

Notice of meeting and agenda

Planning Committee

10.00 am, Thursday, 2 October 2014

Dean of Guild Courtroom, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts

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1. Order of business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 7 August 2014 (circulated) – submitted for approval as a correct record
- 4.2 Development Management Sub-Committee of 30 July, 13 and 27 August and 3 and 10 September 2014 (circulated) – submitted for approval as correct records
- 4.3 City of Edinburgh Planning Local Review Body of 6 and 20 August 2014 (circulated) – submitted for noting

5. Development Plan

- 5.1 None

6. Planning Policy

- 6.1 Spokes Factsheet: Cycle Storage in Gardens – report by the Acting Director of Services for Communities (circulated)

7. Planning Process

- 7.1 Local Development Plan: Action Programme Update – report by the Acting Director of Services for Communities (circulated)
- 7.2 The Edinburgh Planning Concordat Engagement Fund – report by the Acting Director of Services for Communities (circulated)
- 7.3 Corporate Performance Framework - Performance for January to June 2014 – report by the Acting Director of Services for Communities (circulated)

8. Planning Projects

- 8.1 None

9. Conservation

9.1 None

Carol Campbell

Head of Legal, Risk and Compliance

Committee Members

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock Cairns, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

Information about the Planning Committee

The Planning Committee consists of 15 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Laura Millar, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4319, e-mail laura.millar2@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

Planning Committee

10.00 am Thursday 7 August 2014

Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Brock, Child, Dixon, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. Deputation - West End Community Council

The Committee agreed to hear a deputation from Liz Haggard and Bruce Borthwick representing West End Community Council.

The deputation thanked the Committee and the Council for the work they had taken forward to address concerns around short term lets and for recognising the detrimental impact that these had on the social fabric of communities.

The deputation asked the Committee to take the following points into consideration:

- 1) The importance of ensuring appropriate enforcement powers were imposed by the Council to ensure developers/ landlords complied with conditions.
- 2) The impact of the management control order for Grove Street ending on 23 October 2014.
- 3) The quantity and type of evidence gathered by planning officers before taking action seemed to be beyond what would, in normal circumstances, be considered reasonable. A definitive view from the Procurator Fiscal on this issue would, therefore, be helpful going forward.
- 4) Lack of security as a result of copied keys and constant flow of people in communal stairs.
- 5) The percentage of new-builds being used for short-stay commercial lets.

Decision

The Convener thanked the deputation for their presentation and invited them to remain for the Committee's consideration of the report by the Acting Director of Services for Communities at item 2 below.

(Reference – email from West End Community Council 4 August 2014, submitted)

2. Short Stay Commercial Leisure Apartments – Six Monthly Update

An update was given on the work being carried out by the Council relating to short stay commercial leisure lets, including enforcement notices issued at various locations as well as ongoing investigations at other properties throughout the city.

Decision

- 1) To note the current position in respect of action by the planning enforcement service relating to short stay commercial leisure lets.
- 2) To note that a further review would be carried out and reported to committee in six months time.
- 3) To note that the Acting Director of Services for Communities intended to take forward discussions with the Procurator Fiscal on the volume and types of evidence required for cases and the level of fines set for non-compliance.

(References – Planning Committee 15 December 2013 (item 2); report by the Acting Director of Services for Communities, submitted)

3. Minutes

Decision

- 1) To approve the minutes of the Planning Committee of 12 and 19 June 2014 as correct records.
- 2) To approve the minutes of the Development Management Sub-Committee of 11 and 29 June 2014 as correct records.
- 3) To note the minutes of the City of Edinburgh Planning Local Review Body of 4 and 18 June 2014..

4. Strategic Development Plan Supplementary Guidance on Housing Land

Approval was sought for the decision made by the SESplan Joint Committee to approve the supplementary guidance on housing land as modified by Scottish Ministers.

The Supplementary Guidance provided further detailed information for Local Development Plans on how much of the overall housing land requirement should be met in each of the six member authority areas in the period to 2024.

Decision

- 1) To ratify the decision by the SESplan Joint Committee to approve the modification of the Supplementary Guidance on Housing Land as directed by Scottish Ministers and set out in Appendix 1 of the report by the Acting Director of Services for Communities.
- 2) To agree to adopt the Supplementary Guidance as modified by Scottish Ministers.

(References – Planning Committee 15 May 2014 (item 3); report by the Acting Director of Services for Communities, submitted)

5. Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre

Approval was sought on the finalised Supplementary Guidance (SG) for Corstorphine Town Centre and Gorgie/Dalry Town Centre. The Guidance aimed to guide the balance of uses in each town centre and would be used to determine planning applications for the change of use of units in shop use to non-shop uses.

Decision

- 1) To approve the finalised Supplementary Guidance for Corstorphine Town Centre.
- 2) To approve the finalised Supplementary Guidance for Gorgie/Dalry Town Centre.

(References – Planning Committee 27 February 2014 (item 4); report by the Acting Director of Services for Communities, submitted)

6. Planning Performance Framework 2013-14

Approval was sought for the Planning Performance Framework (PPF) 2013-14 for submission to the Scottish Government. The Planning Performance Framework set out a mix of quantitative and qualitative measures for assessing the performance of planning authorities.

Decision

To approve the Planning Performance Framework 2013-14 for submission to the Scottish Government.

(References – Planning Committee 8 August 2014 (item4); report by the Acting Director of Services for Communities, submitted)

7. Review of Policy and Criteria for New Street Names

Approval was sought to amend the Statutory Addressing Charter and Council policy in relation to the naming of streets after people.

Decision

- 1) To continue the policy of not naming streets after living people.
- 2) To reduce the number of years after death that a name could be considered for use from 10 to 5 years.
- 3) To agree that, should a name be suggested that did not meet the proposed 5 year criteria, that it be referred to the Development Management Sub-Committee for a decision.
- 4) To discharge the remit set by the Committee's decision on 15 May 2014.

(References - Planning Committee 15 May 2014 (item 2); report by the Acting Director of Services for Communities, submitted)

8. Planning Committee Workshop and Awareness Raising Programme

A proposed programme of workshops and awareness training sessions for Planning Committee members was submitted for the period to July 2015.

The programme aimed to build on existing knowledge and assist members to make decisions on development plans and proposals for the city.

Decision

To approve the workshop and awareness raising programme up to July 2015 as set out in the report by the Acting Director of Services for Communities.

(Reference - report by the Acting Director of Services for Communities, submitted)

9. Environmental Quality Indicators

The Committee had previously approved a set of indicators both quantitative and qualitative to reflect environmental conditions and provide a basis for comparison as part of the Planning Performance Framework.

An update was given on the measurement of impact against the indicators over the year.

Decision

- 1) To note the results of the Environmental Quality Indicators for the third year and to support their continued use
- 2) To approve the development of the project and it's refocusing at a local level.

(References – Planning Committee 8 August 2013 (item 5); report by the Acting Director of Services for Communities, submitted)

10. Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2011-2013

The World Heritage Site Monitoring Report covering the Old and New Towns of Edinburgh for the period 2011-2013 was submitted.

Proposals for a way forward for the future monitoring of the World Heritage Site's state of conservation in alignment with national priorities, and those set out in the 2011–2016 Management Plan and Action Plan were also detailed.

Decision

- 1) To note the World Heritage Site Monitoring Report 2011–2013.
- 2) To agree that the next Monitoring Report should be modified to match the priorities set out in the 2011-16 Management Plan and Action Plan.
- 3) To involve other services outwith planning as preserving the World Heritage Site stretched across various departments.

(Reference - report by the Acting Director of Services for Communities, submitted)

11. Grange Conservation Area Character Appraisal – Final Version

Approval was sought for the final revised Grange Conservation Area Character Appraisal.

Decision

To approve the final version of the Grange Conservation Area Character Appraisal.

(References – Planning Committee 27 February 2014 (item 13); report by the Acting Director of Services for Communities, submitted)

12. Queensferry Conservation Area – Review of Conservation Area Character Appraisal

Approval was sought for the revised Queensferry Conservation Area Character Appraisal for consultation. The content had been updated to reflect changing issues in the area, the community's views and concerns, and to produce a more user-friendly format.

Decision

- 1) To approve the attached revised Queensferry Conservation Area Character Appraisal in draft for consultation
- 2) To agree to consult at the same time on the potential to extend the conservation area to include the Forth Terrace area.

(Reference - report by the Acting Director of Services for Communities, submitted)

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 30 July 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.6 – 4B Gayfield Place as requested by Councillor Mowat, item 4.7 – 107 George Street as requested by Councillor Mowat, Item 4.8 – 1 Hillcoat Loan as requested by Councillor Child, Item 4.11 – King's Buildings Campus as requested by Councillor Rose, Item 4.12 – 8 Muir Wood Grove, Currie as requested by Councillors Helsop, Item 4.14 – 52 Nicolson Street as requested by Councillor Rose and Item 4.19 – 11,13,15,17,19 West Tollcross/20, 22, 24 Lochrin Place as requested by Councillor Bagshaw.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

Dissent

Councillor Heslop requested that his dissent be recorded in respect of the decision on agenda item 4.12 – 8 Muir Wood Grove, Currie.

2. Pre-Determination Hearing – 545 Old Dalkeith Road, (Edmonstone Estate), Edinburgh

The Acting Head of Planning and Building Standards reported on an application a by Sheratan Limited for planning permission in principle for a residential development, ancillary uses and associated development at land 447 metres north east of 545 Old

Dalkeith Road, Edinburgh (application no 14/01057/PPP). The application was to be considered by way of a pre-determination hearing, with a recommendation being submitted to the full Council.

The Sub-Committee received:

- (i) A presentation on the application) by the Acting Head of Planning and Building Standards.
- (ii) A presentation by the applicant's agent in support of the proposal, a copy of an appeal decision dated 9 October 2013, reference PPA-230-2087 in respect of Edmonstone Estate, Old Dalkeith Road, Edinburgh and a slide showing former mine workings on the site were submitted, as part of the presentation.

(a) Report by the Acting Head of Planning and Building Standards.

The Acting Head of Planning and Building Standards gave details of the application and the planning considerations involved for planning permission in principle.

The Acting Head of Planning and Building Standards considered that the proposal represented a significant departure from the development plan due to the green belt location, which was not justified in this instance and was also contrary to National Planning Framework 3 in terms of the Central Scotland Green Network.

He explained that housing was not an appropriate green belt use and the housing need was being met through the new local development plan

This proposal would undermine the landscape setting of the city and lead to coalescence with Danderhall.

The proposals would also be detrimental to the character and composition of the local landscape, whilst being contrary to the open space proposal that covered the site. In conclusion there were no material considerations which justified a departure from the development plan.

He recommended that the application for planning permission in principle be refused for the above reasons.

(b) Presentation by Applicant

Gordon Steel QC gave a presentation on behalf of the applicant and advised that:

The appeal decision for the adjacent site which had been was relevant to this application as the greenbelt considerations were the same for this application.

The Local Development Plan (LDP) had proposed several sites within the greenbelt for housing and granting permission for this development would ease the pressure on more sensitive sites identified in the LDP, an example would be Cammo.

This site was unique in regards to greenbelt and did not meet one of the main criteria of public access. This was because it was fenced off due to being considered unsafe as a result of previous underground workings.

The application would be an enabling development with the advantage of rendering the site safe by the stabilisation of the former mine workings. These would cost in the region of £10 million. It would also allow for the rebuilding of the South Lodge to be undertaken, for which planning and listed building consent had already been granted. It was explained that the developer currently did not have the finance available to carry out the remedial works and these could only be funded through the development.

Reference was made to paragraph 15 of the Notice of Intention by the Reporter which highlighted the shortfall of housing land supply within Edinburgh. Reference was also made to the SESPlan supplementary housing supply guidance, approved by Scottish Ministers which set out the land requirement for the council as 29,510 homes. The applicants stated that the current overall shortfall was approximately 6,000 units and this proposal would help meet this shortfall.

Mr Steel stated that this was the first greenbelt application he was aware of in Edinburgh which had not attracted any public objections and had received no adverse comments at the consultation meetings. He further added that as there had been previous development on the site, the classification of this as a greenbelt development was open to interpretation and that it could be considered that this site was brownfield. Subsequently, granting consent would not set a precedent for any future greenbelt applications.

In conclusion he asked that the Sub-Committee recommend to the Council that permission be granted.

Copies of representations received during the consultation period were available for the inspection of members of the Sub-Committee and members of the Sub-Committee had the opportunity to visit the site.

Both parties were questioned on their presentations by members of the Sub-Committee.

Motion

To recommend to the Council the application be refused for the reasons:

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the

character and composition of the local landscape.

3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.

- moved by Councillor Perry, seconded by Councillor Child.

Amendment

1. To recommend to the Council that planning permission be granted.
2. The Acting Head of Planning and Building Standards to submit conditions to be attached to the consent to the Council for approval.

- moved by Councillor Howat, seconded by Councillor Mowat.

Voting

For the motion - 6 votes

For the amendment - 6 votes

The number of votes cast for the Motion and for the Amendment being equal the Convener gave his casting vote in favour of the Motion.

Decision

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the character and composition of the local landscape.
3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

3. Kings Buildings Campus, Edinburgh

The Acting Head of Planning and Building Standards reported on the proposed naming of two new streets Marion Ross Road and James Hutton Road within Edinburgh University Campus at Kings Buildings.

The Acting Head of Planning and Building Standards advised that as unanimous agreement had not been achieved in a consultation with the local Councillors and this required the matter to be referred to the Development management Sub-Committee for determination.

Motion

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Howat.

Amendment

The Acting Head of Planning and Building Standards to request Edinburgh University to review the proposed names Marion Ross and James Hutton for the new streets within Edinburgh University Campus at Kings Buildings

- moved by Councillor Rose, seconded by Councillor Mowat.

Voting

For the motion - 8 votes

For the amendment - 3 votes

Decision

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

4. 52 Nicolson Street , Edinburgh

The Acting Head of Planning and Building Standards reported on an application to install internally illuminated fascia sign and two graphic vinyl panels attached to internal structures at 52 Nicolson Street (Application no. 14/01934/ADV)

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that permission be refused.

Motion

To refuse advertisement consent as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Mowat.

Amendment

1. To indicate that the Sub -Committee was minded to grant advertisement consent
2. The Acting Head of Planning and Building Standards to report back on detailed conditions.

- moved by Councillor Rose, seconded by Councillor Howat.

Voting

For the motion - 7 votes

For the amendment - 4 votes

Decision

To refuse advertisement consent as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

5. 18 Tennant Street , Edinburgh

The Acting Head of Planning and Building Standards reported on an application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments at 18 Tennant Street (Application no. 13/04405/FUL).

Motion

To continue consideration of the matter for a site visit.

- moved by Councillor McVey, seconded by Councillor Ross.

Amendment

To consider and determine the application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments (Application no. 13/04405/FUL).

- moved by Councillor Howat, seconded by Councillor Ross.

