

Development Management Sub Committee

Wednesday 20 February 2019

Report for forthcoming application by

West Craigs Ltd. for Proposal of Application Notice

18/10028/PAN

**At Land 369 Metres Northeast Of 210, Craigs Road,
Edinburgh**

Mixed use development including business and employment uses (class 4), (class 6); hotels (class 7) and ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3), residential institutions (class 8), residential (class 9), non-residential institutions (class 10), assembly and leisure (class 11), sui generis flatted development; and other associated works including landscaping, car parking, servicing, access and public realm.

	4.1
Item number	
Report number	
Wards	B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for planning permission in principle for a mixed use development at Craigs Road and to ask the Committee to note the key issues and advise of any other issues it wants to be considered as part of the planning application process.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (PAN) on 17 December 2018 (Reference: 18/10028/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, covering approximately 33 hectares, is located within the green belt. It forms part of an elevated ridge, gently sloping down to the north. On the west side of the site is the Braehead Quarry Waste Management Facility which is safeguarded within the LDP. The remaining land is agricultural use.

The site is bound to the west by Turnhouse Golf Course.

To the north is the Cammo Estate, which is an Historic Garden/Designated Landscape - Inventory Site. The northern boundary of the site abuts a Special Landscape Area. To the north east is the adopted Local Development Plan housing allocation site at Cammo (HSG 20).

To the east of the site is Maybury Road. Cammo Walk runs through the south east of the site and forms part of the eastern boundary.

To the south, separated by Craig's Road, is the LDP housing allocation site at West Craigs (HSG 19).

2.2 Site History

08 October 2018 - the south east part of the PAN site overlaps with the boundary of a refused planning permission in principle application for residential development (max 1400 units) and ancillary commercial (Class 1 retail and Class 2 financial+professional) including landscaping, access and services and all other ancillary development on LDP Housing Site HSG 19 (Ref: 18/01393/PPP). This application is currently subject to an appeal, which the reporter has indicated minded to grant subject to the conclusion of a Section 75 agreement (Ref: 19/00006/REF).

Main report

3.1 Description Of The Proposal

An application for planning permission in principle for a mixed use development including business and employment uses (class 4), (class 6); hotels (class 7) and ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3), residential institutions (class 8), residential (class 9), non-residential institutions (class 10), assembly and leisure (class 11), sui generis flatted development; and other associated works including landscaping, car parking, servicing, access and public realm.

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 green belt. The site must be assessed against all relevant policies within the LDP including policy ENV 10 Development in the Greenbelt and Countryside which sets out the circumstances in which development in the green belt can be supported.

LDP Policy Hou 1 Housing Development sets out the criteria for considering the suitability of sites for housing.

The eastern part of the site is designated as safeguarded as Braehead Quarry: Waste Management Facility. Therefore policies RS 2, RS 3 and RS 4 will apply.

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 application will be for planning permission in principle. It is anticipated that matters such as design and layout would be considered as part of future submissions for the approval of matters specified by conditions.

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

The proposals should have regard to transport policies of the LDP. Transport information will be required to support the application and should include consideration of any cumulative impacts.

Improvements to the Craigs Road junction are also identified in the LDP (T17). The proposals include improvements to the road and increased junction capacity /bus priority at the junction with Maybury Road. These are required to mitigate the impact of new housing development proposals at Maybury (HSG 19) and Cammo (HSG 20). Consideration of this junction may also be required as part of a forthcoming application.

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;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Archaeology Assessment;

- Ecology Report;
- Noise Impact Assessment;
- Air Quality Impact Assessment; and
- Site Investigation Report.

The proposals will be required to be screened under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

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 was held at the Marriott Hotel, 111 Glasgow Road, Edinburgh, EH12 8NF on Monday 3 December 2018 at 2pm - 7pm. A public notice was placed in the Edinburgh Evening News on Monday 26 November 2018.

The applicant has confirmed that Corstorphine Community Council, Barnton and Cramond Community Council, Drum Brae Community Council and local councillors received a copy of the Proposal of Application Notice on 22 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](#)

David R. Leslie

Chief Planning Officer

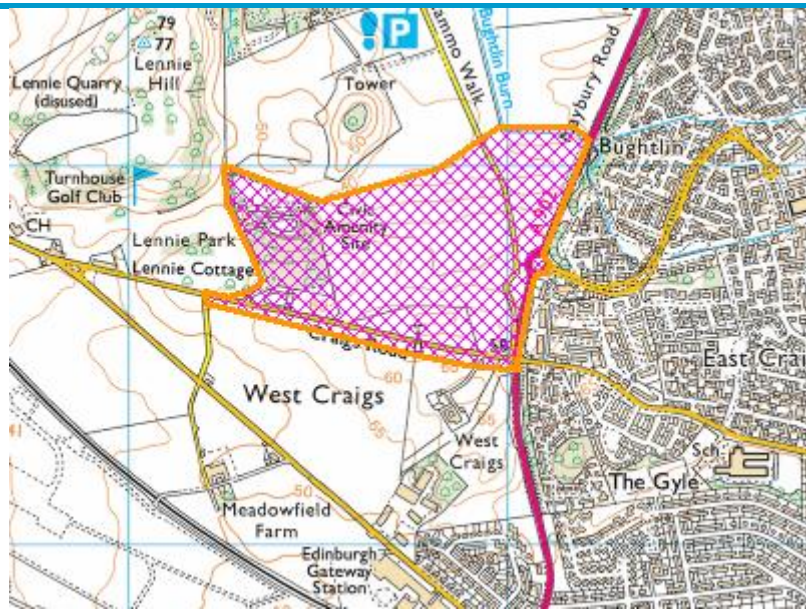
PLACE

The City of Edinburgh Council

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Location Plan



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