**JUNIPER GREEN COMMUNITY COUNCIL**

**MAY 2014 REPORT ON PLANNING MATTERS ARISING SINCE THE APRIL 2014 REPORT PREPARED BY THE PLANNING CONVENOR**

**DATE: 25 MAY 2014**

**SESplan/Edinburgh Local Plan.**

The examination of 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 by June 2014. A draft of the Supplementary Guidance on housing allocations was published for 6 weeks consultation in November 2013, and I submitted our agreed comments. 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, and there is pressure from developers to see some of these houses built in SW Edinburgh on existing green belt land. A meeting between the local Community Councils and the Convenor of the Planning Committee, Ian Perry, was held on 28 November 2013, and a further meeting was held on February 26 2014.

**Work on the next SESplan is about to start - interested parties have until 30 May to offer comments on the content of the Main Issues Report, which will be published early in 2015. A draft response will be circulated this week.**

All 2,200 representations on the LDP have now been published on the CEC website. In June 2014 a further Local Plan will be produced for consultation, prior to submission to the Scottish Government, and together with all representations this will be examined by a Reporter appointed by the Scottish Government prior to its final publication. CEC are still considering whether to produce an amended plan or a new draft, which would affect the way existing representations are handled. **Production of the revised version of the Plan was expected early in May, but this was delayed for further discussion. We now expect to have a first sight of the revised version when it is published on 6 June in the papers for the following week’s full Planning Committee.**

***Developments in Balerno***

*David Wilson Homes have carried out a Pre-Application Consultation for a proposal to build about 300 houses at Cockburn Crescent/ Mansfield Road in Balerno. This site is in the Green Belt. An exhibition was held in Balerno on 28 February, and responses to the questionnaire were requested by 29 March. An application in principle for 300 houses has now been submitted, and our objections were sent in August. Over 500 public comments have been made.* ***This application was refused on 20 November, and the appointed Reporter has 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 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.***

*A third proposal has now appeared, for 275 houses at Goodtrees Farm, to the west of Cockburn Crescent, to be built by Miller Homes. There was an exhibition in Balerno Community Centre on 14 October 2013. There was a public inquiry into a proposal to build 1400 houses here in 1978, which resulted in rejection. The decisive factors were the loss of prime agricultural land and the pressure of 750 extra cars journeys per day on Lanark Road.*

***Garden District Proposals***

*A Pre-Application Consultation is still underway 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.*

***Riccarton Village***

***Outline proposals for a residential development north of Currie and west of Riccarton Estate have recently emerged in the context of the LDP. The site of 124 Hectares adjacent to Curriehill Station would accommodate up to 1500 houses. No application has yet been submitted.***

***Curriemuirend Park***

***A meeting to hear the outcome of the Feasibility Study into the proposed development at Curriemuirend Park was held at 7.30pm on 11 February in Tanners. The Council’s consultants concluded that even with 180 units on the site, most of them flats, the site is currently not viable. We have therefore asked Councillors and the Planning Committee to pursue the removal of these proposals from the next draft of the LDP. A similar motion has also been presented to the Pentland Neighbourhood Partnership. Further representations were made at the end of April.***

***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.***

***Kinleith Mill***

***An exhibition of proposals for development was held on 2 April. Detailed proposals are expected later this year following consent in principle on 9 April.***

**Planning Applications received between 26 April 2014 and 25 May 2014:**

**14/01128/FUL** 20 Baberton Mains Court Edinburgh EH14 3ER Two-storey extension to front and side and single-storey extension to rear of dwelling. Application validated 25/04/2014, comments by 28/05/2014.

**14/01622/FUL** 18 Baberton Mains Place Edinburgh EH14 3DE Single storey lean-to extension to rear of dwelling to form day room. Application validated 28/04/2014, comments by 19/05/2014. **Permitted Development.**

14/01923/ADV 540A Lanark Road Edinburgh EH14 5EL Install internally illuminated fascia signs to front and side, install new ATM panels, window vinyls, welcome signage panel and internally illuminated projecting sign on existing flagpole. Application validated 16/05/2014, comments by 07/06/2014.

**Previous applications determined between 26 April 2014 and 25 May 2014:**

None

**Previous applications still not determined:**

**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. Pedestrian access to the Walkway will be maintained. The main issue still to be resolved concerns the windows overlooking the Walkway on the south side of the building. A further revised set of plans has now appeared, and I have sent a response supporting the development.**

**13/03836/FUL** 22 Baberton Mains Loan Edinburgh EH14 3E. Domestic dwellinghouse extended and altered. Application validated 10/09/2013, comments by 05/10/2013. **This application appears identical to that which was refused in November 2010, on the grounds that it was out of scale with the surrounding properties. 6 objections have been submitted, including one from JGCC. A further neighbour notification was carried out on 20 May 2014.**

**14/01525/FUL** 2 Baberton Mains Loan Edinburgh EH14 3EP Pitched roof extension above existing garage to form additional bedroom space. Application validated 18/04/2014, comments by 09/05/2014.

**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 has now been carried out, 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.***

***Following demolition of the old Janitor’s house, work on the community garden on the east side of the Village Hall is now complete. A new ramp has been built to the front door of the Village Hall, and the disabled ramp at the rear is now also in use. McCarthy & Stone have removed the tall beech hedge which was planted at the end of last year, and also have now constructed low stone walls at the entrance to their site. This have not involve moving the original gateposts, as was previously proposed. There are still some issues to resolve here.***

**Enforcement Cases:**

**None**

**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.

**Neil Ingram**

**Planning Convenor**