Voting

For the motion - 9 votes

For the amendment - 2 votes

Decision

To continue consideration of the matter for a site visit.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

6. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

The Acting Head of Planning and Building Standards reported on an application for a Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development (Application no. 13/05235/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

Motion

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

Voting

For the proposal - 7 votes

Against the proposal - 4 votes

Decision

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

7. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

The Acting Head of Planning and Building Standards reported on an application for a Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development (Application no. 13/05302/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

Motion

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

Voting

For the proposal - 7 votes

Against the proposal - 4 votes

Decision

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 - 3 Back Dean Edinburgh</p>	<p>Removal of conservatory and addition of patio doors and external stair over new bay window to south elevation. Minor alterations to fenestration of east elevation and addition of east elevation and addition of 1.2 m satellite dish – application no. 14/01563/FUL</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.2 - Balmwell Terrace Edinburgh</p>	<p>Stopping Up Order</p>	<p>To CONFIRM the Order.</p>
<p>Item 4.3 - 8 Cramond Bridge (Cobble Cottage Cramond Ferry) Edinburgh_</p>	<p>Provision of east and west bank infrastructure for the Cramond chain ferry, lift platform, support structure, floating pontoon and ferry dock (as amended) – application no. 12/02406/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.4 - East Princes Street Gardens Princess Street Edinburgh</p>	<p>Erection of a big wheel with associated box office and ancillary facilities – application no. 14/02334/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.5 - Eastfield Road (Land 132 Metres Northwest of 100 Eastfield Road) Edinburgh	Erect 600 mm high aluminium advert circling two illuminated golf clubs and a golf ball on a tee - application no. 14/FUL/02220/ADV	To GRANT advertisement consent subject to a condition, reason and an informative as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.6 - 4b Gayfield Place Edinburgh	Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL	To CONTINUE for <ul style="list-style-type: none"> 1. Further details of the proposed use whether it would operate as an HMO or Hostel 2. An assessment on residential amenity 3. Further information of the number of occupants and proposed management. 4. Transportation to reassess the application in regard to parking provision in the area.
Item 4.7 - 107 George Street Edinburgh	Proposed sub-division and change of use of upper and lower basement floors from existing retail use (Class 1) to restaurant (Class 3) – application no. 14/01522/FUL	To GRANT planning permission subject to conditions, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.8 - 1 Hillcoat Loan Edinburgh	Erection of a metal container type shed – application no. 14/00389/FUL	To CONTINUE for a site visit
Item 4.9 - Hyvot Gardens Hyvot Terrace Edinburgh	Stopping Up Order	To CONFIRM the Order.
Item 4.10 - 100 Jubilee Road Edinburgh	Apply 2 proposed 7mx 14m vinyls to stairwells and 52m x 9m mesh adverts on the western elevation of the multi-storey car park – application no. 14/02064/ADV	To GRANT planning permission subject to a condition and reason as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.11 - Kings Buildings Campus Edinburgh	Proposed naming of new streets within Edinburgh University Campus at Kings Buildings	To AGREE the proposed renaming. (On a division)
Item 4.12 - 8 Muir Wood Grove Currie	Build single storey extension to side of house with projection to front – application no. 14/01879/FUL	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards. Councillor Heslop asked that his dissent be noted in regard to the above decision
Item 4.13 - 181 Newhaven Road (Trinity Primary School) Edinburgh	Extension to existing dining hall. Replacement of curtain wall to one classroom following reduction of structural opening width. Replacement of existing window with door to provide additional access to courtyard from adjacent cloakroom – application no. 14/01940/FUL	To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.14 - 52 Nicolson Street Edinburgh	Install internally illuminated fascia sign and 2 graphic vinyl panels attached to internal structures – application no. 14/01934/ADV	To REFUSE advertisement consent as detailed in the report by the Acting Head of Planning and Building Standard and authorise. (On a division)
Item 4.15 - Queensferry Road Kirkliston (At Land Adjacent to)	Planning Application under Section 42 of the planning act to increase total number of residential units from 680 to 720 – application no. 14/01283/PPP	To GRANT the application subject informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.16 - Queensferry Road Kirkliston (Land Adjacent To) 14/01280/AMCc	Approval of Matters specified in Conditions for residential development of 40 homes at Area A, Kirkliston – application no. 14/01280/AMC	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.17 - Queensferry Road Kirkliston (Land Adjacent To) 14/01708/AMC	Approval of Matters Specified in Conditions for development of 75 dwelling houses and associated roads, paths, walls, fences, soft and hard landscaping – application no. 14/01708/AMC	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 4.18 - 1 Wemyss Place Edinburgh (Land 15 Metres East of)	Permission to allow the Air Quality Monitoring Station at the junction of Wemyss Place and Queen Street to remain at this site for a further period of two years – application no. 14/01424/FUL	To GRANT planning permission subject to a condition, reason and informative as detailed in the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 4.19 - 11, 13, 15, 17, 19 West Tollcross 20, 22, 24 Lochrin Place Edinburgh	Financial obligations as noted on the Section 75 Agreement between The City of Edinburgh Council and Teague Developments Ltd - registered on 16/08/05 - application no. 14/01143/OBL	To CONTINUE for <ol style="list-style-type: none"> 1. Further details of the charges on the properties and potential costs the authority would incur in recovering the contribution 2. Further information on the potential to recover part of the contributions 3. Details of systems now in place to monitor Section 75 agreements 4. Further information of why the Transportation contribution is no longer required
Item 5.1 - 35 Warriston Crescent Edinburgh	Construct a full-sized (36.6m x 18.3m) tarmacadam tennis court and an adjoining mini-tennis court (17m x 8.5m), in the south-east corner of the Warriston Playing Fields (as amended) – application no 13/02168/FUL	To GRANT the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1 - Protocol Note	Protocol Note	
Item 6.2 - 545 Old Dalkeith Road (Land 447 Metres South East of Edmonstone Estate)	Residential development, ancillary uses and associated development - application no 14/01057/PPP	To recommend to the Council meeting on 21 August 2014 to REFUSE planning permission as detailed in the report by the Acting Head of Planning and Building Standard and authorise. (On a division)

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 7.1 - 52 Annandale Street Edinburgh	Report on forthcoming application by JLL for residential development – reference no. 14/02658/PAN	<ol style="list-style-type: none"> 1) To note the key issues at this stage. 2) Further information on infrastructure capacity 3) An assessment of the suitability of residential development next to the bus garage taking into account noise and disturbance due to its 24 hour operation
Item 7.2 - 34b Haddington Place Edinburgh	Report on forthcoming application by S Harrison Developments Limited for a mixed use development comprising student accommodation, retail, gym, café and restaurant uses – reference no. 14/02115/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.3 - Lang Loan Edinburgh	Report on forthcoming application by Geddes Consulting for the development of a greenfield site for housing – reference no. 14/02056/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.4 - 151 London Road Edinburgh	Report on forthcoming application by Caledonia Trust PLC for renewal of planning permission in principle application 09/01793/PPP for 21,500SQM of mixed use development including residential, retail/commercial, hotel & student accommodation – reference no. 14/02137/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 7.5 - Portobello High Street (Baileyfield) Edinburgh	Report on forthcoming application by GVA James Barr for mixed use development comprising housing and foodstore – reference no. 14/02185/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.6 - Queensferry Road Edinburgh	Report on forthcoming application by Erskine Stewart Melville schools for demolition of existing junior school buildings (Belford, Beuly, Pentland and Extension to Wallace Dunlop Hall) to be replaced by new build 2 storey teaching building and extension to Reid House – reference no. 14/01367/PAN	To note the key issues at this stage.
Item 7.7 - 3-8 St Andrew Square 7-21 South St David Street Edinburgh	Report on forthcoming application by Standard Life Assurance Ltd for Mixed Use Development – reference no. 14/02836/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014
Item 7.8 - 102 St Leonard's Street Edinburgh	Report on forthcoming application by the UNITE Group plc. for demolition of the existing building and development of a mixed use development comprising student accommodation, retail and associated facilities – reference no. 14/00885/PAN	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014

Agenda Item No/Address	Details of Proposal/Reference No	Decision (This may not be the final minute wording)
Item 9.1 - 545 Old Dalkeith Road (Land 447 Metres Northeast of Edmonstone Estate) Edinburgh	Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development – application no. 13/05235/PPP	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014 (On a division)
Item 9.2 - 545 Old Dalkeith Road (At Land 447 Metres Northeast of Edmonstone Estate) Edinburgh	Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development – application no. 13/05302/PPP	CONTINUE to the meeting of the Development Management Sub-Committee of 13 August 2014 (On a division)
Item 9.3 - 18 Tennant Street Edinburgh	Erect residential development of 49 units, comprising of 3 bedroom mews houses, 2 bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments – application no. 13/04405/FUL	To CONTINUE for a site visit (On a division)

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 13 August 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Brock, Cairns, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 7, 8 and 9 of the agenda for the meeting.

A request to consider agenda item 4.3 (19 Dean Park Crescent) by holding a hearing session had been received from Councillor Barrie.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.1 – 1 Abinger Gardens as requested by Councillor Ross, item 4.2 – 275 Dalkeith Road as requested by Councillor Dixon, Item 4.3 – 19 Dean Park Crescent as requested by Councillors Bagshaw and Rose, Item 4.4 – 31 Echline Grove, South Queensferry as requested by Councillors Bagshaw and Ross, Item 4.7 – 2 Lochside Place as requested by Councillor Bagshaw, Item 4.8 – 24 Royal Terrace as requested by Councillor Mowat and Item 8.2 – 18 Tennant Street as requested by Councillor Brock.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

2. 275 Dalkeith Road, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission for a change of use to a 5 Bedroom, 6 person House in Multiple Occupation at 3F2 275 Dalkeith Road, Edinburgh (application no 14/01969/FUL).

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that planning permission be granted.

Motion

To grant planning permission subject to informatives as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Heslop.

Amendment

- 1) To indicate that the Sub -Committee was minded to refuse planning permission for the reason that the proposed development constituted an inappropriate use in a residential area in terms of Policy Hou 8 and would have a detrimental effect on the amenity and living conditions of neighbouring residents .
- 2) To ask the Acting Head of Planning and Building Standards to report back to a future meeting of the Sub-Committee with detailed reasons for refusal.

moved by Councillor Dixon, seconded by Councillor Bagshaw.

Voting

- | | | |
|-------------------|---|---------|
| For the motion | - | 9 votes |
| For the amendment | - | 4 votes |

Decision

To grant planning permission subject to informatives as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

3. 19 Dean Park Crescent, Edinburgh

The Acting Head of Planning and Building Standards reported on an application to erect a single storey extension and form a new window to the rear with decking at 19 Dean Park Crescent, Edinburgh (application no 13/05041).

(a) Request for a Hearing

Councillor Gavin Barrie, local member, had submitted a request that the Sub-Committee determine the application by way of a hearing.

Motion

To agree to hold a hearing.

- moved by Councillor Ross, seconded by Councillor Cairns.

Amendment

Not to hold a hearing and to proceed to consider the application at this meeting.

- moved by Councillor Perry, seconded by Councillor Howat.

Voting

- | | | |
|-------------------|---|----------|
| For the motion | - | 2 votes |
| For the amendment | - | 11 votes |

Decision

Not to hold a hearing and proceed to consider the application at this meeting.

(b) Report by the Acting Head of Planning and Building Standards

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations included and recommended that planning permission be granted.

Decision

To continue consideration of the application for a site visit.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

4. 545 Old Dalkeith Road, Edinburgh (Land 447 Metres Northeast of)

The Acting Head of Planning and Building Standards reported on an application for planning permission in principle for a Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development on land 447 metres northeast of 545 Old Dalkeith Road, Edinburgh (application no 13/05235/PPP).

On 30 July 2014, the Sub-Committee had continued the application to this meeting for consideration.

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that planning permission in principle be refused.

Motion

To refuse planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning

- moved by Councillor Child, seconded by Councillor Bagshaw

Amendment

To indicate that the Sub-Committee was minded to grant planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed conditions, reasons and informatives as appropriate.

- moved by Councillor Howat, seconded by Councillor Perry.

Voting

For the motion	-	4 votes
For the amendment	-	7 votes

Decision

To indicate that the Sub-Committee was minded to grant planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed conditions, reasons and informatives as appropriate.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

5. 545 Old Dalkeith Road, Edinburgh (Land 447 Metres Northeast Of)

The Acting Head of Planning and Building Standards reported on an application for planning permission in principle for a Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development on land 447 metres northeast of 545 Old Dalkeith Road, Edinburgh (application no 13/05302/PPP).

On 30 July 2014, the Sub-Committee had continued the application to this meeting for consideration.

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that planning permission in principle be refused.

Motion

To refuse planning permission in principle for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Child, seconded by Councillor Bagshaw.

Amendment

To indicate that the Sub-Committee was minded to grant planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed conditions, reasons and informatives as appropriate.

- moved by Councillor Howat, seconded by Councillor Perry

Voting

For the motion	-	4 votes
For the amendment	-	7 votes

Decision

To indicate that the Sub-Committee was minded to grant planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting with detailed conditions, reasons and informatives as appropriate.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 1 Abinger Gardens, Edinburgh</p>	<p>Create a gated opening and driveway in the garden to the side of the property with the opening and access from Murrayfield Gardens. The gate will be of metal frame and wood construction with a hard standing of recycled cobbles.</p> <p>(application no 14/02192/FUL)</p>	<p>1) To indicate that the Sub-Committee is MINDÉD TO REFUSE planning permission for the reason that the proposed development would have an adverse impact on the character and visual amenity of the conservation area.</p> <p>2) That the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed reasons for refusal.</p>
<p>Item 4.2 275 Dalkeith Road, Edinburgh</p>	<p>Change of use to 5 bedroom (6 person) HMO flat</p> <p>(application no 14/01969/FUL)</p>	<p>To GRANT planning permission subject to informatives as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>(on a division – see minute item 2)</p>
<p>Item 4.3 19 Dean Park Crescent, Edinburgh</p>	<p>Erect a single storey extension and form new window to the rear with decking</p> <p>(application no 13/05041/FUL)</p>	<p>To CONTINUE consideration of the application for a site visit.</p>

<p>Item 4.4 31 Echline Grove, South Queensferry</p>	<p>Change of use of small section of amenity open space to private garden. Area will be fenced off from the remaining area of amenity open space by the erection of a new 1.8m hit and miss timber fence (as amended) (application no 14/01350/FUL)</p>	<p>To CONTINUE consideration of the application for further information on the percentage of amenity open space still remaining compared with what had been agreed as part of the original housing development planning consent.</p>
<p>Item 4.5 2 Goosander Place, Edinburgh</p>	<p>Erection of 96 residential units (application no 14/01150/AMC)</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.6 Queensferry Road, Kirkliston</p>	<p>Planning application under section 42 of the planning act seeks to vary condition 1 of the outline planning permission to extend period for further AMC applications to end of May 2015 (application no 14/01737/PPP)</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.7 Lochside Place, Edinburgh</p>	<p>Renewal of previous planning application (09/00753/FUL) for change of use from health and fitness club to commercial offices (application no 14/01891/FUL)</p>	<p>1) To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards. 2) To agree to retain the condition contained in the original planning permission relating to the £40,000 developer contribution.</p>

<p>Item 4.8 24 Royal Terrace, Edinburgh</p>	<p>Alterations to modernise hotel accommodation including removal of the rear fire escape stair (application no 14/02026/FUL)</p>	<p>To GRANT planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.9 1-3 Rutland Street, Edinburgh</p>	<p>Proposed outdoor seating area with enclosure (as amended) (application no 14/01524/FUL)</p>	<p>To GRANT planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 7.1 34B Haddington Place, Edinburgh</p>	<p>Report on forthcoming application by S Harrison Developments Limited for a mixed use development comprising student accommodation, retail, gym, cafe and restaurant uses (reference no 14/02115/PAN)</p>	<p>1) To note the key issues at this stage. 2) Further information asked for on:</p> <ul style="list-style-type: none"> • Designated garden inventory sites in the New Town • Data zones • Concentration of student accommodation
<p>Item 7.2 Lang Loan, Edinburgh</p>	<p>Report on forthcoming application by Geddes Consulting for the development of a greenfield site for housing (reference no 14/02115/PAN)</p>	<p>To note the key issues at this stage.</p>
<p>Item 7.3 151 London Road, Edinburgh</p>	<p>Report on forthcoming application by Caledonia Trust plc for renewal of planning permission in principle application 09/01793/PPP for 21,500 sqm of mixed use development including residential, retail/commercial, hotel and student accommodation (reference no 14/02185/PAN)</p>	<p>1) To note the key issues at this stage. 2) Further information asked for on existing community use as artists' studios.</p>

