

# LIBERTON AND DISTRICT COMMUNITY COUNCIL

## PLANNING CONVENOR REPORT FOR MEETING ON 29th APRIL 2024

### **1 City Plan 2030**

The Scottish Government Planning and Environmental Appeals Division ( DPEA ) submitted its Report on the Examination of the proposed City Plan 2030 to the City of Edinburgh Council on 28th March 2024.

This Report is 1965 pages in length and addresses all the representations made. It includes the Reporter's recommendations for modifications to the Plan.

The Report supports the overall spatial strategy of using brownfield sites for development and protection of the designated green belt.

Part of the LDCC representation on the Liberton Hospital site was addressed by the recommendation to add the word " buildings " after " Liberton Hospital " in sub clause (f) of the Design Principles.

All of the representations made by developers for green field sites in the Liberton and neighbouring districts were rejected by the Reporters .

The LDCC sites are as follow:

Site 1 Liberton Tower Mains  
Site 24 Frogston Road East  
Site 25 Alnwickhill Road ( Stanedykehead )  
Site 44 Alnwickhill Road ( Liberton Drive )

The site references are from the proposed Plan.

The major site for housing development locally is the at Bioquarter.

### **2. City Plan 2040**

The Planning Committee has approved the commencement of the City Plan 2040 process to enable officers to engage with and seek the views of the public on the content of a Participation Statement.

The Council is currently preparing a Participation Statement and inviting local communities to prepare Local Place Plans. The Participation Statement considers who is to be included and how the Council intends to involve different people within the process.

The Council has produced a Participation Statement Questionnaire. The questionnaire asks organisations and people on the best ways to keep them informed and involved. The results of this survey will be used to improve how the Council engages with organisations and people as it goes through the City Plan 2040 preparation stages.

A copy of the relevant questions has been circulated to members.

The date for response to the questionnaire has been extended to 1st May 2024

LDCC has registered to be included on the City Plan 2040 mailing list.

### **3. Kaimes Renewable Energy Development**

A full planning application **24/01489/FUL** has been submitted for a Battery Energy Storage System ( BESS ) in the field to the west of the existing Kaimes Substation at Old Burdiehouse Road.

The agent applied to the Planning Department for an opinion on the requirement for an EIA for the proposal and was informed on 21st August 2023 that an EIA would not be required for the 0.7 ha site but would have to be reconsidered if more of the area within the 19 ha red line boundary was to be developed.

The closing date for comments was 26th April 2024 and only 2 comments have been submitted, both in support of the proposal.

LDCC supported the scheme with the following comments:

“The application makes reference to a previous scheme set out in 20/02823/PAN dated July 2020.

This scheme comprised a 38 ha solar panel farm, 15 storage units ( 30 MWH ) , and gas generators.

The current scheme as proposed in 23/01765/PAN dated April 2023 has substantially revised the previous proposal. The solar panel farm and the gas generators have been removed. The BESS capacity has been increased to 49.9 MWH by the addition of a further 9 storage units. There is no explanation of this change, although Clause 1.13 of the Design and Access Statement makes reference to solar panels.

We would like to ask why the proposed connection date is April 2027.

The Outline Battery Safety Management Plan makes reference to The National Fire Chiefs Council Report Grid Scale Battery Energy Storage System Planning - Guidance for FRS ( Fire and Rescue Services ) . The guidance states “that every BESS installation will be different and FRSs should not limit themselves to this guidance”.

Although the Lothian and Borders Fire and Rescue Service is not a statutory consultee, we consider that it should be consulted prior to the assessment of the application.

The guidance notes refer to the requirement of two separate access points to the site. There is only one vehicular access to the site . A second access by means of a crash gate has no alternative vehicular access.

The access track from Frogston Brae crosses an area prone to flooding.

The closest fire hydrant is 800 m from the site with access only across an open field.”

#### **4. Liberton Hospital Site Development.**

A Development Information Forum has been established to consider, comment on and shape the regeneration proposals for the old Liberton Hospital site.

