**Planning Report June 2024 PB 23.6.24.**

**Applications**

1. Of 207 STL applications monitored - 10 approvals, 50 withdrawals, 61 refusals, rest pending. A large number are now withdrawing their application as the Council is not requiring planning permission for those operating in 2022. This means the Council cannot control the numbers that existed before that, which is most of them.

Barcelona is banning all STLs in flats from 2026.

1. Alterations to existing cinema at Filmhouse (Edinburgh) at 88 Lothian Road.
2. Change of use from HMO to guest house; install 4 x new dormers and erect rear extension. at 38 Gilmore Place

**Decisions**

1. Ali’s Cave application from February to change to 2/3 restaurant and 1/3 shop is still waiting for a decision.
2. The application was refused for an increase in the hours of operation of the jet wash facility from 08:00 to 21:00 hours, Monday to Sunday to 06:30 to 23:00 hours, Monday to Sunday at Unit 2, 21 - 23 Barclay Place.
3. Proposed new aluminium frame shopfront at 100 - 104 Lothian Road was refused.

**Objections from TXCC**

1. We have a current objection to a Change of use from Class 1 (retail) to Class 3 (hot food restaurant) at 57 Home Street on the basis that the Planning guidance for Tollcross Town Centre precludes such changes on this frontage. We objected for the same reasons at 63 Home Street but that was approved. (Tollcross Superstore)
2. Refusal by DPEA of appeal against the deemed refusal of plans for student residence at 50 Gillespie Crescent.

**Very abbreviated reasons for refusal**

1. The detailed design and site layout, and the amount of usable external space would not be consistent with the qualities of successful places or with policies relating to design, density and open space (eg no sunlight to ‘so called’ amenity space for residents - not an appealing place to step out into.)
2. Some overshadowing.
3. Not enhance conservation area (the pleasant view along the crescent would not be enhanced by the proposed northern elevation; its block form and largely plain elevation would not sit comfortably opposite the repeating rhythm of the window bays and the attractive sweeping curve of the north side of the crescent which is a key feature of this part of the conservation area.
4. Some problems with drop off arrangements and traffic.

BUT IMPORTANTLY The reporter does not agree with our criticism of the developer defining a locality (as an 800m diameter circle) or the overconcentration of students.