<p>Item 7.4 Portobello High Street (Baileyfield), Edinburgh</p>	<p>Report on forthcoming application by GVA James Barr for mixed use development comprising housing and foodstore (reference no 14/02185/PAN)</p>	<p>1) To note the key issues at this stage. 2) Further information asked for on:</p> <ul style="list-style-type: none"> • how the housing and foodstore proposed uses are provided for elsewhere in the locality • the impact of the proposals on the existing cottages
<p>Item 7.5 3-8 St Andrews Square/ 7-21 South St David's Street, Edinburgh</p>	<p>Report on forthcoming application by Standard Life Assurance Ltd for mixed use development (reference no 14/02836/PAN)</p>	<p>1) To note the key issues at this stage. 2) Further information asked for on the potential to hold a design competition for this site to ensure sufficient quality of design to enhance the Square.</p>
<p>Item 7.6 102 St Leonards Street, Edinburgh</p>	<p>Report on forthcoming application by the UNITE Group plc for demolition of the existing building and development of a mixed use development comprising student accommodation, retail and associated facilities (reference no 14/02129/PAN)</p>	<p>1) To note the key issues at this stage. 2) Further information asked for on:</p> <ul style="list-style-type: none"> • the immediate data zone and beyond to ascertain the student population and the impact of the proposed development on surrounding areas • other planning applications for student accommodation

<p>Item 8.1 1 Hillcoat Loan, Edinburgh</p>	<p>Erection of a metal container type shed (application no 14/00389/FUL)</p>	<p>1) To indicate that the Sub-Committee is MINDED TO REFUSE planning permission for the reasons that the scale and design of the development would have a detrimental impact on the amenity of neighbouring residents and have an adverse effect on the character of the area.</p> <p>2) That the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed reasons for refusal.</p>
<p>Item 8.2 18 Tennant Street, Edinburgh</p>	<p>Erect residential development of 49 units, comprising of 3 bedroom mews houses, 2 bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments (application no 13/04405/FUL)</p>	<p>1) To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p> <p>2) That the tram contribution from the developer be discussed as part of the Section 75 legal agreement negotiations but to agree that a contribution of no less than £10,000 would be acceptable.</p>

<p>Item 9.1 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)</p>	<p>Cemetery (including provision for woodland burials), memorial garden, chapel of rest and associated development (application no 13/05235/PPP)</p>	<p>To indicate that the Sub-Committee is MINDED TO GRANT planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (on a division - see minute item 4 above)</p>
<p>Item 9.2 545 Old Dalkeith Road (at Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)</p>	<p>Cemetery, crematorium, memorial garden, chapel of rest and associated development (application no 13/05302/PPP)</p>	<p>To indicate that the Sub-Committee is MINDED TO GRANT planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (on a division – see minute item 5 above)</p>

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 27 August 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, and 9 of the agenda for the meeting.

Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

2. 142 Lothian Road, Edinburgh

The Acting Head of Planning and Building Standards reported on two applications for planning permission and listed building consent for the partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works – application nos. 14/01056/FUL and 14/01051/LBC

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that planning permission and listed building consent be refused.

Motion

To indicate that the Sub-Committee was minded to grant planning permission and listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate.

- moved by Councillor Perry, seconded by Councillor Rose.



Amendment

To refuse planning permission and listed building consent for the reasons detailed in of the reports by the Acting Head of Planning and Building Standards.

- moved by Councillor Bagshaw, seconded by Councillor Brock.

Voting

For the motion - 10 votes
For the amendment - 3 votes

Decision

To indicate that the Sub-Committee was minded to grant planning permission and listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

3. 51 Little France Crescent (Edinburgh Royal Infirmary), Edinburgh

The Acting Head of Planning and Building Standards reported on an application for the Approval of matters specified in condition 1 of application 11/02454/PPP covering siting, design and height of the buildings, design of external spaces, details of car and cycle parking, details of road layouts, footpaths and cycle routes, hard and soft landscaping details, SUDS details, sustainability, lighting, noise and air quality for the erection of a new Royal Hospital for Sick Children, Children's Accident and Emergency Dept, Dept of Clinical Neurosciences, and Children and Adult Mental Health Service Unit. Works included energy centre, service yard, disabled, parent and child parking, hard and soft landscaping and external landscaped courtyards – application no. 14/01796/AMC

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended approval of the application.

Motion

To approve the application subject to the conditions, reasons and informatives as detailed in report by the Acting Head of Planning and Building Standards.

- moved by Councillor Rose, seconded by Councillor Howat.

Amendment

To continue consideration of the matter for:

1 Further discussions on the possible relocation of the service yard.

- moved by Councillor Perry, seconded by Councillor Robson.

Voting

For the motion	-	8 votes
For the amendment	-	5 votes

Decision

To approve the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item No 4.1 - 13 Clermiston Road North (Land 58 Metres Northeast of) Edinburgh</p>	<p>Erection of new detached dwelling house – application no. 13/04788/FUL</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 4.2 - 1 Craigpark Ratho Craigpark Quarry</p>	<p>The erection of an agricultural storage shed and manager's residence on land to be developed as a country park– application no. 14/02128/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 4.3 - 1d Pennywell Gardens Edinburgh</p>	<p>Demolition of existing 2 buildings on site, formation of new road linking Pennywell Gardens/Muirhouse Crescent and new parking on Pennywell Gardens. Reconfigured access to service yard on Pennywell Road and access to new car park. New 3 storey building providing GP and Primary Care facilities with associated support and office accommodation on plot N5 of the consented masterplan of application 12/00966/PPP – application no. 14/02250/AMC</p>	<p>To GRANT planning permission subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 4.4 - Simpson Loan Edinburgh</p>	<p>Stopping Up Order</p>	<p>To CONFIRM the Order</p>

Item No 5.1 - 4b Gayfield Place Edinburgh	Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL	To GRANT planning permission subject to an informative and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.
Item 6.1 (a) – 142 Lothian Road, Edinburgh	Partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works – application no. 14/01056/FUL	To indicate that the Sub-Committee was MINDED TO GRANT planning permission and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (On a division)
Item No 6.1(b) - 142 Lothian Road Edinburgh	Partial demolition and replacement of later extensions with new mixed-use development (as amended) – application no. 14/01051/LBC	To indicate that the Sub-Committee was MINDED TO GRANT listed building consent and that the Acting Head of Planning and Building Standards report back to a future meeting of the Sub-Committee with detailed conditions, reasons and informatives as appropriate. (On a division)

<p>Item No 6.2 - 51 Little France Crescent Edinburgh (Royal Infirmary)</p>	<p>Approval of matters specified in condition 1 of application 11/02454/PPP covering siting, design and height of the buildings, design of external spaces, details of car and cycle parking, details of road layouts, footpaths and cycle routes, hard and soft landscaping details, SUDS details, sustainability, lighting, noise and air quality for the erection of a new Royal Hospital for Sick Children, Children's Accident and Emergency Dept, Dept of Clinical Neurosciences, and Children and Adult Mental Health Service Unit. Works include energy centre, service yard, disabled, parent and child parking, hard and soft landscaping and external landscaped courtyards – application no. 14/01796/AMC</p>	<p>To APPROVE the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. (On a division)</p>
<p>Item no 6.3 – 51 Little France Crescent (Edinburgh Royal Infirmary) Edinburgh</p>	<p>Landscape and parking proposals on the site of the former creche and petrol filling station associated with the re-provision– application no. 14/01797/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards</p>
<p>Item No 6.4 – Greendykes Road (Land At) Edinburgh</p>	<p>Residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC</p>	<p>To GRANT the application subject to conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards</p>

<p>Item No 6.5 - 20 Mansionhouse Road, Edinburgh</p>	<p>Hard and soft landscape works include new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals– application no. 14/02371/FUL</p>	<p>To CONTINUE consideration of the application for</p> <ol style="list-style-type: none"> 1) Further information on the percentage increase above guidelines to the hard landscaping 2) To ask the Acting Head of Planning and Building Standards to discuss with the applicant a possible reduction in the area of hardstanding.
<p>Item No 6.6 - 2 Sciennes Gardens, Edinburgh</p>	<p>Single storey flat roof (with glass cupola) extension to rear of property. Install velux windows in existing roof. Form driveway hardstanding for off-street parking for one car – application no. 14/02148/FUL</p>	<p>To note the report had been withdrawn from the agenda at the request of the Acting Head of Planning and Building Standards</p>

<p>Item No 9.1 - 25 Brunswick Road (Site 157 Metres West Of) Edinburgh</p>	<p>Report on forthcoming application by CALA Management and Atilla (BR) Limited for residential development with commercial element – reference no. 14/02529/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) Further information asked for on:</p> <ul style="list-style-type: none"> • The level of family housing to be incorporated in the development • Play areas and open recreational space incorporated into the development and its interaction with the level of proposed car parking space • Density of the development • The level of car parking needed to be provided considering the level of public transport available in the surrounding area • To advise the applicant of the need for a creative design for the site having reference to the decision taken on the previous application for the site.
<p>Item No 9.2 - 4 Ferrymuir (Site 80 Metres West Of) South Queensferry</p>	<p>Report on forthcoming application by Bellway Homes for a residential development and community facility – reference no. 14/02623/PAN</p>	<p>1) To note the key issues at this stage.</p> <p>2) Further information asked for on:</p> <ul style="list-style-type: none"> • The reasons for a purely residential development and not mixed uses • Education, Health and transport requirements for the development
<p>Item No 9.3 - 3 Harlaw Gait (Land 190 Metres North Of) Balerno</p>	<p>Report on forthcoming application by Bellway Homes for a residential development and community facility – reference no. 14/02623/PA</p>	<p>To note the report had been withdrawn from the agenda at the request of the Acting Head of Planning and Building Standards.</p>

Development Management Sub-Committee of the Planning Committee

10.00 am, Wednesday, 3 September 2014

Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

1. Napier University Craighouse Campus, Edinburgh

The Sub-Committee had agreed to hold a hearing for consideration of the following three applications at Napier University Craighouse Campus, Craighouse Road, Edinburgh:

1. Proposed change of use and conversion of existing buildings from university campus to residential, construction of new build residential with ancillary development, public realm, utilities infrastructure, access roads, car parking, landscaping - Application no. 12/04007/SCH3;
2. Proposed conversion of existing listed buildings at New Craig, Queen's Craig, East Craig, Bevan Villa, South Craig, Craighouse Lodge, Old Craighouse to form residential properties, including extension at South Craig and demolition of Boiler House (as amended) - Application no. 12/04007/LBC;
3. Demolition of Learning Resource Centre (LRC) Building - Application no. 12/04007/CON

The Acting Head of Planning and Building Standards reported on the applications for planning permission, listed building and conservation area consents. He gave details of the proposals and the planning considerations included and concluded that while the proposals were contrary to numerous policies, the application was for an enabling development and it had been demonstrated that the proposed quantum of development was the minimum necessary to fund the long term future use of the category A listed buildings and the surrounding landscape. The significance of the public benefits, which crucially not only ensured the long term future of these buildings but retained public access to this historic place to the benefit of the wider community, outweighed the more moderate disbenefits of allowing development contrary to policy. There were no other material considerations and recommended that planning permission, listed building and conservation area consents be granted.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/1770000

(a) David Owen and Nick Honhold – Craiglockhart Community Council

David Owen and Nick Honhold, on behalf of Craiglockhart Community Council, advised that their objections were consistent with the previous objections from the Craiglockhart community that had been voiced at previous consultations. Nick Honhold stressed that the application was detrimental to the environment, setting and community of Craiglockhart and that these objections had been voiced by the majority of local residents in the area. Nick Honhold outlined the physical visual impact the application would have and the detrimental nature of the development to the surrounding environment in Craiglockhart. It was highlighted that alternative uses had not been put forward or examined and that the minimum level of development that was proposed and the levels of profit for the developer had not been fully scrutinised. A graphical representation showing the size of the buildings was presented and compared to the existing buildings on the site. A number of environmental issues were highlighted including issues that would affect bats, badgers, grasslands and birds negatively.

In conclusion it was asked that the members take into consideration the views of the residents of the area, the environmental issues that the development would have and the physical impact the buildings would have next to the listed buildings and requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/5158000

(b) Mairianna Clyde – Merchiston Community Council

Mairianna Clyde, on behalf of the Merchiston Community Council, advised that the application was unsympathetic in design to the surrounding area, highlighted the impact on landscape and setting in the area and stated the development contravened a number of English Heritage and City of Edinburgh Council planning policies. The presentation went on to describe the importance of greenspaces within a city and the benefits these spaces can bring to a community. The speaker demonstrated the high density of properties in the area and the importance of Craighouse place in acting as a greenspace for the local community with the associated physical and mental health benefits. Graphics of the plans were shown and it was demonstrated how this conflicted with the environment and design of the landscape.

In conclusion it was stated that in their opinion the application had a detrimental effect to the area, was contrary to a number of planning policies and that a more suitable community proposal existed and requested that the applications should be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/6211000

(c) Goff Cantley and Andrew Richards – Morningside Community Council

Goff Cantley and Andrew Richards, Morningside Community Council advised that there was an overwhelming rejection of the proposed application from the Morningside community. The presentation highlighted the special protections that Craighouse was subject to. Goff Cantley stated that development of the existing buildings on the site transformed into residential or mixed use accommodations would be welcomed in an effort to preserve the listed buildings, over new build on the site was overwhelming opposed. Andrew Richards presented a community proposal that was being prepared for the site

In conclusion they advised that in their opinion the applications should be refused. The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/6901000

(d) Councillor Andrew Burns – Ward Councillor

Councillor Burns, Ward Councillor for the Fountainbridge and Craiglockhart area advised that while significant changes had been made to the two previous plans not enough changes had been made to approve scheme three. It was noted that the proposed new build was greater in mass than all the listed buildings on site. Councillor Burns brought the Committee's attention to the financial review and deficit appraisal carried out by Estates Services. The presentation re-iterated Scottish policy for planning with regard to 'enabling development' and stressed that this development did not meet that criteria.

In conclusion Councillor Burns requested that application no. 12/04007/LBC and application no. 12/04007/SCH3 be refused. Councillor Burns lodged no objection to the demolition of Learning Resource Centre (LRC) Building - application no. 12/04007/CON.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/9008000

(e) Rosy Barnes – Friends of Craighouse

Rosy Barnes, on behalf of Friends of Craighouse spoke against the application. The presentation began with a short video showing the Craighouse community and setting of the proposed development. The presentation listed the importance of Craighouse in the context of the seven hills of Edinburgh. A list of the policies of both the Scottish Government and City of Edinburgh Council that the proposed development contravened was shown. The uniqueness of the Craighouse site was stressed and the detrimental impact the proposed plans would have on the site were outlined. The criteria for 'enabling development' was discussed and criticism of the practice raised. It was advised that the proposed plans did not meet the criteria for 'enabling development'. A lack of assessment for the conservation deficit was stated and no English Heritage guidelines applied to the financial case. The importance of

greenspaces to the area and wider city was discussed along with the importance of trees within the area. The lack of a submitted maintenance plan from the developer was brought to the Committees attention. The uniqueness of the site was stated and the negative impact the development would have on the area was reiterate.

In conclusion it was requested that the applications be refused.
The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/9612000

(f) Marion Williams – Cockburn Association

Marion Williams from the Cockburn Association referenced that Edinburgh Skyline study and its praise of Craighouse. The presentation remarked that the proposal would not preserve or enhance the area and would be detrimental to the area. The ‘enabling development’ guidelines by the English Heritage Trust was highlighted. The possibility of a £500,000 grant from Heritage Scotland was raised. It was stated that commercial development would still be financially viable without the additional buildings. Questions were raised over the robustness of the developer’s figures and whether these should be the figures used for the ‘enabling development’ case.

