

Development Management Sub Committee

Report returning to Committee - Wednesday 25 April 2018

Application for Planning Permission 16/04716/FUL At GF, 2 Stoneycroft Road, South Queensferry Demolition of existing building on site and erection of five terraced townhouses on sloping site.

Item number	5.1
Report number	
Wards	A01 - Almond (Pre May 2017)

Recommendations

It is recommended that this application be Refused for the reasons below.

Background information

The Committee was minded to grant planning permission on 2 August 2017, subject to the conclusion of a legal agreement within six months of this date to make a financial contribution to Children and Families. The purpose of this contribution was to alleviate accommodation pressures in the local school catchment area.

Main report

The required legal agreement to secure education contributions of £84,610 (indexed linked) towards additional Primary School capacity plus £11,410 towards land has not been concluded within six months of the minded to grant date.

This is despite the fact that the applicant was informed by Brodies Solicitors that the Committee expect developers to meet their school contributions in full. The applicant did not proceed with either of the two options offered, i.e.

- negotiate, sign and register a legal agreement to enable planning permission to be issued;

- challenge the matter requiring the submission of a full viability case for consideration and reassessed by the Development Management Sub-Committee.

The applicant claims that the required contribution per unit renders the development unviable but has offered no supporting information.

It is recommended that the Committee refuses this application in the absence of a legal agreement to suitably mitigate the impact of the development on the Council's school estate.

Links

<u>Policies and guidance for this application</u>	LDPP, LHOU01, LDES01, LDES03, LDES05, LEN06, LEN09, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, CRPQUE,
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A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OEBO9WEWKCF00>

Or [Council Papers online](#)

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PLACE

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