**JUNIPER GREEN COMMUNITY COUNCIL**

**NOVEMBER 2014 REPORT ON PLANNING MATTERS ARISING SINCE THE OCTOBER 2014 REPORT PREPARED BY THE PLANNING CONVENOR**

**DATE: 24 NOVEMBER 2014**

**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 will take place in February 2015, once all the representations have been considered.** It will then 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.

**Work on the next SESplan is about to start - interested parties were invited to offer comments on the content of the Main Issues Report, which will be published early in 2015. An initial response was sent at the end of May.**

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.***

*A proposal for 120 houses in Ravelrig Road was originally made in July 2013 by Gladman Developments.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.***

***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 probably over 500, and thus in excess of the number submitted to the first draft Plan.***

***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.***

**Planning Applications received between 26 October 2014 and 24 November 2014:**

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**14/04519/TCO** 22 Belmont Road Juniper Green EH14 5DY Permission to cut back and crown thin 1 silver lime tree, 1 dying ash tree. Fell 2 lime trees and crown thin and lift 2 copper beech trees in front garden. Permission to remove 1 cherry tree, 1 conifer tree, section fell 3 marcracarpa trees and reduce large over grown beech hedge. Application validated 31/10/2014, not yet determined.

**14/04542/FUL** 19 Baberton Mains Row Edinburgh EH14 3EH Proposed erection of a new Entrance Porch, and new single storey extension to the rear of the property. Application validated 04/11/2014,

comments by 25/11/2014.

**14/04635/FUL** 13 Baberton Mains Drive Edinburgh EH14 3DF Erection of a conservatory to the rear of the property. Application validated 07/11/2014, comments by 10/12/2014.

**14/04660/FUL** 1 Baberton Mains Drive Edinburgh EH14 3DF Proposed two-storey extension to side and single-storey sun lounge extension to rear. Application validated 10/11/2014, comments by 08/12/2014.

**14/04699/TCO** 35 Belmont Road Juniper Green EH14 5DZ Permission for removal of dead tree from back garden. Application validated 10/11/2014, no objection.

**14/04814/FUL** 108 Baberton Mains Drive Edinburgh EH14 3BU Two storey extension and alterations to existing dwelling house including dormer windows to front and rear and timber decking to rear. Application validated 19/11/2014, comments by 15/12/2014.

**Previous applications determined between 26 October 2014 and 24 November 2014:**

**14/03659/FUL** 65 Belmont Road Juniper Green EH14 5EB New loft conversion with 1no. dormer and 1no. conservation roof light on the north elevation and 2no. dormers on the south elevation with new smaller kitchen window on south elevation. **Application validated 11/09/2014, consent granted 04/11/2014.**

**12/01859/VARY** 104 Baberton Mains Drive Edinburgh EH14 3BU Non-material variation to consent 12.01859/FUL; Variation, Replacement of vertically hung tiles with harling as finish to dormer windows.

**Application validated 13/10/2014, variation granted 7/11/2014.**

**Previous applications still not determined:**

**14/02597/FUL** 589 Lanark Road Edinburgh EH14 5DA Change of use from administrative offices Class 4 (Business) to Class 1 (Shops). Application validated 26/07/2014, comments by 29/08/2014.

**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.

*Final resurfacing at the end of construction of the McCarthy & Stone development was carried out earlier this year, but CEC have refused to adopt the road as there needs to be further remedial work. Pending this turning circle is now unofficially in use.* ***Resurfacing at the junction with Juniper Park Road now expected soon. This will include Baberton Avenue as far as the junction with Lucas Gardens. 20mph signs will also be painted on the road opposite the tennis courts.***

**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 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 will not be 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, received 17/11/2014.

**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, further contact will be made with the Post Office to see if this can be resolved.

**Neil Ingram**

**Planning Convenor**