Two co-design Sessions have been arranged as follow:

1. Wednesday 1st May 2024 from 2 to 4pm at Liberton Northfield Church Hall
2. Thursday 2nd May 2024 from 6.15 to 8.15pm at Gracemount High School

These sessions will focus on topics such as :

- Green/active network connections
- Green space/ play places on site
- Other uses outside of residential
- Looking at housing and density examples
- Massing ( using the physical model )

School workshops are also proposed.

#### **5. Planning Applications in LDCC Area**

##### **5.1 Alnwickhill Drive**

The two applications submitted for Change of Use from Dwelling to Short Term Let ( Secondary Letting ) for 32 and 40 Alnwickhill Drive have been refused.

##### **5.2 Frogston Road East**

Barratt & David Wilson Homes and the Trustees of the Catchelraw Trust have submitted an application for Planning Permission in Principle ( **24/01525/ PPP** ) for a proposed residential and commercial development at Frogston Road East to the west of Broomhills Road.

\_To date 689 objections have been submitted.

The closing date for comments is Friday 3rd May 2024

LDCC intends to object to the application and submit brief comments summarised below.

1. The site is not allocated for housing in the current Local Development Plan
2. The site is not designated for housing in the proposed City Plan 2030

The consultation event report is awaited.

### **5.3 46 Howden Hall Road**

The application **24/01097/FUL** submitted on 5th March 2024 for the construction of a commercial gym to the rear of the garage of 46 Howden Hall Road has been withdrawn.

This was a resubmission of a previous application in January 2024 that was also withdrawn.

## **6. Planning Applications out with LDCC Area**

### **6.1 Winton Drive**

**23/07334/FUL** has been approved for a 48 bed care home at 5 Winton Drive, despite 177 public objections . This was a revised application to that previously submitted for a 62 bed care home. That application was refused.

### **6.2 University of Edinburgh**

The University of Edinburgh is undertaking a major new project on the King's Buildings Campus.

A Proposal of Application Notice ( **24/01183/PAN** ) has been submitted for the construction of a new Biological Sciences research and teaching building on the site of the existing Darwin Tower.

A Certificate of Lawfulness for the demolition of the Darwin Tower has been granted. The University will be seeking a building warrant for the demolition of the Tower.

Interested parties are invited to attend an information session on Wednesday 8th May 2024 from 4.00pm to 7.00pm where they can view the plans, ask questions of the University and the design team and have their say.

Location: Elm Lecture Theatre , the Nucleus Building , University of Edinburgh King's Buildings Campus, Thomas Bayes Road, Edinburgh , EH9 3FG.

## **7. Other Items**

### **7.1 Community Council Scheme and Boundary Review**

Phase 2 was launched on 19th February 2024. An on-line survey can now be accessed through the Council's Consultation Hub. The closing date for comments has been extended to Friday 3rd May 2024. A number of drop in sessions ( in person or virtual ) have been arranged by the Council.

The Planning Convenor attended a meeting on 14th March 2024 with Lesley Gibson-Eaglesham ( chair of Gilmerton/Inch CC ) and two members of the Council Governance Team. Potential boundary changes affecting our two Community Councils were discussed and these changes have been circulated to our committee members and elected representatives for comment. A request has been made to the Council for household and population figures for the two revised Community Council areas. These figures are still awaited.

In summary the possible changes are:

1. Cameron Toll, the Inch north of Gilmerton Road, Liberton Primary School, Inch Park, Cameron Toll Gardens, Bridge End and Craigmillar Castle Park becoming part of LDCC.
2. The Murrays, Southhouse, Burdiehouse, Lang Loan and Heritage Grange becoming part of LDCC.

Some members consider that this change could result in a substantial increase in the LDCC area, and a compromise might be accept 1. above but only accept Heritage Grange as a further addition.

## **7.2 Braid Hills Care Home**

It has just been announced that the Braid Hills Care Home on Liberton Drive will close on 22nd July 2024.

This could be considered as a prime brownfield site for development.