**Planning Report January 2025** (since November meeting) **PB 26.1.25.**

**Applications**

1. STL PLANNING APPLICATIONS

As at 20.1.25.

In TXCC area - Of 230 STL planning applications monitored - 14 approvals, 51 withdrawals, 140 refusals, rest pending.

Approximately 90% of planning applications are refused and at least 90% of license applications are approved. This conflict will have to be resolved in some way.

1. Proposal for change of use from existing guest house to HMO with capacity of up to 21 persons. at 47 Leamington Terrace. This was part of CEC’s panic measures to get all unlicensed HMOs that they use for the homeless, licensed. Locals objected – **now withdrawn.**
2. Application to increase hours of operation of jet wash facility from 08:00 21:00 Monday to Sunday to 08:00-23:00 Monday to Sunday at Unit 2 21 - 23 Barclay Place. This is at least the 3rd application.
3. Removal and replacement of existing double telephone box with single black digital communications kiosk and ancillary. advertisement. at Telephone Box 10 Metres East of 26 - 28 Home Street.
4. Removal and replacement of existing telephone box outside 128 Lothian Road with single black digital communications kiosk and ancillary advertisement and complete removal of double telephone box outside 144 Lothian Road. at Proposed Telecoms Apparatus 10 Metres East Of 134 Lothian Road. **This now refused**.
5. Change of Use of ground floor from vacant Class 1 unit to Adult Gaming Centre (AGC) (Sui Generis) at 181 - 183 Morrison Street Edinburgh **in W End CC**.
6. Change of Use from retail (Class 1A) to cafe (Class 3) and hot food takeaway at 29 Home Street 24/06189/FUL Comments by 31.1.25. We have objected to this as it is on a frontage where Guidance for Tollcross says it is not allowed.
7. Proposed refurbishment of the existing building to provide upgraded office space (Class 4), including change of use of ground floor retail unit and infill elements to create additional (Class 4) office floorspace. at 69 And Unit 1 And Unit 2 71 Morrison Street. Scottish Widows. Note Closure of walk/cycle way.
8. Applications still arriving for PBSA around the city e.g. West Park Place, Dalry.

**Decisions**

1. Installation of 1 No. BT Street Hub unit and removal of associated BT kiosks at Phone Box Morrison Street. This was refused, as many others have been.