**JUNIPER GREEN COMMUNITY COUNCIL**

**FEBRUARY 2015 REPORT ON PLANNING MATTERS ARISING SINCE THE JANUARY 2015 REPORT PREPARED BY THE PLANNING CONVENOR**

**DATE: 22 FEBRUARY 2015**

**Edinburgh Local Plan/SESplan**

The Second Draft Local Plan was published on 22 August 2014. We have not been successful in trying to remove Curriemuirend Park from the Plan, it is now there with 165 houses rather than the original 80. The Plan has now been subject to a further 6 week period of representation, ending on 3 October 2014, and representations have been submitted on behalf of Juniper Green CC. These were based on those made in June 2013 to the first draft Plan, with further comments on the unsuitability of the site and the likely traffic problems at Gillespie Crossroads.

**Further consideration of the plan was due to take place in February 2015, once all the representations have been considered.** **However, this has now been postponed till May 2015 following the Scottish Government’s call-in of the proposed development at Cammo.** **There has been an exchange of letters between Ian Perry, Chair of the Planning Committee, and Alex Neill, the Scottish Government Planning Minister, which does not greatly clarify the position.**

Once that new plan has been finalised, it will be submitted to the Scottish Government, together with all representations, and will be examined by a Reporter appointed by the Scottish Government prior to its final publication. Because this is a new draft Plan, representations to the first draft will not be carried forward, but all those who made representations will be contacted to advise them on how to respond to the revised plan.

**Consultation on the next SESplan will now start in July 2015 and last for 8 weeks, when interested parties will be invited to offer comments on the content of the Main Issues Report. An initial response was sent at the end of May 2014.**

The examination of the first SESplan by the Reporter for the Scottish Government is now complete, and his report has been approved by Scottish Ministers, subject to the production of supplementary guidance on housing allocations which has now been submitted to Scottish Ministers. **This proposes sites for a further 11,000 houses in the SESplan area, of which about 4,000 will be in Edinburgh. Some 2,500 of these will be outside the established Strategic Development Areas in W and SE Edinburgh.**

***Developments in Balerno***

*David Wilson Homes proposed to build about 300 houses at Cockburn Crescent/ Mansfield Road in Balerno. This site is in the Green Belt.* ***This application was refused on 20 November 2013, and the appointed Reporter has subsequently decided to reject the appeal. A further application for half of the site is now underway, and a public exhibition was held on 20 February. Nothing has happened since.***

*A proposal for 120 houses in Ravelrig Road was originally made in July 2013 by Gladman Developments. A public meeting was held in Balerno Bowling Club on 3 October to display plans etc. This resulted in an outline application in December 2013, on which I sent objections similar to those submitted for Cockburn Crescent. This Application has now been withdrawn, but a further identical application has now been submitted. I have submitted an objection to this application, largely the same as those submitted in response to the earlier application.* ***This application was rejected on 6 November 2014, but an appeal has now been submitted, to be determined by a site inspection.***

***A further development is now proposed at Harlaw Gait near Malleny House. Public meetings were held in September 2014, no application yet submitted.***

***Garden District Proposals***

*A Pre-Application Consultation was held for a major development in the Green Belt north of Baberton/Juniper Green. This proposal from Murray Estates would see up to 3,500 houses built over a 20 year period, with extensive infrastructure including a sports hub and the Calyx, an international garden attraction. There were various exhibitions of the plans, and Currie CC held an information meeting on 4 February in the Gibson Craig Hall. This was very well attended, and almost all those present expressed their opposition to any further development in the Green Belt.* ***In the follow-up to the approval of the second draft plan CEC are looking again at the northern part of this site, adjacent to the A8 and Edinburgh Park.***

***Curriemuirend Park***

***In the run-up to discussion of the second draft LDP, further representations were made to Councillors asking for the removal of Curriemuirend Park. As reported above, these were unsuccessful, are we are now faced with a further period of campaigning, which will culminate in consideration of representations in February 2015. A public meeting was held in the Village Hall on Thursday 28th August, and further publicity was organised by the CC and the Friends of Curriemuirend Park in the run-up to the closing date for representations on 3 October. The total number of representations submitted is said to be 780, well in excess of the number submitted to the first draft Plan. We await publication of the revised plan in May 2015.***

***Former Curriehill Primary School.***

***An exhibition of possible uses for this site was held on 28 April at the Gibson Craig Hall. Two alternatives were presented – a small supermarket with some housing, or just housing. In either event 25% of the housing would be affordable. The developer is now proceeding with the housing option.***

***Kinleith Mill.***

***Further detailed consents have now been given for development at this site. Currie CC are pursuing issues concerning the access road and its junction with Lanark Road West.***

**Planning Applications received between 24 January 2015 and 22 February 2015:**

**15/00194/FUL 37** Woodhall Avenue Juniper Green EH14 5BU Form new dormer extension between existing dormer windows to the rear of the existing property. Application validated 26/01/2015, comments by 17/02/2015.

