**Planning Report March 2024 PB 27.3.24.**

**Applications**

1. Deconstruction /demolition of existing office building and proposed mixed use development (purpose built student accommodation, residential and commercial uses) with associated parking, access, public realm, landscaping, and infrastructure. at 160 Dundee Street Fountainbridge. Earliest date for planning application 29.05.2024. Community Council: Merchiston PAN submission.

1. 23/07139/FUL (Planning Permission) Conversion of attic into new dwelling. at 3F2 13 Gillespie Crescent REFUSED
2. 7 more planning applications for STLs in TXCC area.

Now 193 planning applications in TX and about 300 license applications – home sharing and home renting account for the difference.

1. We had previously objected to a STL at 406 Webster’s Land. It was refused and has now reapplied. 31 flats in Webster’s Land have applied for planning permission for STLs and more licenses have been applied for.
2. STLs have seen new companies set up to manage applications. STL Solutions, Kilmarnock, seems to be managing most of the applications.
3. Refurbishment of existing office building including new roof top extension and extended terrace, replacement plant areas and external alterations comprising; upgrade of facade, repositioning of building entrance and other ancillary works at 1 Semple Street Edinburgh.

**Decisions**

1. Demolition of existing buildings and erection of mixed-use development comprising student accommodation, commercial uses (retail class 1a, cafe class 3 and gym class 11), amenity space, access, cycle parking and landscaping. at 3 -5 West Tollcross & 9 Thornybauk. GRANTED. ATIK
2. Change of use from class 1 retail to class 3 restricted pizzeria. at 32 Home Street Tollcross Edinburgh GRANTED, Mr Yummie was already operating as a pizzeria.
3. The Council is approving all the applications for illuminated bus shelter hoardings (as they gave the contract to a private firm before the applications it looks rather like a conflict of interest). Note applications will now be above 35 so a high electricity use by these unnecessary [in my view] structures.
4. Few Refusals and approvals for STLs.

**Objections from TXCC**

1. We complained about the gaudy signage and pipework on the old TSB at 165 Lothian Road. The council made an enforcement order in February and the owners have lodged an appeal against the enforcement order with the DPEA. They have also put in planning applications in retrospect for the lettering and the illuminated sign in the window.
2. The appeal to the Scottish Govt. Reporter, for 50 Gillespie Crescent is still ongoing. We made a substantial objection.