

Proposed Redevelopment at Comiston Farmhouse

THE APPLICATION FOR PLANNING PERMISSION HAS BEEN LODGED.

Details and drawings of the planning application are on the CEC website www.edinburgh.gov.uk/planning, go to 'View and Comment on Planning Applications' - or go directly to the Planning Portal <https://citydev-portal.edinburgh.gov.uk>

Search for 83 Pentland View, (not Comiston Farmhouse) or use Planning Application Reference Number: **16/02397/FUL**

Plans can be inspected at the Planning Department, Waverley Court, East Market Street, Monday to Friday, 9am to 1pm.

The plans indicate the intention to demolish the farmhouse, build 4 blocks of 4-storey flats within the grounds (37 flats + 37 parking places) and to drastically widen the entrance gateway, to approximately past the lamppost on Swan Spring Avenue.

A 'Guide to commenting on a planning application' can be downloaded from www.edinburgh.gov.uk/planning.



This is about much more than loss of the farmhouse - there would be major consequences for the area and its residents, with impacts on traffic, the road junction, roads and road safety etc, and our local historical and environmental heritage.

What happened about applications to List the house? Requests for Tree Preservation Orders?

We have just learnt that Historic Scotland decided NOT to list it. We have heard nothing from PlanningTrees.

IT IS NOW VITAL TO CHALLENGE THIS PLANNING APPLICATION SERIOUSLY

THE APPLICATION IS OPEN FOR COMMENTS, deadline for receipt at CEC Planning: JUNE 24th.

WHAT CAN WE COMMENT ON?

Comments deemed relevant to planning issues include:

- traffic and parking
- appearance of the area
- impact on a conservation area
- setting or character of a listed building
- loss of significant landscape features
- noise and disturbance
- effect of cooking odours
- loss of sunlight or daylight
- overshadowing
- privacy.

These are 'material considerations.'

You may also wish to consider:

- suitability of the site for what is proposed,
- compatibility with local context and built environment,
- visual appearance of the area and the proposal,
- loss of heritage (house, trees, environment, etc),
- impact on environment, nature conservation, road conditions,
- impact of wider gateway, additional traffic, roads and road safety,
- safety of pedestrians and children going to school or the park,
- parking,
- noise, disturbance,
- loss of sunlight/daylight,
- sightlines, overshadowing,
- density of the development (overcrowding),
- nuisances caused by the development (noise, glare from headlights,...)
- privacy of neighbours,
- consistency with official planning policies (though this ought to be considered by Planning Department!), etc.

Comments on issues not considered relevant 'material considerations' will be ignored. These include: loss of private view, effect of the development on property values, building regulation matters. Issues covered by Building regulations or other legislation will (should!) be dealt with by the Planning Department. If you have particular expertise or experience, please use it.

It is important to say why you like/dislike a planning proposal. Try to keep your comments concise and polite. Comments are not considered confidential and can be made available for public inspection on the Planning Portal, with names and addresses.

HOW TO SUBMIT COMMENTS

There are 3 options: **online**, **by email**, or **on paper**:

Online	On the Planning Portal: click on Application description (blue), then on 'Make a Public Comment'	Accepts plain text only, to maximum about 1300 words, does not accept attachments.
email	Prepare your comments and attach to email to case officer: james.allanson@edinburgh.gov.uk	Takes attachments, but a filter will block emails if the attachments are too big. Be sure to get an acknowledgement.
in writing as letter to	Head of Planning and Transport, PLACE, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG.	If possible deliver by hand and get a receipt from Reception, or Mail your letter using a signed-for method, then track it online to prove it has arrived. Add your email address if you have one, and ask to be notified of changes.

Each submission of comments MUST INCLUDE:

- the date
- your name and address
- Reference Number of the application: **16/02397/FUL**
- address of the site, **83 Pentland View, Edinburgh EH10 6PT** (as on Application, not 'Comiston Farmhouse')

Comments are not treated as confidential. They should eventually be posted on the "Comments" tab of the application's planning portal page.

If you can't view the plans or you need any help to prepare and submit comments, contact Liz on 0131 445 1448

CEC Contacts:

CEC's **Planning Helpdesk** (Mon-Fri 9am – 1pm): Waverley Court, 4 East Market Street, Edinburgh EH8 8BG.
Email: planning@edinburgh.gov.uk. Tel: 0131 529 3550 or

Call the Case Officer, James Allanson, on 0131 529 3946, email james.allanson@edinburgh.gov.uk

For more information and action:

For news and a petition to sign, on Ian Murray's website: <http://www.ianmurraymp.co.uk/blog> or /petitions

Our website:

www.comistonfarmhouse.com

Visit for information and help