In conclusion it was requested that the applications be refused.
The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/10807000

(g) Ewan Leitch - Architectural Heritage Society of Scotland

Ewan Leitch from the Architectural Heritage Society of Scotland accepted that there was scope for development within the sight however remarked that the current proposal was detrimental and not suitable for the landscape of the area. The novelty of ‘enabling development’ being used in planning within Edinburgh was raised. The architecture and impact on the site was criticised.

In conclusion it was requested that the applications be refused.
The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/11194000

(h) Betty Barber – Craiglea Proprietors Association

Betty Barber from the Craiglea Proprietors Association remarked the great interest of Craiglee in the area after Napier had sold the estate and it was the majority of Craiglea residents opinion that the proposed plan in scheme three was favourable to the area. The presentation stressed the importance of having people and families back in the Craighouse area. Numerous criminal incidents were listed and security concerns raised. It was recognised that scheme three would bring conservation to the listed buildings and investment to the area.

In conclusion it was requested that the applications be granted.
The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/11443000

(i) Ian Murray – MP Edinburgh South Constituency

Ian Murray MP remarked on the high level of public opposition to the development. Education, access and transport issues were raised and the extra burden that would be placed on the local services. The report was referenced and the number of detrimental issues it brought up. The presentation stated that there was no affordable housing in the proposed development and highlighted this as a departure of the affordable housing policies and was not combatable with the 'enabling development' case. Public trust in the planning system was raised and the function of local democracy within Edinburgh.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/13155000

(j) Jim Eadie – MSP Edinburgh Southern

Jim Eadie MSP, advised on the level of feedback he had received from local residents opposed to the development and opposed to the idea that the 'enabling development' case held up to scrutiny. The number of new builds on the proposed site was questioned as being excessive for a minimal development of new builds. Previous minimum build numbers from the last two schemes was referenced and the increase in greenspace was brought into doubt. Alternative uses for the site were discussed including a community ownership model. The presentation ended on four main points of opposition; that the enabling case had not been made; that planning and policy guidelines had not been met; that there were alternative uses for the site that are viable and the loss of greenspace as being too high a price to pay.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/13534000

(k) Alison Johnston – MSP Lothian

Alison Johnston highlighted the importance of Craighouse as being identified as one of only eight areas of greenspace significance. Remarked on the large number of proposed homes and how this would not conserve or enhance the area. Alternatives to the application were mentioned referencing the community proposal stated earlier in the hearing. The policies that the development contravened were outlined and the environmental impact on wildlife and trees was mentioned. Proof that this was the minimum amount of development was requested and community focussed alternatives were encouraged to be explored.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/13870000

(l) Councillor William Gray Muir - Sundial Properties

William Gray Muir representing Sundial Properties addressed the Committee with Andrew Munis - Montagu Evans and Richard Kevan - Wardell Armstrong. The experience in listed buildings restoration and conversion in which Sundial Properties had was highlighted and the significance of the site mentioned. The origins and history of the site was described and the active consent from 2007 stated. Challenges of the site were outlined including costs and practicalities. A key set of principals were listed which guided the development; the importance of the listed buildings; the landscape; public access needed to be central and quality of development not going after the lowest common denominator. The large amount of competing interests from key stakeholders was mentioned. The state of the buildings was described and the various levels of deterioration within the interiors. The importance of conserving these buildings was stressed. The developer described the number of changes across the two previous schemes and advised that this scheme was masterplan 48. Graphical representation photos of the site were provided to show the development in scale and context. The benefit to greenspace and the surrounding woodland was stated, along with commitments to improving the flooding problem in the area, and contributions to education and transport.

In conclusion it was requested that the applications be granted.

The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/17412000

(m) Councillor Melanie Maine – Ward Councillor

Councillor Maine advised on the history of public access to the site. The criteria for 'enabling development' was described and its unsuitability for this development. Alternative proposals were outlined from community bids to alternative buyers. The minimum level of development was questioned and concerns were raised that this land and site would become private. The lack of a maintenance plan was highlighted as an issue and legal points were made within regard to public access to the land.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/21672000

(n) Councillor Paul Godzik – Ward Councillor

Councillor Godzik praised the improvement from the previous schemes however advised that he still had some concerns. The importance of the site was highlighted and the enabling case questioned. The harm to the heritage site was outlined and the purpose of the new proposals criticised.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/22474000

(o) Councillor Mark McInnes – Ward Councillor

Councillor McInnes questioned whether the policy breaches had gone too far. Highlighted the large number of policy breaches and the large number of detrimental impacts highlighted in the planning report. Councillor McInnes asked whether this was the best option for the site.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/22233000

(p) Councillor David Key – Ward Councillor

Councillor Key discussed the tests that planning officers apply to application to conclude whether they should be granted or refused. Councillor Key referred to the owners duty to conserve the listed buildings. The planning report was referenced and the large number of policy breaches that the report mentions. The strength of the enabling case was questioned and the developer's figures brought into question. Alternative uses were listed and a positive emphasis put on the community proposal previously heard. The democratic process was questioned and the high level of public opposition stated.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/22538000

(q) Councillor Gavin Corbett – Ward Councillor

Councillor Corbett highlighted the large number of policies contravened and questioned the enabling case. The minimum amount of development was criticised as not being accurate and offering a large profit to the developer. The alternative uses were outlined as viable alternatives with alternative business models.

In conclusion it was requested that the applications be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/share/open/webcast/0/0/560/145532/145532/webcast/start_time/22940000

Motion

To grant all three applications subject to conditions, informatives, a legal agreement and notification to Scottish Ministers as detailed in the reports by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Dixon

Amendment

- 1) To indicate the Sub-Committees intention to refuse all three applications for reasons that the proposal did not constitute an enabling development and due to the unacceptable breaches of the polices outlined in the report by the Acting Head of Planning.
- 2) The Acting Head of Planning and Building Standards to report further on the detail of the reasons for refusal

- moved by Councillor Howat, seconded by Councillor Bagshaw.

Voting

For the motion	-	9 votes
For the amendment	-	6 votes

Decision

To grant all three applications subject to conditions, informatives, a legal agreement and notification to Scottish Ministers as detailed in the reports by the Acting Head of Planning and Building Standards.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 10 September 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, Rose and Ross.

1. **General Applications and Miscellaneous Business**

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, and 9 of the agenda for the meeting.

Decision

To determine the applications as detailed in the Appendix to this minute.
(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

APPENDIX

Applications

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p>		
<p>Item 4.1 11 Cumberland Street North West Lane, Edinburgh (Land 17m West Of)</p>	<p>Development of 2 mews houses on existing car park and on garden ground to rear of 20C Fettes Row (as amended) (application no 13/05285/FUL)</p>	<p>To CONTINUE consideration of the application for a site visit.</p>
<p>Item No 5.1 1 Abinger Gardens, Edinburgh</p>	<p>Application to create a gated opening and driveway in the garden to the side of the property with the opening and access from Murrayfield Gardens. The gate will be of metal frame and wood construction with a hard standing of recycled cobbles. (application no 14/02192/FUL)</p>	<p>To REFUSE the application for the reasons detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 5.2 1 Hillcoat Loan, Edinburgh</p>	<p>Application to erect a metal container type shed (application no 14/00389/FUL)</p>	<p>To REFUSE the application for the reasons detailed in the report by the Acting Head of Planning and Building Standards.</p>

<p>Item 6.1 2 Sciennes Gardens, Edinburgh</p>	<p>Proposal for single storey flat roof (with glass cupola) extension to rear of property. Install velux windows in existing roof. Form driveway hardstanding for off-street parking for one car.</p> <p>(application no 14/02148/FUL)</p>	<p>To GRANT the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>
<p>Item No 9.1 62 Morrison Street, Edinburgh</p>	<p>Report on forthcoming application by Britel Fund Trustees Ltd, C/O Homes Investment, C/O JLL for the demolition of the redundant Skyparks Car park Building and proposed development of new Grade A offices, multistory carpark to include re-location of Scottish Power Substation, public realm and associated works.</p> <p>(reference no 14/02838/PAN)</p>	<p>1) To note the key issues at this stage.</p> <p>2) Further information on:</p> <p>(i) The storage of trade waste</p> <p>(ii) Access to the development via the Chuckie Pend</p> <p>(iii) Public realm</p>

City of Edinburgh Local Review Body

10.00 am, Wednesday, 6 August 2014

Present

Councillors Bagshaw (Chair), Dixon, Heslop, McVey and Milligan.

1. Chair

Councillor Bagshaw was appointed as Chair.

2. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted.)

3. Request for Review – 36 Colinton Mains Road, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for a proposed a two storey rear extension together with decking and ballustrading in conjunction with re-division of existing two storey terraced house into two separate dwellings, at 36 Colinton Road, Edinburgh (Application No. 14/00889/FUL).

Assessment

At the meeting on 6 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice, the report of handling and further representations, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-12 (Scheme 1) being the drawings shown under the application reference number (14/00889/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
Policy Des 11 (Alterations and Extensions)
Non-Statutory Guidelines on “Guidance for Householders”.
- 2) The procedure used to determine the application.
- 3) The reasons for refusal and the arguments put forward by the applicant in the request for a review.
- 4) The representations received in respect of the application and the review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer’s report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Motion

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed two storey rear extension together with decking and ballustrading in conjunction with re-division of existing two storey terraced house into two separate dwellings, at 36 Colinton Road, Edinburgh, (Application No 14/00889/FUL).

Reasons for Refusal

The proposed extension by reason of its design, scale, form and prominence was an incongruous addition that would be detrimental to neighbourhood character. The proposal was contrary to local plan policy Des 11 and non-statutory 'Guidance for Householders'.

- Moved by Councillor Bagshaw, seconded by Councillor Dixon.

Amendment

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a proposed two storey rear extension together with decking and ballustrading in conjunction with re-division of existing two storey terraced house into two separate dwellings, at 36 Colinton Road, Edinburgh (Application No 14/00889/FUL), subject to standard conditions and informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.

2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.
 - Moved by Councillor McVey, seconded by Councillor Heslop.

Voting

For the motion – 3 votes.

For the amendment – 2 votes.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed two storey rear extension together with decking and ballustrading in conjunction with re-division of existing two storey terraced house into two separate dwellings, at 36 Colinton Road, Edinburgh, (Application No 14/00889/FUL).

Reasons for Refusal

The proposed extension by reason of its design, scale, form and prominence was an incongruous addition that would be detrimental to neighbourhood character. The proposal was contrary to local plan policy Des 11 and non-statutory 'Guidance for Householders'.

(References – Decision Notice, Report of Handling, Notice of Review and Further Representations, submitted.)

4. Request for Review – 75 East Trinity Road, Edinburgh

Details were provided of a request for a review of the refusal of planning permission to for a new stair/porch extension to front of house at 75 East Trinity Road, Edinburgh (Application No. 14/00552/FUL).

Assessment

At the meeting on 6 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 1-7 (Scheme 1) being the drawings shown under the application reference number 14/00552FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
Policy Des 11 (Alterations and Extensions)
- 2) The Non-Statutory Guidelines on 'Guidance for Householders'.
The Non-Statutory Guidelines - Edinburgh Design Guidance.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB took into consideration the applicant's arguments the proposals were acceptable within the terms of Policy DES 11 on Alterations and Extensions and in particular did not conflict in any way with its purpose. The applicant also believed that the aesthetic judgements of "inappropriate in scale, design for form" and "overbearing and dominant" were not borne out by the facts.

The LRB, having taken all the above matters into consideration, did not agree with the officer's assessment, and was of the view that the proposed new stair/porch extension at the front of the property was not contrary to Policy Des 11 – Alterations and Extensions – of Edinburgh City Local Plan and the Non Statutory Guidance for Householders. Having regard to the character of the surrounding area and the different styles of building, the LRB concluded that the extension and alterations to the front were not of an inappropriate scale, design and form. The LRB, having considered the supporting information submitted and the photomontages, was of the view that the alterations would not create an overbearing and dominant addition to the detriment of the original dwellinghouse and the streetscene.

The LRB were of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards and to grant planning permission.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a new stair/porch extension to front of house at 75

East Trinity Road, Edinburgh (Application No. 14/00552FUL) subject to standard informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

5. Request for Review – 42D Milton Street, Edinburgh

Details were provided of a review of the refusal of planning permission for a proposed new dormer to rear at 42D Milton Road, Edinburgh (Application No. 14/00564/FUL).

Assessment

At the meeting on 6 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01A-02 (Scheme 1) being the drawings shown under the application reference number 14/00564FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
Policy Des 11 (Alterations and Extensions)
- 2) The Non-Statutory Guidelines on 'Guidance for Householders'.
- 3) The procedure used to determine the application.

- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB took into consideration the applicant's arguments that

- the proposed extension was to be constructed in high quality finishes;
- the existing block 42 A-D was of a completely different character to the surrounding tenements and other buildings;
- the proposed extension was to be contemporary in style and would, if anything, enhance the existing block;
- the proposed extension would look onto parkland; and
- the applicant required the space for his family.

The LRB, having taken all the above matters into consideration, attached significant weight to the character of the surrounding area as shown in the case officer's site photographs and the likely impact of the specific design of the proposals and did not agree with the officer's assessment. The LRB was of the view that the proposed new dormer to rear of the property was not contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions or to the Non Statutory Guidelines in respect of "Guidance for Householders". The LRB therefore concluded that the scale, design and position of the proposed extension and dormer window, in public view, would not dominate the form and appearance of the original building and would not be to the detriment of the character of the property or the visual amenity of the area.

The LRB were of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards and to grant planning permission.

Motion

To uphold the decision of the Acting Head of Planning and Standards to refuse planning permission for a proposed new dormer to rear at 42D Milton Road, Edinburgh (Application No. 14/00564/FUL).

Reasons

The proposal was contrary to the Edinburgh City Local Plan Policy DES 11, in respect of alterations and extensions, and to Non Statutory Guidelines in respect of "Guidance for Householders" as the scale, design and position of the proposed extension and dormer window, in public view, would dominate the form and appearance of the original building, to the detriment of the character of the property and the visual amenity of the area.

- Moved by Councillor Bagshaw, seconded by Councillor Milligan.

Amendment

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a proposed new dormer to rear at 42D Milton Road, Edinburgh (Application No. 14/00564/FUL), subject to standard planning conditions and informatives.

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
 2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
 3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.
- Moved by Councillor McVey, seconded by Councillor Heslop.

Voting

For the motion – 2 votes.

For the amendment – 3 votes.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a proposed new dormer to rear at 42D Milton Road, Edinburgh (Application No. 14/00564FUL) subject to standard planning conditions and informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

6. Request for Review – 26 Polwarth Terrace, Edinburgh

Details were provided of a review of the refusal of planning permission for to erect decorative railings around the roof at 26 Polwarth Terrace, Edinburgh (Application No. 14/01172/FUL).

Assessment

At the meeting on 6 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plan used to determine the application was numbered 01 (Scheme 1) being the drawing shown under the application reference number (14/01172/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Des 11 (Alterations and Extensions)
 - Policy Env 6 (Conservation Areas Development)
 - Non-Statutory Guidelines on "Guidance for Householders".
 - Non-Statutory Guidelines on "Listed Buildings and Conservation Areas"
 - The Merchiston and Greenhill Conservation Area Character Appraisal
- 2) The procedure used to determine the application and the representations received.
- 3) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report that the proposals would not preserve or enhance the special character or appearance of the conservation area and was of the opinion that no material considerations had been presented in the request

for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission to erect decorative railings around the roof at 26 Polwarth Terrace, Edinburgh (Application No 14/01172/FUL).

Reasons for Refusal

The proposal was contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, Policy Env 6 in respect of Conservation Areas, Development, since the railings on the roof would be highly visible and would introduce an architectural feature which was not characteristic of the conservation area.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

7. Request for Review – 3 Spence Street, Edinburgh

Details were provided of a review of the refusal of planning permission to remove section of existing stone boundary wall (in retrospect) and paving the garden to form a vehicular access at 3 Spence Street, Edinburgh (Application No. 14/00101/FUL).

