**Planning Report May 2025 PB 21.5.25.**

**Applications**

1. STL PLANNING APPLICATIONS

As 19.5.25. 272 STL planning applications (inc. 58 resubmissions after refusals or withdrawals)

Of 272 monitored - 21 approvals, 51 withdrawals, 152 refusals, rest pending – with 1 appeal to SG

Most now being submitted by STL Solutions, Glasgow.

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 Greggs to fit out new shop at 132 Lothian Road to replace nearby shop.
2. Proposed demolition of existing building and erection of purpose built student accommodation and associated amenity space, landscaping and infrastructure. at 50 Gillespie Crescent. This is the 2nd application after a refusal and a refused appeal. We are objecting to this application.
3. Application for change of use and conversion, alteration and extension of an existing office to form a hotel, restaurant and bar and associated facilities (sui generis) and works. at GF10 Capital House. Pre application discussions with developers about conversion of Capital House, in Festival Square, into a 195 bed budget Hotel. No objection to this.
4. Change of use from Class 3, cafe, to mixed use of cafe, education and well-being. at 58 Home Street.
5. Awaiting an application for a health and wellness business at 12 – 14 Earl Grey Street. Conversion from retail. After discussion, no objection to this.

**Decisions**

1. Proposed mixed used development with ground floor 40sq/m commercial unit for Class 3 use and 5 No. 1 bed apartments on upper floors with roof terrace. at 5 West Tollcross. We objected and discussed with consented PBSA developers. Now refused.
2. Change of use from retail to class 3 food and drink at 25 Home Street approved. We objected.
3. Change from residential to STL at 1F1, 10 Home Street. We objected to this second application (first was refused) as residents were concerned. It was deemed refused and now there is an appeal to the SG.

We have not routinely objected to all 272 such applications as CEC is refusing those on stairs unless there is evidence they have operated for many years.