**15/00226/FUL** 21 Foulis Crescent Edinburgh EH14 5BN First floor extension with a dormer window to the front above the existing ground floor extension. Application validated 22/01/2015, comments by 17/02/2015.

**15/00486/FUL** 1 Belmont Road Juniper Green EH14 5DZ Installation of prefabricated, free standing garden study/studio within the secluded, private courtyard style, rear garden, to be used as a private study/painting studio. Application validated 09/02/2015, comments by 13/03/2015.

**Previous applications determined between 24 January 2015 and 22 February 2015:**

**14/05250/ADV** 589 Lanark Road Edinburgh EH14 5DA Install new externally illuminated aluminium fascia sign with graphic film lettering, projecting sign and self-adhesive window graphics. Application validated 05/01/2015, granted 15/02/2015.

**Planning Applications not yet determined:**

**15/00015/FUL**  53 Baberton Mains Drive Edinburgh EH14 3DD Proposed erection of single storey rear extension, demolition of existing garage, construction of new garage to side of dwelling and new front entrance porch. Application validated 06/01/2015, comments by 27/01/2015.

**15/00068/FUL** GF2 Juniper Avenue Edinburgh EH14 5EG Replace one window on the front elevation, replace two windows and a door on the rear elevation, replace a rooflight and a garage door. Application validated 12/01/2015, comments by 30/01/2015.

**Progress on Major Planning Applications:**

**11/01641/FUL** 50 Baberton Avenue Juniper Green Edinburgh EH14 5DU. Proposed development of sheltered apartments for the elderly plus communal facilities, car parking spaces and soft and hard landscaping. Consent given 01/09/2011 when a s.75 planning agreement was concluded.

**11/01641/CON** 50 Baberton Avenue Juniper Green Edinburgh EH14 5DU. Demolition of club house building and all attached ancillary buildings - Proposed development of sheltered apartments for the elderly plus communal facilities, car parking spaces and soft and hard landscaping. Consent given 01/09/2011.

***Resurfacing at the junction with Juniper Park Road has now been done including Baberton Avenue as far as the junction with Lucas Gardens. 20mph signs will also be painted on the road opposite the tennis courts. There has also been some improvement of the road past the Village Hall where Scottish Water have replaced a broken manhole cover.***

**13/01525/FUL** 1 Baberton Loan Edinburgh EH14 5DF Proposed conversion (change of use) of existing brick built disused warehouse facility to form 6 residential units utilising the existing building shell and profile. Application validated 30/04/2013, comments by 31/05/2013. **Considerably delayed for discussions with Roads Dept and others, but plan for the adopted road and path is now available, and development has now been approved subject to a Planning Agreement. Work on the building is now underway.**

Work has now been completed on the new footpath to the east of St Margaret’s Court and a new road access to the Water of Leith walkway to the west of the site. These are now in use and the lower part of the existing road has been closed where the site has been fenced off to allow construction work to begin. Access along the Walkway has not been interrupted, and signs have been put up along the new routes to indicate how access to Juniper Green has been maintained.

**Enforcement Cases:**

**14/00727/EOPDEV** 563 Lanark Road Edinburgh EH14 5DB Unauthorised Development at coffee shop, Installation of a ventilation hatch on the roof of a commercial premises. Received 17/11/2014, still under consideration.

**15/00031/ECOU** 18 Foulis Crescent Edinburgh EH14 5BN Unauthorised Change of Use to Nursery. Received 15/01/2015, still under consideration.

**Other issues.**

Following contact with the Post Office in 2012 about the positioning of the pouch boxes at the junction of Baberton Avenue and Belmont Road, changes were made to the way deliveries are organised. Not clear now whether one or both boxes are still in use, so further contact has now been made with the Post Office to see if this can be resolved.

**Neil Ingram**

**Planning Convenor**