Assessment

At the meeting on 6 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application was numbered 01-05 (Scheme 1) being the drawing shown under the application reference number (14/00101/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Env 6 (Conservation Areas Development)
 - Non-Statutory Guidelines on "Guidance for Householders".
 - Non-Statutory Guidelines on "Listed Buildings and Conservation Areas"
 - The Blasket Conservation Area Character Appraisal

- 2) The procedure used to determine the application including the representations received and the consultation response from Transport.
- 3) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission to remove section of existing stone boundary wall (in retrospect) and paving the garden to form a vehicular access at 3 Spence Street, Edinburgh, (Application No 14/00101/FUL).

Reasons for Refusal

1. The proposal was contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas – Development, as the proposal would result in the loss of a boundary feature that made a positive contribution to the character and appearance of the conservation area.
2. The proposals were contrary to non-statutory guidance on Listed Buildings and Conservation Areas as the proposal failed to preserve or enhance the character or appearance of the conservation area as identified in the Blasket Conservation Area Character Appraisal.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

City of Edinburgh Local Review Body

10.00 am, Wednesday, 20 August 2014

Present

Councillors Howat (Chair), Blacklock, Mowat and Robson.

1. Chair

Councillor Howat was appointed as Chair.

2. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted.)

3. Request for Review – 8 Bellevue Crescent, Edinburgh

Details were provided of a request for a review of the refusal of planning permission on the proposed change of use from domestic garage to office accommodation at 8 Bellevue Crescent, Edinburgh (Application No. 14/01419/FUL).

Assessment

At the meeting on 20 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents, further written submissions, a site inspection and the holding of one or more hearings. The LRB had also been provided with copies of the decision notice, the report of handling and further representations, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-05 (Scheme 1) being the drawing shown under the application reference number (14/01419/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
Policy Env 6 (Conservation Areas Development)
Policy Emp 1 (Office Development)
- 2) New Town Conservation Area Character Appraisal
- 3) The procedure used to determine the application, including the representations and consultation response received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review along with the further representations received in respect of the review and both the agent and the applicant's responses to these.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission on the proposed change of use from domestic garage to office accommodation at 8 Bellavue Crescent, Edinburgh (Application No 14/01419/FUL).

Reasons for Refusal

1. The proposal was contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas – Development, as the use was not appropriate within the lane as the lane was ancillary to residential use and office use would not preserve or enhance the character of the conservation area.
2. The proposal was contrary to Edinburgh City Local Emp 1 in respect of Office Development, as the location was not of mixed use area, or near public transport and office use was not in character with the local area.

(References – Decision Notice, Report of Handling, Notice of Review and Further Representations, submitted.)

4. Request for Review – 5 Devon Gardens, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for the proposed change of use of land adjacent to 6 Devon Gardens, Edinburgh from open space to private garden ground (Application No. 14/01165/FUL).

Assessment

At the meeting on 20 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice, the report of handling and further representations submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plan used to determine the application was numbered 01 (Scheme 1) being the drawing shown under the application reference number 14/01165FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it did not have sufficient information before it, and would therefore carry out a site inspection. The meeting was adjourned to allow this to be done and after visiting the site the meeting was reconvened and the item re-considered in light of the information circulated to it and the matters identified on the visit.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Os 1 (open Space Protection)
 - Policy Des 4 (Layout design)
 - Policy Tra 13 (Cycle and Footpath Network)
- 2) The Non-Statutory Guidelines Edinburgh Design Guidance'.
- 3) The procedure used to determine the application, including the representations received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review, along with the further representations received and the applicant's response to these.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB took into consideration the applicant's arguments relating to the value of the area of open space and the fact that an alternative route for the connection to the cycle path was feasible should such a connection be required. The LRB, having visited the site fully understood the applicant's reasoning.

The LRB, having taken all the above matters into consideration, did not agree with the officer's assessment. The LRB was of the view that whilst the proposed change of use of land would result in the loss of a potential connection to an off-road network, there was a feasible alternative route available should that be required and that the loss of

open space, given its scale, location and amenity value was not significant. The LRB therefore concluded that the proposals were not contrary to policies Os 1, Des 4 and Tra 13 of the Edinburgh Local Plan.

The LRB was of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards and to grant planning permission.

Motion

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for the proposed change of use of land adjacent to 6 Devon Gardens, Edinburgh from open space to private garden ground. (Application No. 14/01165FUL) subject to standard informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
 2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
 3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development should be given in writing to the Council.
- Moved by Councillor Howat, seconded by Councillor Blacklock.

Amendment

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for the proposed change of use of land adjacent to 6 Devon Gardens, Edinburgh from open space to private garden ground. (Application No. 14/01165FUL).

Reasons

The proposal would result in the loss of a potential connection to an off-road network and loss of open space contrary to policies Os 1, Des 4 and Tra 13 of the Edinburgh City Local Plan.

- Moved by Councillor Mowat, seconded by Councillor Robson.

Voting

For the motion – 2 votes.

For the amendment – 2 votes.

The votes being equal, the Convener used his casting vote for the

amendment.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for the proposed change of use of land adjacent to 6 Devon Gardens, Edinburgh from open space to private garden ground. (Application No. 14/01165FUL) subject to standard informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development should be given in writing to the Council.

(References – Decision Notice, Report of Handling, Notice of Review and Further Representations, submitted.)

5. Request for Review – 2 Hillhouse Road, Edinburgh

Details were provided of a request for a review of the refusal for the proposed remodelling of existing house to form a three storey house at 2 Hillhouse Road, Edinburgh. (Application No. 14/01782/FUL).

Assessment

At the meeting on 20 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and the holding of one or more hearings. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01, 03-05 (Scheme 1) being the drawings shown under the application reference number (14/01782/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
Policy Des 11 (Alterations and Extensions)
- 2) Non-Statutory Guidelines on “Guidance for Householders”
- 3) The procedure used to determine the application, including the letter of representation received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer’s report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed remodelling of existing house to form a three storey house at 2 Hillhouse Road, Edinburgh, (Application No 14/01782/FUL).

Reasons for Refusal

The proposals, in terms of their scale, height and mass, were disproportionate and represented a significant overdevelopment that was not compatible with the character of the existing building and would be detrimental to neighbourhood amenity and character, contrary to Policy Des 11 – Alterations and Extensions of the Edinburgh City Local Plan.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

6. Request for Review – 5 Lochinvar Drive, Edinburgh

Details were provided for a review of the refusal, for a the proposed change of use of existing vacant car parking yard to form used car sales lot, for a temporary period of three years (as amended) at 5 Lochinvar Drive (Land 24 Metres North Of) Edinburgh (Application No. 14/00616/FUL).

Assessment

At the meeting on 20 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice, the report of handling and further representations, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plan used to determine the application was numbered 01 (Scheme 1) being the drawing shown under the application reference number (14/00616FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Des 3 (Development Design)
 - Policy Hou 8 (Inappropriate Uses in Residential Areas)
 - Policy Emp 4 (Employment Sites and Premises)
 - Policy Tra 4 (Private Car parking)
 - Policy Wa 1 (Waterfront Areas of Change)
 - The Non-Statutory Guidance for Business
- 2) The procedure used to determine the application including the representations received.
- 3) The reasons for refusal and the arguments put forward by the applicant in the request for a review along with the further representations received as a consequence of the review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed change of use of existing vacant car parking yard to form used car sales lot, for a temporary period of three years (as amended) at 5 Lochinvar Drive (Land 24 Metres North Of), Edinburgh, (Application No 14/00616/FUL).

(References – Decision Notice, Report of Handling and Notice of Review and Further Representations, submitted.)

Reasons for Refusal

The proposal was contrary to Edinburgh City Local Plan Policy Wa 1 in respect of Waterfront Areas of Change, as the proposal would, if approved, introduce an intervening land use, at odds with the strategic planned nature of the Granton Waterfront “Area of Change” to the detriment of that wider strategic redevelopment.

7. Request for Review – 44 Murrayfield Road, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for the proposed demolition of existing dwellinghouse and redevelopment of the site to form a four storey apartment building consisting of a total of 8 apartments with associated car parking, open space, amended access from Murrayfield Road and a new private driveway from Ravelston Dykes, Edinburgh. (Application No. 14/05324/FUL).

Assessment

At the meeting on 20 August 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and the holding of one or more hearings. The LRB had also been provided with copies of the decision notice, the report of handling and further representations submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development. He also set out and commented on issues raised regarding the processing of the request for a review, raised by one of the representators.

The plans used to determine the application were numbered 01-09 (Scheme 1) being the drawings shown under the application reference number 14/01165FUL on the Council’s Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it did not have sufficient information before it and that an unaccompanied site inspection was required in order that they might fully understand the issues being raised and the characteristics of the site and its surroundings to which reference was made by various parties. The LRB therefore adjourned the meeting and carried out their site inspection, reconvening immediately thereafter to continue consideration of the matter.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Des 1 (Design Quality and Context)
 - Policy Des 3 (Development Design)
 - Policy Hou 1 (Housing Development)
 - Policy Hou 3 (Private Open Space)

- Policy Hou 2 (Housing Mix)
 - Policy Hou 4 (Density)
 - Policy Tra 4 (Private Car Parking)
 - Policy Tra 5 (Private Cycle Parking)
 - Policy Env 3 (Listed Buildings)
 - Policy Env 12 (Trees)
 - Policy Env 16 (Species)
 - Policy Hou 6 (Loss of Housing)
 - Policy Env 18 (Air, Water and Soil Quality)
- 2) The Non-Statutory Guidelines on “Parking Standards”.
The Non-Statutory Guidelines on “Listed Buildings and Conservation Areas”
The Non-Statutory Guidelines “Edinburgh Design Guidance”
 - 3) The procedure used to determine the application including the representations received.
 - 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review along with the further representations received and the applicant’s response to these.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application but did not agree with the officer’s assessment. The LRB was of the view that the proposed demolition of existing dwelling house and redevelopment of the site was acceptable and they dealt with the reasons for refusal as follows:

1. They considered that having visited the site, the proposal due to its height, scale and mass would not have any detrimental impact on the character and appearance of the surrounding area contrary to policies Des 1, Des 3 and Hou 4 of the Edinburgh City Local Plan and Non-statutory Guideline “Edinburgh Design Guidance”. They were of the view that, although different, the design was appropriate as was the way in which the proposals had been developed to have regard to the contours of the site and the relationship to neighbouring buildings.
2. The LRB considered that sufficient information had been submitted to allow a full assessment of the proposal in relation to its impact on trees, bats, neighbouring residential amenity and the surrounding area. Having looked at that material, they concluded that the proposals were not contrary to policies Des 3, Env 12 and Env 16 or the Non-statutory Guideline “Edinburgh Design Guidance.” The LRB was satisfied that those issues had been addressed by the applicant’s submissions.
3. They also considered that the proposal, notwithstanding its height, scale and mass, would not have an adverse impact on the setting of adjacent listed buildings, which were sufficiently separated from the proposals and would not

therefore be contrary to policy Env 3 of the Edinburgh City Local Plan and Non-statutory Guideline “Listed Buildings and Conservation Areas”.

4. In respect of the final reason for refusal, the LRB concluded that the loss of a house was not material, given the replacement with new housing and that the proposed use was not contrary to policy Hou 6 of the Edinburgh City Local Plan.

The LRB was of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards and to grant planning permission as detailed above.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for the proposed demolition of existing dwellinghouse and redevelopment of the site to form a four storey apartment building consisting of a total of 8 apartments with associated car parking, open space, amended access from Murrayfield Road and a new private driveway from Ravelston Dykes, Edinburgh (Application No. 13/05324FUL) subject to standard conditions and informatives:

Conditions:

- 1 A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, should be submitted to and approved in writing by the Head of Planning & Building Standards before work is commenced on site.
- 2 The approved landscaping scheme should be fully implemented within six months of the completion of the development, and thereafter should be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
- 3 A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Building Standards before work is commenced on site; Note: samples of the materials may be required.

Reasons:

- 1 In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
- 2 In order to ensure that the approved landscaping works are properly established on site.
- 3 In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Decision Notice, Report of Handling, Notice of Review and Further Submissions, submitted.)

Planning Committee

10am, Thursday 2 October 2014

Spokes Factsheet: Cycle Storage in Gardens

Item number	6.1
Report number	
Executive/Routine	Executive
Wards	City wide

Executive summary

This report presents a summary of activity on the use of the Spokes factsheet, Cycle Storage in Gardens (Appendix 1) in enforcement cases and by householders in submitting applications for front garden sheds since 3 October 2013.

From the limited number of cases over the period, it is difficult to draw any conclusions about the effectiveness of the Spokes factsheet. Spokes is pleased that the factsheet is now used in such cases, but notes that the low number of cases means that conclusions about its effectiveness are limited. In view of the small number of cases since the factsheet came into operation, it is recommended that monitoring continues and that a further report on activity be submitted two years from now, during which time the factsheet would remain available on the Council website.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Spokes Factsheet: Cycle Storage in Gardens

Recommendations

- 1.1 It is recommended that the Committee:
 1. notes the results of the use of the Spokes factsheet, Cycle Storage in Gardens, in enforcement cases and by householders in submitting applications for sheds in front gardens since October 2013; and
 2. agrees that monitoring should continue and requests a further report on activity in October 2016.

Background

- 2.1 On 3 October 2013, the Planning Committee noted the finalised version of a Spokes factsheet, Cycle Storage in Gardens (Appendix 1). The Committee also agreed that the use of the factsheet in enforcement cases and by householders in submitting applications for front garden sheds should be monitored for a period of six months, and that a summary of activity should be presented to the Committee.
- 2.2 Planning officers worked with representatives of SPOKES to prepare the factsheet which sought to balance the provision of cycle storage with the preservation of character and amenity, especially in conservation areas. The factsheet has been supported by inclusion on the Council's cycling-related web pages and mentioned in the Householder Guidance. Applications continue to be considered in terms of the Householder Guidance.
- 2.3 The erection of a shed is development requiring planning permission. The legislation does not differentiate between the use of a shed – there is no separate categorisation for a structure used for the storage of a bike.
- 2.4 National legislation states that within the curtilage of a single dwelling house (not a flatted property), the erection of a garden shed is permitted development (work that does not require planning

permission) when it is located to the rear of properties subject to certain locational and size restrictions. However, the same legislation requires planning permission for the erection of a shed in all cases within the curtilage of flatted properties. The reason for the stricter control on flatted property relates to the greater potential for issues such as visual clutter and overshadowing. Within conservation areas, development is required to preserve or enhance the character and appearance.

- 2.5 The impact of a shed on the appearance and amenity of the street is a material consideration. However, a small shed capable of accommodating a bike will normally be considered acceptable and granted planning permission in cases where the shed is not located forward of a street elevation.
- 2.6 The Council aims to support and encourage travel by bicycle and recognises the need for secure storage. However, the erection of structures for the storage of bicycles in the front gardens of residential properties has recently resulted in a number of complaints being made by members of the public. All such enquiries have to be considered for potential enforcement action. The Council has a duty to protect the amenity of residential areas and the character and appearance of conservation area.

