**JUNIPER GREEN COMMUNITY COUNCIL**

**SEPTEMBER 2014 REPORT ON PLANNING MATTERS ARISING SINCE THE AUGUST 2014 REPORT PREPARED BY THE PLANNING CONVENOR**

**DATE: 28 SEPTEMBER 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 is now subject to a further 6 week period of representation, ending on 3 October 2014, and further consideration of the plan will take place in February 2015.** 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.

**A draft response to the second LDP on behalf of Juniper Green CC will be discussed at the meeting on 30 September.**

**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. A response was sent at the end of May.**

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. The agreed draft of the Supplementary Guidance on housing allocations 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 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, 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.***

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

***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 has been organised by the CC and the Friends of Curriemuirend Park.***

***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 24 August 2014 and 28 September 2014:**

**14/03483/TCO** 50 Baberton Avenue Juniper Green Edinburgh Permissions required for works to crown lift/reduce spread of several trees. Validated 28/08/2014

**14/03659/FUL** 65 Belmont Road Juniper Green EH14 5EB New loft conversion with 1no. dormer and 1no. conservation rooflight on the north elevation and 2no. dormers on the south elevation with new smaller kitchen window on south elevation. Application validated 11/09/2014, comments by 17/10/2014.

**Previous applications determined between 24 August 2014 and 28 September 2014:**

**14/02295/FUL** 57 Juniper Avenue Edinburgh EH14 5EE Proposed demolition of an existing single storey kitchen extension and erection of a larger single storey extension over the footprint of the original. Application validated 18/06/2014, **Granted 29/08/2014**.

**14/02716/FUL** Land 20 Metres South Of 39 Belmont Road Juniper Green. Erecting a pre-fabricated garden studio to the rear of the property in the garden belonging to 39 Belmont Road. Application validated 04/07/2014, **Granted 02/09/2014**.

**14/02889/FUL** 2 Foulis Crescent Edinburgh EH14 5BN. Replace windows and doors on three elevations. Application validated 16/07/2014, **Permitted development**.

**14/02932/FUL** 254 Baberton Mains Drive Edinburgh EH14 3EB. Erect one and a half storey side extension and extend porch. Application validated 21/07/2014, **Refused 23/09/2014**.

**14/03003/LBC** 500 Lanark Road Edinburgh EH14 5DH. Installation of a satellite dish on the property. Application validated 24/07/2014, **Withdrawn 11/09/2014.**

**14/03070/TCO** 14 Belmont Road Juniper Green EH14 5DY. Permissions required for works to 3 Beech trees. Application validated 30/07/2014, No objection 27/08/2014.

**14/03146/FUL** 20 Baberton Mains Court Edinburgh EH14 3ER. Porch extension to front. Replace and extend garage to side. Single storey extension to rear. Application validated 05/08/2014**, Granted 11/09/2014.**

**14/03352/TCO** 10 Juniper Park Road Edinburgh EH14 5DX. Permissions required for works to a Cherry tree. Application validated 20/08/2014, No objection 27/08/2014

**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.

**14/02909/FUL** 2 Baberton Mains Green Edinburgh EH14 3EJ To move part of the existing 1.85 m high fence and replace it 3.1 m north on the pavement side with a 2 m high fence of similar construction. 20/08/2014, comments by 12/09/2014.

**14/03267/FUL** 6 Foulis Crescent Edinburgh EH14 5BN. Demolition of existing garage and single storey extension. Construct two storey extension and single storey rear extension. Erect single storey timber building in garden and form new vehicle access from Foulis Crescent (Re-submission after withdrawal of application 14/02428/FUL). Application validated 14/08/2014, comments by 19/09/2014.

**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 has not involved moving the original gateposts, as was previously proposed.***

**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 started 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. Once these are in use the lower part of the existing road will be closed to allow construction work to begin. Access along the Walkway will not be interrupted.**

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

**Neil Ingram**

**Planning Convenor**