £65m Scottish Industry Hub moves ahead. Lauriston hailed as regeneration role model. Edinburgh Xmas Market opens despite last minute snags but Royal Mile traders slam ‘Shambolic’ launch of festivities. 150 bed waterfront hotel for Pacific Quay. Media prominence to plans to build house in garden in world famous photo genic Circus Lane in New Town – see application 19/05269/FUL on planning website. £20m hotel development on Princess St. making progress.

**Of General Interest** –

PROPOSED PROGRAMME FOR REVIEWING AND EXTENDING PERMITTED DEVELOPMENT RIGHTS

**Consultation runs till 28th. January 2020.**

SUMMARY NOTE FROM SCOTTISH GOVERNMENT ON REGIONAL SPATIAL STRATEGIES

‘PURPOSE OF PLANNING’ and other updates of aspects of the implementation of the Planning (Scotland) Act 2019 came into force on 8th. November 2019.

Further information on Parliamentary and Scottish Government matters at -

[www.parliament.scot/parliamentarybusiness/bills/](http://www.parliament.scot/parliamentarybusiness/bills/)

[www.gov.scot/Publications/](http://www.gov.scot/Publications/)

[info@planningdemocracy.org.uk](mailto:info@planningdemocracy.org.uk) or via website [www.planningdemocracy.org.uk](http://www.planningdemocracy.org.uk)

**E.A.C.C.**

The A.G.M. held on Thursday 21st. November was attended by S. Kerr and W. Hope as C. C. representatives.

There were 3 presentations before consideration of A.G.M. business –

THE POVERTY COMMISSION given by Chris Adams from C.E.C.‘Solving Poverty in Edinburgh’ is a major challenge involving 4 main issues – housing, schools & catchment areas, localities and traffic. There are ‘Restraints’ and ‘Traps’ such as cost of living, low and insecure wages, housing and rents and benefit cuts requiring ‘Game Changes’ vis a vi relational, strategic and material thinking within C.E.C.

Question from floor on role of C.C’s.

THE QUAICH PROJECT – ‘A Space for All in the Heart of Edinburgh’

This concerned designs for replacement of the ‘Ross Bandstand’ in Princess Street Gardens involving a £6m fund provision by ‘Apex Hotel Group’ and international design competition. The favored option concerns the garden in its entirety involving two band / concert venues with facilities etc. – one under Princess Street and the other set back into the Castle Rock with wider grassed public spaces available than at present. More information at [www.thequaichproject.org](http://www.thequaichproject.org) or e – mail [helo@thequaichproject.org](mailto:helo@thequaichproject.org)

PRESENTATION BY C.E.C. COUNCILLOR LEZLEY CAMERON

Budget plans are determined by the Scottish Government with Council Tax alterations in the forthcoming February 2020 budget with anticipated continuation of reduction of funding affecting procurement strategies. Review of City Planning Consultations continues involving assessment of the power of various community groups and associations with further input from other ‘Stakeholders’.

The EIJB (Edinburgh Integrated Joint Board) exists to oversee the grants programme and innovation fund to tackle priorities to reduce pressures on the health and social care system. The Chair of NHS services (Angus McCann) sits on the E.I.J.B. Board.

A.G.M. BUSINESS

Elections results for Chair and vice Chair were as follows – Chair John Tibbitt (Leith Central C.C.) and Vice Chair Steve Kerr (Corstorphine C.C.) with existing Chair (Eric Dobbie) standing down after many years valuable service.

John Tibbitt remains Edinburgh Partnership representative.

David Bewsey (Colinton C.C.) remains Secretary and Judy Wightman (Ratho C.C.) as Treasurer.

The Licensing Forum is still looking for an E. A. C. C. representative member – Norman Timlin (Fairmilehead C.C.) has accepted the role.

Full Minutes of Meeting and reports can be found at [www.edinburghcommunitycouncils.org.uk](http://www.edinburghcommunitycouncils.org.uk)

**If you would be interested in assuming role of representative at EACC meetings the contact is Secretary David Bewsey at** [**secretary@edinburghcommunitycouncils.org.uk**](mailto:secretary@edinburghcommunitycouncils.org.uk)

Subjects for Consideration at next business Meeting – Airport Expansion Consultation and Representation of Local Issues at Neighborhood Networks.

**EDINBURGH CIVIC FORUM MEETING** – TUESDAY 3rd. DECEMBER 2019.

Attended by W. Hope.

Address by Prof. Cliff Hague – Chairman, Cockburn association – regarding ‘City Plan 2030’ and place of Edinburgh in global economy which is expected to focus on Knowledge, Information, services, financials and the economics of agglomeration. By world standards Edinburgh not a large city (< 0.5 m) but many of the problems associated with urbanization becoming evident through increased density of occupation, street clutter, crowding during festivals etc. and general infrastructure. Education and tourism are likely to play an increasing role via dual use of let accommodation and with many students / tourist from China. S.E. Asia etc.

Present projects concentrate on growth but sustainability, whether considered on a short or long term basis cannot be ignored.

City Plan 2030 – consultation expected early 2020 – 5 ‘Thought Piece’ papers published and links to ‘Edinburgh 2030 Strategy’ – links are [www.cockburnassociation.org.uk/uploads/ouruniquecityfinal1may2019.pdf](http://www.cockburnassociation.org.uk/uploads/ouruniquecityfinal1may2019.pdf) and [www.consultationhub.edinburgh.gov.uk/ce/adtourism2030/](http://www.consultationhub.edinburgh.gov.uk/ce/adtourism2030/)

Analysis of Local Review Body Decisions – given by Katie Wooten from University of S. Carolina examined appeal decisions by City Planning – in general 67% of original decisions were upheld - further breakdown of types of cases were 60% P.D.Rs. Erections 15%, Airbnb’s 4%, Green Belt 5%, Gardens and Change of Use 16%. Major criticism was that minutes of meetings were slow to appear online and minutes of August 2018 still awaited. More clarity was required regarding ‘ Mixed Decisions’.

**Date of Next Meeting – Tuesday 3 March 2020.**

**General Interest & Information – Local but out with Corsorphine Community Council area**

(Murrayfield C.C.) 19/03820/ADV at 37 Roseburn St. for 48 sheet illuminated self – standing digital advertisement display.

**GRANTED**

(Murrayfield C.C.) 19/04717/FUL at 102 Corstorphine Rd., North Block, Beechmount House for proposed alterations of existing HMO & office to form guest house – Listed Building, Category B.

And 19/04718/LBC (Listed Building Consent) **GRANTED**

(Drumbrae C.C.) 19/05569/FUL 18 m west of 96 Drum Brae South for replacement of 13.7 m monopole with 20.2 monopole with 12 antennae and ground based instrument cabinets (Blue Clarity Design Services).

(Murrayfield C.C.) 19/05121/PNT at Balgreen Rd. for 10 small green instrument cabinets (City Fibre Holdings Ltd.).