Main report

- 3.1 The Spokes factsheet details the planning legislation relating to the erection of sheds and provides further guidance on the location, size, form, screening and colour of shed which is likely to be acceptable, where planning permission is required. The factsheet makes it clear that applications are always treated on their merits.
- 3.2 There has been a relatively small number of applications and enforcement cases involving sheds in front gardens since the factsheet was noted by the Planning Committee, on 3 October 2013. For this reason, the monitoring period requested by Committee was extended from six months to 12 months.
- 3.3 There have been seven individual enforcement cases involving unauthorised sheds in front gardens since the October report. These are detailed in Appendix 2.
- 3.4 The sheds in the cases at 10 and 14 Marchmont Road conformed with the Spokes guidelines, but were in the curtilage of listed buildings. They were both moved to the rear garden of the properties following discussion with the householders. No action was taken on the cases at

Caiyside and Lady Menzies Place. The sheds in the cases at 84 Milton Road and 97 Rankin Drive where enforcement action is being progressed did not conform to the Spokes factsheet in terms of size. In the case at 28 Comely Bank Grove, the shed also did not conform to the Spokes factsheet in terms of size. The appeal against the enforcement notice was dismissed on the grounds of the negative impact of the size and appearance of the shed on the character of the area. This shed has since been removed.

- 3.5 An enforcement enquiry was also received from a member of the public raising concerns about garden sheds and bike stores throughout the Shandon Conservation Area. A survey was undertaken of the area which confirmed that 18 sheds had been erected in the front gardens of properties. A number of these appeared to have been *in situ* for a number of years and were time barred from enforcement action.
- 3.6 It was concluded that the area is characterised, to an extent, by sheds in gardens and although planning permission would have been required, the sheds and other structures were not detrimental to the amenity of area. It was resolved that it was not expedient for the Council, as local planning authority, to use its discretionary powers to enforce the removal of the structures or the submission of a retrospective application to regularise the structures.
- 3.7 There have been three applications for sheds in front gardens, since the October 2013 report to the Planning Committee:
 1. 33 Morton Street (13/03984/FUL). Application proposed the erection of metal structure with a footprint of 2.14 square metre and a mono-pitched roof with a maximum height of 1.34 metres. Application attracted six letters of objection. While it complied with the Spokes factsheet, planning permission was refused on 2 December 2013 as it was considered unacceptable in terms of materials, and the character and appearance of the conservation area.
 2. 1 Hillcoat Loan (14/00389/FUL). Erection of a metal container type shed on side garden facing street. The proposed shed was 2.4 metres in length, 1.8 metres in width and 2.13 metres at the apex of the pitched roof. The shed was to be located in a corner of the side garden. The shed was larger than the dimensions specified in the Spokes factsheet. The Development Management Sub-Committee on 13 August 2014 were minded to refuse planning permission on the grounds that the scale and design of the development would have a detrimental impact on the amenity of neighbouring residents and have an adverse effect on the character of the area. Detailed reasons for refusal are to be submitted to a future meeting.

3. 9 Hartington Gardens (14/00675/FUL). The erection of a bike storage shed in the front garden. The cycle storage shed is sized 2m by 1m by 1.1m. The proposal complied with the development plan and represented a minor infringement of the non-statutory guideline Guidance for Householders. The proposal was considered appropriate in terms of its scale, form and design. It was noted that an exception to the guideline was acceptable in this instance since the proposal was typical of the locality and would not have a detrimental impact on the character and appearance of the conservation area. This proposal complied with the Spokes factsheet in terms of size.

Conclusions

- 3.8 From the limited number of cases, it is difficult to draw any conclusions about the effectiveness of the Spokes factsheet.
- 3.9 Spokes note that, in the year since the factsheet has been included as a supplement to the Householder Guidance, there have been relatively few new garden shed applications or enforcement actions. Spokes is pleased that the factsheet is now used in such cases, but notes that the low number of cases means that conclusions about its effectiveness are limited. In view of the small number of cases since the factsheet came into operation, it is recommended that monitoring continues and that a further report on activity be submitted two years from now, during which time the factsheet would remain available on the Council website.

Measures of success

- 4.1 Proposals for cycle storage in gardens comply with planning policies and there is greater public awareness of planning requirements.

Financial impact

- 5.1 The contents of this report will have no impact on Council finances.

Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the document as recommended.

Equalities impact

- 7.1 The content of this report relates to bicycle use which has the potential to improve health and wellbeing.

Sustainability impact

- 8.1 The proposals in this report:

- may reduce carbon emissions by extending access to bicycles for use in the city;
- increase the city's resilience to climate change impacts as increased levels of cycling in the city may reduce the need for vehicular travel; and
- help achieve a sustainable Edinburgh through the promotion of healthier forms of travel.

Consultation and engagement

9.1 There is no requirement for consultation on the contents of this report. Planning officers worked with representatives of Spokes on the preparation of the Factsheet and have discussed the results of the trial with representatives of Spokes.

Background reading / external references

On-Street Residential Bike Parking for Tenement Areas - Report to Transport, Infrastructure and Environment Committee, 21 February 2012.

Guidance for Householders, City of Edinburgh Council, December 2012.

Spokes Tenement Storage Cycle Factsheet, January 2011.

Spokes Factsheet: Cycle Storage in Gardens report to Planning Committee on 3 October 2013.

John Bury

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Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4
Appendices	Appendix 1 – Spokes Factsheet: Cycle Storage in Gardens Appendix 2 – Details of Enforcement Cases

Appendix 1 – Spokes Factsheet: Cycle Storage in Gardens



The Lothian Cycle
Campaign

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Cycle Storage in Gardens

This factsheet provides information for householders in Edinburgh who need to store bikes in their garden. It mainly covers front gardens, as that is where most problems arise, but it also explains the position for other gardens.

Contents

1. Background.
2. Do I need planning permission for a shed/container in a garden?
3. What additional permissions may be needed?
4. Can I be sure of getting planning permission?
5. What if I have problems with planning permission or if I am told to remove an existing bike shed/container?
6. Related issues and possible future developments

1. Background

This factsheet has been produced firstly, in an attempt to reconcile the Council's objectives and targets on increasing cycle use¹ with its conservation and amenity policies; secondly, to give greater clarity and assurance to householders needing bike storage facilities in their garden; and thirdly to minimise abortive costs and administration for householders and for the Council.

1 The City Council has adopted bold targets that, by 2020, 10% of all trips and 15% of commuting trips should be by bike. See the *Active Travel Action Plan*, www.edinburgh.gov.uk/downloads/file/4409/active_travel_action_plan

Most sheds or other storage containers in Edinburgh have been installed without the householder consulting the Council, and we suspect this is the case in most or all councils. However, if you do this in a location where planning permission is needed, and a member of the public complains, even up to four years later, your local Council may take enforcement action against you. Unfortunately enforcement action can be a very stressful process possibly involving an enforcement notice and an appeal to the Scottish Government. After four years, if no enforcement action has been taken against you, then “deemed planning permission” applies and no action can be taken.²

Unfortunately, planning permission costs £192 [April 2013 figure] - more than the cost of many sheds/containers!

Planning rules do not differentiate between different uses of a shed - there are no specific rules which apply to “cycle sheds”. The rules assume that a shed may be used for *any* non-commercial purpose. Storage of bikes, garden equipment and Council recycling boxes are common uses. There are no rules about the *type* of shed - it might for example be a proprietary metal storage box, or a softwood framed timber shed with hinged doors. See below for the criteria most likely to result in permission being granted.

2. Do I need planning permission for a shed/container in a garden?

- ◆ **In the garden of a flat – YES.**
- ◆ **In the front garden of a house (or any side garden adjoining a public road) – YES.**
- ◆ **In the rear garden of an unlisted house not in a conservation area – NO, except that under *Permitted Development Rights*³ buildings “*incidental to the enjoyment of the dwelling*” are restricted to a height of 4m overall, 3m at the eaves, and 2.5m at the eaves if within one metre of the boundary. Also, the total area covered by proposed and existing development must be less than half the relevant curtilage.⁴**
- ◆ **In the rear garden of a house in a conservation area, or of a listed building – as for rear gardens above, but with an additional limitation of a maximum floor area of 4 sq m.**
- ◆ **Further restriction – if the house is part of a development with open plan front gardens, there may also be title restrictions.**

2 See the Scottish Government paper *Planning Enforcement Charter - A guide to enforcing planning controls* at www.scotland.gov.uk/Publications/2009/12/17093151 and *Planning Circular 10/2009: Planning Enforcement* at www.scotland.gov.uk/Publications/2009/09/16092848/0.

3 See *Guidance on Householder Permitted Development Rights* www.scotland.gov.uk/Resource/0038/00388268.pdf

4 "Curtilage" is the garden area behind the principal elevation. The principal elevation is the front of the house but also including the side elevation where it adjoins a public road.

Further general advice on planning and how to apply for planning permission is available from the City of Edinburgh Council.⁵

3. What additional permissions may be needed?

Building a shed or structure on your property may require a building warrant and/or need to meet building standards which are set within the Building Regulations. The requirements in place are predominately to prevent the spread of fire and the type of property where you intend to build your shed/structure and the size and position of the shed/structure will determine whether any requirements will be imposed.

Or

For example, if you are constructing a shed/structure for your bike within the boundaries of a house you will not need a building warrant or to meet any building standards provided your shed/structure is less than 8 m². The shed/structure will need to be at least 1m from the boundary if it is within 1m of your home. However if you live in a flat, the shed/structure should be at least 1m from your flat, 3m from any adjoining flat and at least 1 m from the boundary. Again the shed/structure should be no more than 8m².

Interpreting these complex restrictions can be confusing and it is advisable to contact the Building Standards section of the City of Edinburgh Council before you build your shed/structure to ensure that the Building Regulations are being complied with and no permissions are required.

Listed Building Consent may be necessary if your property is listed as being of historic interest, but only if your shed/container is to be physically attached to the listed structure. Information on listed buildings is available from various government websites [6](#).

4. Can I be sure of getting planning permission?

The Council has agreed that, where planning permission is required, applications where the guidelines below have been followed would normally expect to be granted permission. However, applications are always treated

⁵ See *Guidance for Householders and Listed Buildings and Conservation Areas*, at www.edinburgh.gov.uk/planningguidelines

⁶ Information about listed buildings: www.environment.scotland.gov.uk or www.historicscotland.gov.uk/historicandlistedbuildings

on their own merits. Applications which do not fully meet these guidelines might also succeed, but again would depend on the particular circumstances.

- ◆ Consider the best position in the garden not only for your ease of access but also to minimise intrusion into the views of neighbours and of the passing public.
- ◆ Discuss your ideas with your neighbours and try to meet any criticisms they may have about your choice.
- ◆ Keep the size of your shed/container within the most common maximum dimensions of 2.5m long x 1.2m deep x 1.5m high. A mono-pitched roof often has a lower profile than a ridged roof and this can make the structure less obtrusive.
- ◆ Select a colour for the shed/container which is not obtrusive and which fits in with its surroundings. Note that varnish or some coloured wood stains may look too conspicuous, even though a shed is constructed from 'natural' wood.
- ◆ Try to screen the shed/container to some degree with planting, a wall, or other discreet means.

5. What if I have problems with planning permission or if I am told to remove an existing bike shed/container?

If you have difficulty coming to an agreement with the Council as to what is reasonable and acceptable, or if you have been given a notice to remove an existing shed, use the review or appeal system as below. However:

- ◆ Remember that if your shed has been in place more than four years, you should be allowed to leave it in place [section 1 above].
- ◆ Enforcement by the Council is discretionary and only if they judge it to be in the public interest.⁷ This opens up the line of argument/defence that encouraging cycling is not only in the public interest but is also Council and national policy. Of course, this argument has then to be balanced against amenity considerations.

Contact your councillors for advice, preferably before lodging an appeal. Each ward has 3 or 4 councillors, and you can find yours by typing in your postcode at www.writetothem.com.

Spokes may also be able to help. Please contact us, but remember that we are an organisation of volunteers, so may not always have the capacity to help.

⁷ See the Scottish Government paper *Planning Enforcement Charter - A guide to enforcing planning controls* at www.scotland.gov.uk/Publications/2009/12/17093151

There are several cases where householders have won appeals, often with help, advice and support from local councillors and/or Spokes.

If you are refused planning permission under delegated powers [i.e. by Council officers] then your appeal will be decided by a Council Local Review Body made up of councillors.

If you are refused planning permission by the Planning Committee, or if you are served with an enforcement notice to remove an existing shed, your appeal is decided by a government official (called a Reporter).

In both cases the documentation from the Council should give full details of how to lodge your appeal and any closing dates. Your councillors should also be able to advise.

6. Related Issues and Possible Future Developments

Other local authorities

The garden bike storage issue is not unique to Edinburgh or indeed to Scotland. For example both Ealing and Wandsworth Councils in Greater London are taking steps⁸ to reconcile amenity considerations with the need to encourage bike ownership and use.

National regulations

Like all councils, the City of Edinburgh is bound by planning law and regulations. Much of the difficulty for householders in Scotland who need garden bike storage could be removed if the Scottish Government changed the rules for permitted development, so as to allow front garden sheds/containers which meet certain criteria, such as those in section 4 of this factsheet. Spokes is lobbying MSPs for this change in regulations.

8 Garden bike storage in Ealing and Wandsworth Council areas – issues and council initiatives
www.spokes.org.uk/wordpress/wp-content/uploads/2013/03/Ealing-factsheet-Cycle-storage-in-front-gardens.pdf

Appendix 2 – Details of Enforcement Cases



14 Marchmont Road –Property is listed and in a conservation area. Following negotiations with the owner the shed was removed and relocated to the rear garden.



10 Marchmont Road –Property is listed and in a conservation area. Following negotiations with the owner the shed was removed and relocated to the rear garden.



101 Caiyside - Planning permission was granted for the erection of the shed, in retrospect (13/04847/FUL). This followed an enforcement case.



84 Milton Road - Whilst both sheds represent unauthorised development, the removal of the taller of the two sheds would resolve the cumulative adverse impact on the streetscene, particularly given its more prominent position approximately 20 cm from the pavement edge. Having regard to the above, an enforcement notice has been served requiring the removal of the taller of the two sheds. The shed does not conform to the Spokes factsheet in terms of size.



97 Rankin Drive – The householder has been asked to remove the shed and enforcement action will be recommended for its removal if no action taken. The shed does not conform to the Spokes factsheet in terms of size.



3 Lady Menzies Place - In this case, the uniformity of the streetscape has been shaped, to a degree, by the historical installation of sheds. The appearance of this part of the conservation area is now characterised by a mixture of sheds of different shapes and sizes. In these circumstances, this particular shed does not have an adverse or unacceptable effect on the character or appearance of the conservation area. It was, therefore, not considered expedient to seek the removal of this shed.



28 Comely Bank Grove - An appeal against an enforcement notice for the removal of a shed measuring 1.5m x 2.05m x 2.1m in the front garden of 28 Comely Bank Grove was dismissed on 14 October 2013. The shed has now been removed.

The dismissal of the appeal was based on amenity grounds as the timber building was very prominent in the street scene, incongruous in its setting in the garden of the 3-storey block of red sandstone flats and detracted from the character of the area. The shed did not conform to the Spokes factsheet in terms of size.

Planning Committee

10am, Thursday, 2 October 2014

Local Development Plan: Action Programme Update

Item number	7.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The purpose of this report is to provide Committee with an update on the Local Development Plan (LDP) Action Programme.

The LDP Action Programme is a statutory requirement of the development plan process. It sets out a list of actions, including infrastructure measures, needed to deliver the policies and proposals in the LDP. The Action Programme is a corporate document. It is intended to be used as a mechanism to coordinate development proposals with the infrastructure and services needed to support them and to align the delivery of the LDP with corporate and national investment in infrastructure.

To facilitate the delivery of the Action Programme an officer Action Group, chaired by the Director of Services for Communities, has been set up. In order to help facilitate the early delivery of the infrastructure actions contained within the Action Programme, this report also identifies that early funding is required for its timely delivery.

