

Development Management Sub Committee

Wednesday 8 May 2019

Report for forthcoming application by

Taylor Wimpey (East Scotland) for Proposal of Application Notice

19/01480/PAN

At Land 100M South Of Dimma Park, South Queensferry, Full planning permission for residential developments (max 80 houses) as a variation to 16/06280/FUL and full planning permission for formation of landscaping and footpath.

Item number	4.2
Report number	
Wards	B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for the residential development (max 80 houses) as a variation to planning permission 16/06280/FUL and full planning permission for formation of landscaping and footpath.

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 14.03.2019 (reference: 19/01480/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 covers approximately 3.4 hectares and is located on the southern edge of Queensferry. It currently comprises agricultural land.

To the north west is the existing residential area at South Scotstoun, which consists of mostly two storey dwellings. To the north is the former Agilent Technologies site, which has been redeveloped for housing. To the east lies the railway line.

To the south of the site is the A90 and to the west is the B800. The B800 sits higher than the site. The roads have been altered as part of the Forth Road Bridge construction works.

2.2 Site History

21.03.2018 Pending Planning Permission for Residential development of flats and houses with associated accesses, roads, drainage, parking and landscaping (as amended) (Ref: 16/06280/FUL).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for the residential developments (max 80 houses) as a variation to 16/06280/FUL and full planning permission for formation of landscaping and footpath.

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 situated within the Urban Area and allocated as HSG 33 (South Scotstoun) in the LDP as housing land for development. Development must accord with the South Scotstoun Development Principles contained in the Queensferry South Site Brief.

The site must be assessed against all relevant policies within the LDP and the Edinburgh Design Guidance will also need to be considered by the applicant.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the Local Development Plan;

The applicant will be required to comply with 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;

The proposals should have regard to transport policies of the LDP and Edinburgh Streets Design guidance. The applicant will be required to provide transport information including a travel plan and to demonstrate 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 Information;
- 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; and
- Surface Water Management Plan.

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

There is no pre-application process history.

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 South Queensferry Community Centre on 30 April 2019. A public notice will be placed in the Edinburgh Evening News at least seven days prior to the event.

The applicant has confirmed that Queensferry and District Community Council and local councillors received a copy of the Proposal of Application Notice on 14 March 2019.

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

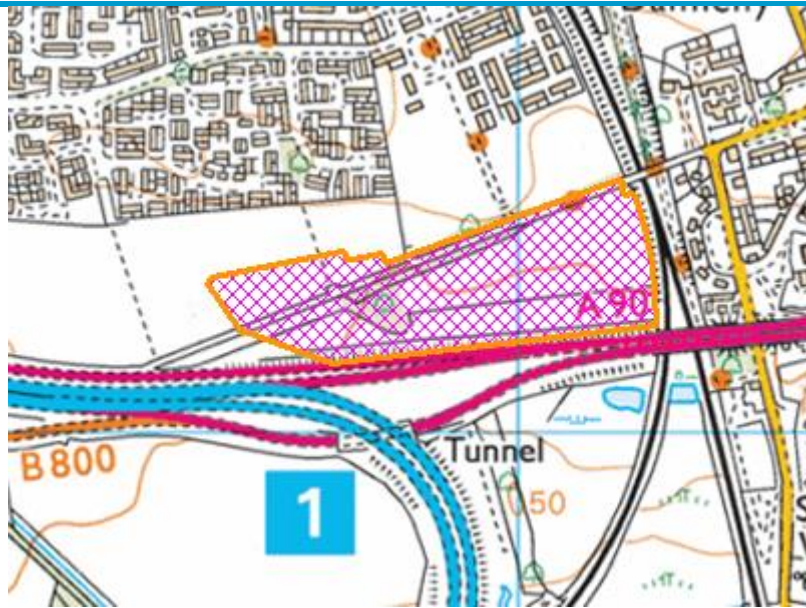
Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Sonia Macdonald, Planning Officer
E-mail: Sonia.Macdonald@edinburgh.gov.uk Tel: 0131 529 4279

Location Plan



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