

# Morningside Community Council - Planning Report – June 2024

**Local Development Plan:** City Plan 2030 is continuing its journey towards adoption. The city council received the Report of Examination by Scottish Government, back in April 2024. This is available on the [DPEA](#)'s website. The Scottish Government Reporter makes recommendations for modifications, but City Plan 2030 is substantially unchanged in terms of strategy, land allocations, the resultant land supply and policies.

The next step is for City Plan 2030 to be presented to Planning Committee on 19 June to accept the Reporter's recommendations and to endorse the modified City Plan 2030 as our Local Development Plan. The Planning Committee papers are available online and you can also watch a live webcast of the meeting. After the Planning Committee, City Plan 2030 will be presented to Full Council on 27 June and if Council is resolved to adopt the plan, it will then be submitted to Scottish Ministers.

**Permitted Development Rights:** Tuesday 28 May 2024 saw the publication of updated planning guidance on Householder permitted development rights and non-domestic permitted development rights to coincide with the legislative amendments which came into effect on 24 May 2024. There is detailed guidance for householders in Planning circular 1/2024: householder permitted development rights. Scottish Government is attempting to take a lot of common householder developments, like solar panels, heat pumps, extensions, and decking out of the planning consent process, but the subject remains complicated, and most PDR are subject to conditions and limitations. In some cases PDR are disapplied (or limited) in specific locations such as Conservation Areas, World Heritage Sites, National Scenic Areas and National Parks.

A small number of PDR are subject to a process known as "prior notification and prior approval." Under this process, a person wishing to carry out development must notify the planning authority, provide details of the proposal and pay the relevant fee. (Note: Building Warrant and Listed Building Consent applications may still be required.)

**Cluny Centre, 15 Braid Road:** Planning Application Ref. 24/02345/FUL. "Proposed alterations to plan layout of development consented under application 20/01169/FUL to create 3 additional apartments." The developer previously advised MCC that the conversion project was not viable with the originally consented 7 flats and that some of the flats were "over large". Ten flats are now proposed. There is also a Listed Building Application 24/02346/LBC. It would be good to see this building brought back into use at the earliest date and this new proposal seems reasonably sensible.

**24 Braid Mount:** Planning application 24/02554/FUL. Proposed new 2 storey rear extension and internal alterations. Assistance has been requested from MCC members in opposing this development due to its reported impact on the neighbour at number 22. However, without the benefit of Conservation Area or Listed status, finding over-riding reasons for the proposals to be refused is not straightforward. The affected owner has therefore been advised to seek professional planning advice. The case is not considered to have community-wide implications.

**Proposed Advertising Hoarding 10 Metres South Of 130 Morningside Road:** Advertisement Consent Ref. No: 24/02695/ADV. This proposal is for three advertising boards to be erected on the section of blank boundary wall below the Dingwall Fabric's shop premises and the Round Square Coffee House. The wall suffers from graffiti.

To quote from the application: "The applicant is Build Hollywood Ltd, trading as Jack Arts Scotland. Jack Arts Scotland is a long-established independent out-of-home advertising company which focuses on advertising for the arts and culture sector. A major part of Jack Arts Scotland's business is advertising across the arts and cultural spectrum, from events such as concerts, record label launches, bands, theatre shows, comedy shows, nightclubs etc, to museums and festivals, such as the Edinburgh International Film Festival, the Edinburgh International Book Festival, and the Edinburgh Jazz and Blues Festival, as well as local and community organisations etc. Crucially, the Applicant provides such advertising services on a low cost, affordable basis which is of critical importance in the arts and culture sector where budgets are tight. The boards are to be used to promote artistic events."

Goff Cantley  
Planning Officer