Links

Coalition pledges	P4 , P8 , P15 , P17 , P18
Council outcomes	CO7 , CO8 , CO16 , CO18 , CO19 , CO22 , CO23
Single Outcome Agreement	SO1 , SO2 , SO3 , SO4

Local Development Plan: Action Programme Update

Recommendations

- 1.1 It is recommended that the Committee:
- 1) agrees to use the approved Second Proposed Action Programme to deliver required infrastructure in advance of the adoption of the Local Development Plan;
 - 2) notes that the implications of the Action Programme for Council budgets are coordinated through Local Development Plan Action Group;
 - 3) notes the revenue and capital funding required to deliver infrastructure in 2015/16 and thereafter; and,
 - 4) agrees to refer this report to Corporate Policy and Strategy Committee for information.

Background

- 2.1 The Local Development Plan (LDP) sets out a new approach to developer contributions and infrastructure provision which is linked closely with the Action Programme. The approach takes advantage of the new statutory requirement, introduced by the 2006 Planning Act, for planning authorities to prepare an Action Programme setting out how their Local Development Plan (LDP) will be implemented. Councils are required to:
- publish an Action Programme within three months of formally adopting the LDP;
 - publish an updated Action Programme at least every two years;
 - set out in the Action Programme a list of actions, including infrastructure measures, needed to deliver the policies and proposals in the LDP;
 - state the timescale for completing each action; and
 - identify who is responsible for carrying out each action.
- 2.2 In addition to the above statutory requirements, the Action Programme for the Edinburgh LDP will be used:
- as a mechanism to coordinate development proposals with the infrastructure and services needed to support them; and
 - to align the delivery of the LDP with corporate and national investment in infrastructure.

- 2.3 For this to be successful, it is important that the Action Programme be prepared and approved as a corporate document. To this end, it was agreed by the Corporate Policy and Strategy Committee, in December 2012, that the first adopted Action Programme and subsequent updates will be reported annually for approval by the Corporate Policy and Strategy Committee as well as by the Planning Committee, on a schedule which would align with the budget setting process.
- 2.4 To support the new approach, planning guidance on Developer Contributions and Affordable Housing was reviewed in February 2014.
- 2.5 The Committee approved the Second Proposed Local Development Plan, on 19 June 2014, and agreed to refer the Action Programme to the Corporate Policy and Strategy Committee.

Main report

- 3.1 The Second Proposed LDP, approved by Planning Committee on 19 June 2014, sets out five aims:
 - AIM 1: support the growth of the city economy.
 - AIM 2: help increase the number and improve the quality of new homes being built
 - AIM 3: help ensure that the citizens of Edinburgh can get around easily by sustainable transport modes to access jobs and services
 - AIM 4: look after and improve our environment for future generations in a changing climate
 - AIM 5: help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life.
- 3.2 The Plan recognises that all five aims can only be achieved if infrastructure provision is given the same level of attention as housing and employment growth. This is addressed by the actions identified in the Addendum to the Transport Appraisal and Revised Education Infrastructure Appraisal which accompanied the Second Proposed Plan. The Second Proposed Action Programme sets out how the measures identified in those appraisals will be delivered.
- 3.3 In approving the Second Proposed LDP, the Committee noted the requirement to have in place sufficient infrastructure to facilitate the level of housing development and that the required infrastructure is identified and costed with a budget provision identified through the Action Programme. The Committee also noted that infrastructure should have an agreed implementation date before housing development is initiated.

Local Development Plan Action Group

- 3.4 In order to ensure that the necessary infrastructure actions are planned, funded and delivered on an appropriate timescale, a corporate LDP Action Group has been set up. The group is chaired by the Director of Services for Communities, and comprises senior officers from across the Council. It meets on a monthly basis. The main tasks of the Action Group are:
- To approve annual updates of the LDP Action Programme for reporting to Planning Committee and Corporate Policy and Strategy Committee.
 - To identify costs and timescales of essential infrastructure measures relating to LDP proposals (e.g. a school extension or transport improvements).
 - To consider reports on cumulative viability of developer contributions for relevant planning applications.
 - To refer for implementation by relevant staff actions such as:
 - Construction or procurement of schools and school extensions.
 - Design and/or upgrading of existing road junctions.
 - Construction of pedestrian / cycle routes out with development sites.
 - To identify where additional infrastructure will lead to revenue and capital budget implications.
 - To identify where:
 - funding is required upfront in order for infrastructure actions to proceed, or
 - where development value is insufficient, whether as a result of viability or for other reasons, to support the full cost of relevant essential infrastructure.

Early delivery of infrastructure

- 3.5 Applications for the new housing sites in the Second Proposed LDP are now coming forward for determination. At this stage, there is no evidence to indicate that meeting the full cost of the relevant infrastructure would threaten the economic viability of these sites.
- 3.6 However, in order to allow for timely delivery and for infrastructure to have an agreed implementation date before housing development is initiated, the delivery of infrastructure needs to be progressed. Therefore Committee is requested to agree to use the Second Proposed Action Programme in advance of the adoption of the LDP.
- 3.7 In order to progress the costing of these actions, identification of funding requirements, any supporting studies required and in certain services, additional

staffing, needs to be identified. These requirements are set out in the Action Programme Reporting Schedule (Appendix 1).

- 3.8 In order to facilitate this early work, funding has been identified to allow feasibility and costing work to be progressed in this financial year, to be managed by the Action Group.
- 3.9 However, to allow for infrastructure to be progressed in the longer term, both revenue and capital funding will require to be identified in order to allow the timely delivery of the infrastructure associated with the corporate Local Development Plan Action Programme.
- 3.10 It should be noted that the funding of these actions does not commit the Council to deliver the projects, and costs can be recouped from the developers through legal agreements.

Measures of success

- 4.1 A measure of success is an efficient and effective approach to land use planning, which ensures that new developments are suitably served by supporting infrastructure.

Financial impact

- 5.1 Indicative costs for many of infrastructure and other actions which would support the LDP's policies and proposals, are set out in the Second Proposed Action Programme which is included at Appendix 1, although some gaps remain to be identified and costed. It should be noted that the indicative costs, shown in this analysis, are at current prices and therefore exclude any future cost inflation, which may arise up to the point of delivery. For any actions which require new land to be identified, these costs also exclude the acquisition cost of this land. For all sites where new accommodation is required, in the absence of feasibility studies having been undertaken, the costs exclude any abnormal site or associated site enabling infrastructure costs which might arise.
- 5.2 This report identifies the Local Development Plan: Actions Programme actions which are required to be funded in order for infrastructure to be planned and funded within an appropriate timescale.
- 5.3 As can be seen in Appendix 1, revenue expenditure relating to feasibility studies totalling approximately £1.040m has been identified in order to ensure timely delivery of the infrastructure associated with the Local Development Plan Action Programme.
- 5.4 Although the LDP assumes that capital costs associated with providing necessary infrastructure will be fully funded by developers through Section 75 contributions, a risk remains on both the timing and achievement of these

contributions which could create a short-term or overall loan charge funding pressure for the Council.

- 5.5 Currently, no allowance exists in the 2015/16 and future years' capital or revenue budgets to support the expenditure highlighted above. Any provision for additional resources to fund one-off feasibility and additional staffing costs in 2015/16 will require Council to identify and allocate revenue funding as part of the revenue budget process. The Action Programme excludes additional staffing costs as they are not recoverable from development. The level of resource required and how it will be funded is to be discussed by the Corporate Management Team. Any provision for additional resources to fund capital expenditure will require Council to identify and allocate corresponding sustainable revenue funding to meet the associated loans charges.
- 5.6 If additional resources are not identified and allocated through the budget process then services will be required to meet the costs outlined above through existing budget allocations and prioritisation of requirements.
- 5.7 Members should also note that many of the actions which have been identified in this report will, once delivered, result in significant additional ongoing revenue costs being incurred, for which provision will require to be made in future Council revenue budgets. This applies in particular to the provision of additional accommodation, such as new schools or extensions to existing schools; in addition to the ongoing property running costs (rates, utilities, cleaning and repairs and maintenance) there will be significant additional staffing costs to educate the additional pupils which generate the requirements for these actions. Other revenue costs include those relating to new streets, and any new green spaces adopted by the Council.
- 5.8 It should be noted that population growth within Edinburgh is likely to result in additional Council Tax revenues and beyond 2015/16, increased grant funding support. It is therefore expected that some of the increase in costs explained in 5.7 above is matched by an increase in funding to support this. The position will be kept under review as requirements become clearer.
- 5.9 This report, the Action Programme and the Reporting Schedule (Appendix 1) will be referred to the Corporate Policy and Strategy Committee for information.

Risk, policy, compliance and governance impact

- 6.1 Preparing an LDP is a statutory process in which the risk of failure to comply with relevant legislation and guidance needs to be managed. It is also an activity for which national policy exists and needs to be taken into account. The collection of developer contributions through legal agreements must follow the tests set out within Scottish Government Circular 3/2012.
- 6.2 Although the LDP assumes that capital costs associated with providing necessary infrastructure will be fully funded by developers through Section 75

contributions, a risk remains on both the timing and achievement of these contributions which could create a short-term or overall loan charge funding pressure for the Council.

- 6.3 There is also a risk that if neither of the two scenarios described in paragraphs 5.5 and 5.6 above are realised, necessary infrastructure enhancements will be delivered later relative to the housing construction programme. This would have impacts on service delivery and the Council's economic and environmental objectives. This was also a weakness of the outgoing planning policy on developer contributions, and is one of the reasons for implementing a new approach.
- 6.4 The intended corporate role of the action programme has led to new governance arrangements, through the formation of an officer action group to lead the implementation and annual reporting of the action programme.

Equalities impact

- 7.1 An Equalities and Rights Impact Assessment has been carried out. There is no equalities impact arising from this report.

Sustainability impact

- 8.1 The impact of this report in relation to the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcomes are summarised below:
- The proposals in this report will have a positive impact on carbon emissions because the Action Programme deals with the application of policy in relation to the Local Development Plan. Development Plans set out policy which aims to reduce carbon emissions from new development (transport, design, open space and education) and the Action Programme implements this.
 - The proposals in this report will have a positive effect on the city's resilience to climate change impacts because the report deals with the application of the Action Programme in relation to the Local Development Plan. Development Plans set out policy which aims to reduce carbon emissions from new development (transport, design, open space and education) and the Action Programme implements this.
 - The Action Programme will help achieve a healthy and resilient economy by ensuring that the housing, economic and mixed use proposals within development plan are delivered.
 - The Action Programme will have no impact directly in natural resources, although it implements development plan policy that aims to use resources efficiently and protect biodiversity.

- The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised.

Consultation and engagement

- 9.1 The Action Programme forms part of the Local Development Plan. The main LDP consultation process was carried out in late 2011 / early 2012 at the Main Issues Report stage. The findings informed the first Proposed Plan and the Second Proposed Plan.
- 9.2 The Second Proposed Plan was published for a statutory period of representations from 22 August to 3 October.
- 9.3 The financial approach set out within this report has been discussed and agreed with Finance.

Background reading/external references

Local Development Plan: Aims & Delivery – [Report to Corporate Policy & Strategy Committee 4 December 2012](#)

Proposed Local Development Plan – [Report to Planning Committee 19 March 2013](#)

Developer Contributions and Affordable Housing – finalised version – [Report to Planning Committee 27 February 2014.](#)

Second Proposed Local Development Plan – [Report to Planning Committee 19 June 2014](#) (www.edinburgh.gov.uk/localdevelopmentplan) and [Second Proposed Action Programme](#)

[Circular 3/2012](#) – **Planning Obligations and Good Neighbour Agreements**

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Links

Coalition pledges	P4 Draw up a long-term strategic plan to tackle both over-crowding and under use in schools P8 Make sure the city's people are well-housed, including
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	<p>encouraging developers to built residential communities, starting with brownfield sites</p> <p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P17 Continue efforts to develop the city’s gap sites and encourage regeneration</p> <p>P18 Complete the tram project in accordance with current plans</p>
Council outcomes	<p>CO7 Edinburgh draws in new investment in development and regeneration</p> <p>CO8 Edinburgh’s economy creates and sustains job opportunities</p> <p>CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well-managed neighbourhood</p> <p>CO18 Green – We reduce the local environmental impact of our consumption and production</p> <p>CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm</p> <p>CO22 Moving efficiently – Edinburgh has transport system that improves connectivity and is green, healthy and accessible</p> <p>CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community</p>
Single Outcome Agreement	<p>SO1 Edinburgh’s economy delivers increased investment, jobs and opportunities for all</p> <p>SO2 Edinburgh’s citizens experience improved health and wellbeing, with reduced inequalities in health</p> <p>SO3 Edinburgh’s children and young people enjoy their childhood and fulfil their potential</p> <p>SO4 Edinburgh’s communities are safer and have improved physical and social fabric</p>
Appendices	<p>Appendix 1: LDP Action Programme Reporting Schedule.</p>

