

Development Management Sub Committee

Wednesday 23 January 2019

Report for forthcoming application by

S Harrison Developments Ltd. for Proposal of Application Notice

18/09804/PAN

At 24 Westfield Road, Edinburgh, EH11 2QB

Erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscape and infrastructure.

Item number	4.2
Report number	
Wards	B07 - Sighthill/Gorgie

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for the 'erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure'.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 12 November 2018 (Reference: 18/09804/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is within the Gorgie/Dalry area of the Edinburgh west of the City Centre. The site is currently occupied by a furniture showroom which has ceased trading, an office building and a car park associated with the showroom. The site covers approximately 0.31 hectares and is located on the corner of Westfield Avenue and Westfield Road.

The surrounding area is mixed use in nature. The site is bound to the north by a showroom and factory. There is a residential flatted development to the north west of the site on Westfield Avenue. The site is currently accessed via the shared vehicular access with Sainsburys filling station which bounds the site to the east. A Wickes Store is situated to the west of the site and to the south lies a row of traditional tenements and Sainsbury's carpark.

The Water of Leith is west of the site and can be accessed via the Westfield Avenue housing development. The train line runs north of the site.

2.2 Site History

25.10.2018 GRANTED Change of Use from Class 1 Retail to Class 11 Performing Arts School (Ref: 18/02387/FUL).

22.10.2018 GRANTED Planning Permission for Erection and installation of temporary modular dance studio facility (Ref: 18/03398/FUL).

22.10.2018 GRANTED Planning Permission for External alterations forming a new link corridor and new FE exit doorway (Ref:18/03828/FUL).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for the 'erection of mixed-use development comprising student accommodation and ancillary uses, commercial uses and associated landscaping and infrastructure.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is located within the Urban Area as shown on the Local Development Plan (LDP) Map. The site must be assessed against all relevant policies within the LDP including policy HOU 8 Student Accommodation and Hou 1 Housing Development. The site's former use for employment means policy Emp 9 must also be considered. Supplementary planning guidance such as the Student Housing Guidance and the Edinburgh Design Guidance will also need to be considered by the applicant. Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that there is no impact on future amenity.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The proposal will be assessed against all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g. Edinburgh Design Guidance). A design and access statement will be required to support the application as well as a daylight, overshadowing and privacy assessment for both the proposal and neighbouring properties.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

Requirements set out in the Council's Student Housing Guidance relating to location for student accommodation and LDP transport policies will apply to the proposal. The applicant will be required to provide transport information to demonstrate vehicular access and how the proposal complies with parking standards including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Viewcones of Protected Views
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Waste management information;
- Protected species information/extended phase 1 survey;

- Ground investigations/Site investigations;
- Flooding risk and drainage information;
- Noise/air quality information;
- Detailed hard and soft landscape plan and planting schedule;
- Surface Water Management Plan; and
- Impact in terms of proximity to Hazardous substance blast zones;

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The applicant's Proposal of Application Notice noted that a public exhibition will be held at Gorgie Dalry Stenhouse Church of Scotland, 190 Gorgie Road on 15 January 2019 from 14.00 - 20.00. A public notice will be placed in the Edinburgh Evening News at least seven days prior to the event and the applicant intends to advertise the event locally by using posters in public buildings.

The applicant has confirmed that Gorgie/Dalry Community Council and local councillors received a copy of the Proposal of Application Notice on 9 November 2018.

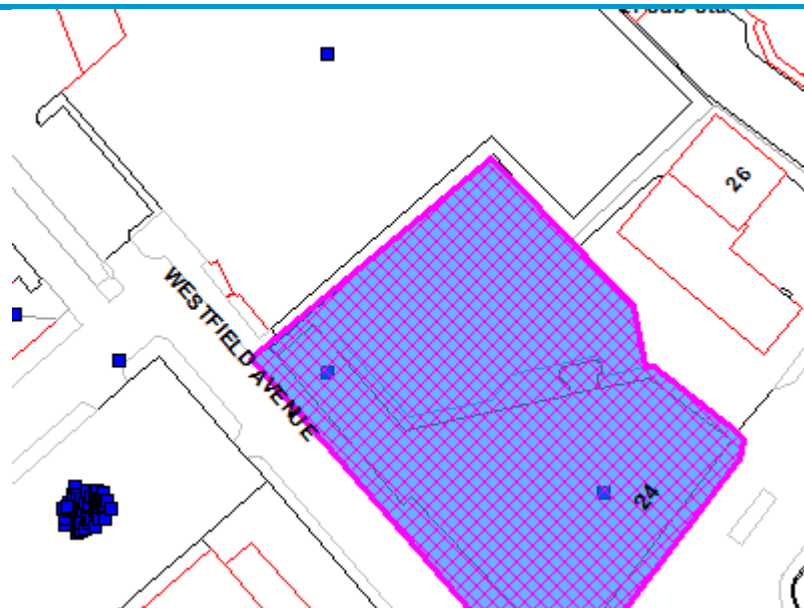
Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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