APPENDIX 1 – LDP Action Programme - Reporting Schedule

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
TRANSPORT ACTIONS						
WATERFRONT						
New Street in Leith Docks (T15)	£15M	TIF	TBC	Transport	TBC	Still to be programmed
Craigentiny – Leith Links Cycle (T8)	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Salamander Cycle Link (T8)	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Couper Street – Citadel Place (T8)	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Waterfront Avenue to Granton Rail path (T8)	£100,000	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
WEST EDINBURGH						
Eastfield Road and Dumbells junction (T9) • Detail Civil Engineering and Traffic Control Design	£450,000	WET CZ	Project costed	Transport	TBC	Still to be programmed
Gogar Link Road (T10)	£37.2m	WET CZ	Identified within West Edinburgh Transport Appraisal (WETA)	Transport	With development	Still to be programmed
A8 additional junction (T11)	£1.8m	WET CZ	Identified within WETA	Transport	With development	Still to be programmed
Improvements to Newbridge Roundabout (T12)	£5m	WET CZ	Identified within WETA	Transport	With development	Still to be programmed
Improvements to Gogar Roundabout (T13)	£0.3m	WET CZ Edinburgh Park/ South Gyle	Identified within WETA	Transport	With development	Still to be programmed
MAYBURY / CAMMO						
Maybury Junction (T17) • Civil Engineering and Traffic Control Design	£1.5M*	BMT CZ	Feasibility 10% of total cost - £150,000. Total project cost £1.5m	Transport	With development	Still to be programmed
Craigs Road Junction (T18) • Civil Engineering and Traffic Control Design	£500,000*	BMT CZ	Feasibility 10% of total cost - £50,000. Total project cost £500,000)	Transport	With development	Still to be programmed
Barnton Junction (T19) • Traffic Control Design (MOVA)	£500,000*	BMT CZ	Feasibility 10% of total cost - £20,000. Total project cost £200,000)	Transport	With development	Still to be programmed
Maybury / Edinburgh Gateway Station link and bridge over railway. • Bridge over railway line. Cyclepaths to Gyle (600m) (and underpass of A8?), A8 (300m) and to Gogar Link rd (500m). • Shared use cycleway along Turnhouse Road (1.5km) or on-road segregated cycleway. • Input into design team’s re-design of Maybury Junction for cycling and walking. • Design toucan crossings and integration of cycling and peds	£1.5-75m	Maybury	<ul style="list-style-type: none"> • Feasibility £15,000 • Design • Construct • Land purchase for link to Gogar Link Rd. • Opportunity for permit resolution and build by NETWORK RAIL if S75 can be achieved. 	Transport – Active Travel (2)	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
and junction of Cammo Walk and Maybury Rd.						
Cammo Walk North <ul style="list-style-type: none"> • Cycle path connecting Cammo to Maybury site and extending to Cammo Estate. • Either close off street to traffic <u>or</u> two-segregated cycleway parallel to road. • Toucan crossings at Craigs road junction. 	£350,000	Cammo	<ul style="list-style-type: none"> • Feasibility £6000 • Design • Construct £250,000 • Land purchase of verge/land alongside Cammo walk road if cycle path option chosen. • Land purchase between Cammo site and Cammo Walk. 	Transport – Active Travel (1)	With development	Still to be programmed
<ul style="list-style-type: none"> • TRO for lower speed limit along Maybury Road 	TBC	Cammo	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Bus infrastructure on Maybury Road / peak period bus capacity 	TBC	Cammo	S75 cost to be established	Transport / S75	With development	Still to be programmed
Pedestrian crossing facilities on Maybury Road / pedestrian cycle connections to east. <ul style="list-style-type: none"> • Crossings x4 – toucan or d island of Maybury road • Shared use paths (150m) across parkland to East Craigs estate • Potential landownership purchase for parkland. 	£50,000 for path works £160,000 for 4 toucan crossings	Cammo	<ul style="list-style-type: none"> • Feasibility £2500 • Design • Construct • Land ownership for new paths across parkland. 	Transport – Active Travel (12)	With development	Still to be programmed
<ul style="list-style-type: none"> • TRO for lower speed limit along Turnhouse Road 	TBC	Maybury	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Bus route Craigs Road/Turnhouse Rd 	TBC	Maybury	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade bus infrastructure on Turnhouse Rd 	TBC	Maybury	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • New footway/cycleway along south-west side of Turnhouse Road 	TBC	Maybury	Developer to provide as part of application	Transport / S75	With development	Still to be programmed
SOUTH WEST EDINBURGH						
Sherrifhall Junction Upgrade (T14)	TBC	SDP Level	Contribution Zone being established at SDP level.	Transport Scotland / SesTran / Transport / S75	Strategic improvement	Still to be programmed
West of Fort Kinnaird Road to the Wisp (T16)	£200,000	Developer	Civil Engineering Design	Transport / S75	With development	Still to be programmed
LIBERTON / GILMERTON						
Burdiehouse Junction (T21) <ul style="list-style-type: none"> • Traffic Control Design (MOVA) 	£200000*	BBT CZ	Feasibility 10% of total cost - £20,000	Transport / S75	With development	Still to be programmed
Gilmerton Crossroads (T20) <ul style="list-style-type: none"> • Traffic Control Design (MOVA) 	£200,000*	GC CZ	Feasibility 10% of total cost - £20,000	Transport / S75	With development	Still to be programmed
Gilmerton Rd / Drum Street Junction capacity upgrade <ul style="list-style-type: none"> • Traffic Control Design (MOVA) 	£200,000	Gilmerton Liberton	Feasibility 10% of total cost - £20,000.	Transport / S75	With development	Still to be programmed
Access and parking strategy for Drum Street	£75,000	Gilmerton Liberton	£10,000 Surveys, investigation, consultations reporting	Transport / S75	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
Old Burdiehouse Road to Burdiehouse Burn path link (off site) <ul style="list-style-type: none"> • Upgrades of pedestrian crossings to toucan crossings. Short section new path (10m) and path widening to 3m (30m). • New access point and shared use path (20m) link to Existing path (Land ownership of Greenspace for 10m of path). • Widen existing path to 3m (70m) from Southhouse Broadway to bus stop at A701. • New, two stage, toucan crossing of A701. • New path (30m) to link from crossing to site (may require land purchase). • Upgrade path to Morton Mains. Surface path (1200m), land ownership for path, negotiate with farmer/adopt. • Toucan crossing at North access linking to existing footway on B701(3m wide) 	£500,000	Broomhills	Feasibility £6000 Design Construct Land purchase – if necessary £50000	Transport – Active Travel (4)	With development	Still to be programmed
<ul style="list-style-type: none"> • Old Burdiehouse Road to Broomhills Road cycle path (on site Active travel) 	TBC	Broomhills	Developer to provide as part of application	Developer	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade bus stops on Burdiehouse Road 	TBC	Broomhills	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Street improvements to Burdiehouse Road 	TBC	Broomhills	\$75 cost to be established	Transport / S75	With development	Still to be programmed
A720 underpass – Burdiehouse Burn path link (T8) (off site) <ul style="list-style-type: none"> • D island crossing (Lang Loan). Path surface upgrade (200m). Construct shared use footway beside Lang Loan road (200m), may require land purchase for footway. New path construction 3m to underpass of A720 (600m) • <u>Additional:</u> • Widen existing path in Burdiehouse Burn Park to 3m (300m) run parallel to sites northern boundary and links to western access point. 	£175,000 (CONSTRUCTION ONLY) <u>Additional</u> £150,000	CEC / Burdiehouse	Feasibility study already undertaken by consultant. Still requires design, construction, land purchase of 2385m2 area <u>Additional</u> Feasibility £3000 Design Construct Land purchase – 30m2	Transport – Active Travel (3)	With development	Design / Discussion Stage
<ul style="list-style-type: none"> • improvements and pedestrian crossing on Burdiehouse Road 	TBC	Burdiehouse	\$75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade bus stops on Burdiehouse Rd and Frogston Rd East. Enhance peak capacity. 	TBC	Burdiehouse	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Bus route through site and bus gate. 	TBC	Burdiehouse	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Gilmerton Road to Laswade Road path link 	TBC	Gilmerton Dykes Road	\$75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade bus stops on Laswade Rd/Gilmerton Rd 	TBC	Gilmerton Dykes Road	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Enhance peak period bus capacity on Gilmerton Road 	TBC	Gilmerton Dykes Road	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • New footway along Gilmerton Dykes Road. 	TBC	Gilmerton Dykes Road	\$75 cost to be established	Transport / S75	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
Cycle/orbital public transport link alongside Laswade Road <ul style="list-style-type: none"> • Upgrade old railway path from site to Lasswade Road – resurface • Ramp up to re-surfaced path (above) from development site • D island crossing of Gilmerton station road and construct 50m of shared use footway from existing verge • New 3m shared use path (200m) between Gilmerton Dykes Road site and Gilmerton station road site. • New access shared use path to site on northern boundary (50m). 	£500,000	Gilmerton Station Road	Feasibility £6000 Design Construct Land purchase of railway path?	Transport – Active Travel (5)	With development	Still to be programmed
<ul style="list-style-type: none"> • TRO for lower speed limit on Gilmerton Station Road 	TBC	Gilmerton Station Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade bus stops and peak capacity on Gilmerton Road 	TBC	Gilmerton Station Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Safeguard land along Gilmerton Road frontage for potential bus priority scheme 	TBC	Gilmerton Station Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • New footway along Gilmerton Station Rd 	TBC	Gilmerton Station Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Pedestrian crossing facilities on Gilmerton Rd 	TBC	Gilmerton Station Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Cycle link – Gilmerton Road to Laswade Road 	TBC	The Drum	S75 cost to be established	Transport / S75	With development	Still to be programmed
Drum Street to SE Wedge Parkland - Cycle link <ul style="list-style-type: none"> • Upgrade crossing (Zebra) to toucan crossing of Gilmerton Road. • Widen existing footway to 3m (shared use) • Toucan crossing to access The Drum site • New 3m shared use path (70m) from western boundary of The Drum site to Candlemaker’s Park and Candlemaker’s Park to the Drum Park. May require land purchase. 	£50000 Not including land purchase cost	The Drum / Gilmerton Station Road	Feasibility £2000 Design Construct Land purchase of link to Candlemaker’s Park.	Transport – Active Travel (6)	With development	Design / Discussion Stage
<ul style="list-style-type: none"> • Upgrade bus stops and enhance peak capacity on Gilmerton Road 	TBC	The Drum	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade existing bus stops in Lasswade Road. 	TBC	Ellen’s Glen Road	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • Upgrade existing S/B bus stop and provide new N/B bus stop in Gilmerton Road. 	TBC	Ellen’s Glen Road	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • New footway along east boundary frontage of site. 	TBC	Ellen’s Glen Road	S75 cost to be established	Transport / S75	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
<ul style="list-style-type: none"> Widening and upgrade of existing footway along Ellen's Glen Road 	TBC	Ellen's Glen Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> Direct Link to Moredunvale Road 	TBC	Moredunvale	S75 cost to be established	Transport / S75	With development	Still to be programmed
NEWCRAIGHALL						Still to be programmed
Newcraighall to QMUC public transport link (T7)	TBC	Newcraighall	Condition on developer to design and build road. CEC paying for extra 1.3m for bus route	Transport / S75	With development	Still to be programmed
Gilberstoun link (T8)	TBC	TBC	Update required	Transport – Active Travel	With development	Still to be programmed
Greendykes Public Transport Link (T6)	£2.3M	CEC / developer	Complete?	Transport – Public Transport	With development	Still to be programmed
<p>Newcraighall North and East sites:</p> <ul style="list-style-type: none"> Upgrade of existing Pedestrian crossing to a Toucan between above cyclepath and the small park on southside of Newcraighall Road. Widening and re-surfacing of path in park (mentioned above) to 3m shared use path (100m) Surfacing and widening of path from Gilberstoun to Gilberstoun Loan (150m) Link from NCN 1 (by Park View) to Newcraighall Station. Options: (1) New 3m wide cycleway (40m) and tunnel under railway (2) Segregated cycleway/shared use footway on Newcraighall Road to Newcraighall Station. Segregated cycleway/shared use footway From Newcraighall North and East sites (along Newcraighall Road) to Fort Kinard. Either conversion of existing cycle lane to 2-way segregated cyclelanes, or widening and conversion of shared use footways. 	<p>£125,000 for segregated cycleway option to Station</p> <p>£1m for path and tunnel to station option</p> <p>£100,000 to extend segregated cycleway to Fort Kinard</p>	Newcraighall North and East. Possible contribution from Brunstane too?	Feasibility £15,000 Design Construct Land purchase	Transport – Active Travel	With development	Design / Discussion Stage
<ul style="list-style-type: none"> Close Brunstane Road South to general traffic or provide segregated cycling facility (350m) Provide access from Brunstane Road South to Brunstane site and link to NCN 1 path at boundary of Northern Boundary of Newcraighall North. Secure Bike parking at Brunstane Station Replacement of stepped bridge at Brunstane Station with ramped bridge for cyclists and pedestrians. Or investigate potential for an underpass of the railway and Gilberstoun road. If neither then at least (worst option) a wheeling ramp on existing footbridge bridge Segregated cycleway along Milton Road (A1) from north site entrance to Colliedene Crescent (250m). LED stud lighting along Brunstane Burn along northern 	£1m (if including bridge or underpass options). £180,000 without bridge/tunnel	Brunstane	Feasibility £15,000 Design Construct Land purchase	Transport – Active Travel	With development	Design / Discussion Stage

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
boundary of site (700m) • Access from site to Newhailes House along Eastern boundary of site.						
Improve pedestrian/cycle crossing facilities on Milton Road East and Newcraighall Road. • Toucan crossing and segregated cycleway (50m) linking the current NCN 1 path across Newcraighall Road to the alignment of the cycle and public transport safeguard (T7) in the LDP.	£150,000	Brunstane	Feasibility £2000 Design Construct Land purchase of link to Candlemaker's Park.	Transport – Active Travel (11)	With development	Design / Discussion Stage
• Safeguard for link under the Newcraighall railway line.	TBC	Brunstane		Transport / S75	With development	Still to be programmed
• Increase secure cycle parking at Brunstane and Newcraighall Stations	£8000	Brunstane	Construct £8000	Transport / S75	With development	Still to be programmed
• Upgrade existing bus stops on Milton Road East.	TBC	Brunstane	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
• Increase frequency of direct city centre service and also to key local facilities, to achieve PT mode share.	TBC	Brunstane	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
• Review operation of A1/Newcraighall Road junction and help provide improvements, if deemed necessary.	TBC	Brunstane	S75 cost to be established		With development	Still to be programmed
QUEENSFERRY						Not started
Enhanced car parking capacity at Dalmeny Station by adding new level. / Additional cycle parking at Dalmeny Station.	TBC	Sites within Queensferry	S75 cost to be established	Transport / S75	With development	Still to be programmed
• New footway and cycle path along frontage of site on south side of Builyeon Road.	TBC	Builyeon Road	S75 cost to be established	Transport – Active Travel	With development	Still to be programmed
• Provide pedestrian/cycle crossing facilities on Builyeon Road.	TBC	Builyeon Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
Pedestrian/cycle route to Dalmeny Station including a new route crossing the A90 (off site) • Bridge or underpass access across A90 to retail park. • Link path through retail park to South Scotstoun Site, 3m shared use (300m). • x3 D island or Toucan crossing of A904 to link with existing paths/road. • Widen existing access and path to 3m shared use (25m). Path linking to site access and Echline Park/View. • Widen existing path to 3m (10m) and access chicane gates to 1.5m	£600,000	Builyeon Road	Feasibility £15000 Design Construct Land ownership through retail park	Transport – Active Travel (9)	With development	Design / Discussion Stage

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
<ul style="list-style-type: none"> Upgrade existing bus infrastructure facilities and provide new stops on Builyeon Road. Additional bus capacity and increased frequency of direct city centre service and also to key local facilities. 	TBC	Builyeon Road	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> Implement TRO and physical measures for reduced speed limit on Builyeon Road. 	TBC	Builyeon Road	\$75 cost to be established	Transport / S75	With development	Still to be programmed
<p>South Scotstoun - East/west cycle route through site to allow realignment of existing NCR.</p> <ul style="list-style-type: none"> D island or Toucan crossing of B800 to retail site path (see 9). LED stud lighting along old railway line path from east boundary of site for (1000m) New 3m shared use path for NCN1 and access point to reconnect path (450m) –land ownership/purchase for path. 	£200,000	South Scotstoun	Feasibility £2500 Design Construct Land ownership for new NCN path, external to site.	Transport – Active Travel (10)	With development	Design / Discussion Stage
<ul style="list-style-type: none"> Upgrade existing bus stop facilities on Kirkliston Road, Scotstoun Avenue and in Dalmeny. 	TBC	South Scotstoun	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> Additional capacity and increased frequency of direct city centre service and also to key local facilities 	TBC	South Scotstoun	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> Upgrade existing bus stops in Bankhead Road/Main Street. 	TBC	Dalmeny	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed
SOUTH WEST EDINBURGH						Still to be programmed
<p>Gillespie Crossroads</p> <ul style="list-style-type: none"> Traffic Control Design (MOVA) 	£200,000*	BMTCZ	Feasibility 10% of total cost - £20,000	Transport / S75	With development	Still to be programmed
Hermiston Park & Ride	£5k per space	HPRCZ	Design & Costing - £10,000 <ul style="list-style-type: none"> Investigate current Currie and Balerno usage of spaces in facility and calculate pro rata basis for all SW developments. Survey and Analysis. 2 man weeks. 	Transport	With development	Still to be programmed
<p>Improve high quality pedestrian/cycle link to Curriehill Station</p> <ul style="list-style-type: none"> Wheeling ramp over railway bridge. Upgrade of existing path to 3m shared use and signage to development and railway station. 	£50,000	Curriehill Road	Feasibility £1000 Design Construct	Transport – Active Travel (8)	With development	Still to be programmed
<ul style="list-style-type: none"> Provide new footway along east boundary frontage (Curriehill Road) to link with existing footway network 	TBC	Curriehill Road	\$75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> Help provide additional cycle parking at Curriehill Station. 	TBC	Curriehill Road	\$75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> Upgrade existing bus stop facilities in Riccarton Avenue. 	TBC	Curriehill Road	\$75 cost to be established	Transport – Public Transport	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
Upgrade cycle routes between Newmills Road and Water of Leith <ul style="list-style-type: none"> • Reopen tunnel mouth and link with NCN75. • Or –toucan crossing of A70 and ramp to NCN75 • New path along old railway line to Ravelrig Road. Includes tree clearance, ramp to road and crossing of burn. 	£400,000	Newmills Road	Feasibility £14000 Design Construct Land purchase of link to Ravelrig Road.	Transport – Active Travel (7)	With development	Still to be programmed
<ul style="list-style-type: none"> • Improved pedestrian/cycle crossing facilities on A70, in vicinity of Newmills Road junction – may be requirement for signal control. 	TBC	Newmills Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Provide additional cycle parking at Curriehill Station 	TBC	Newmills Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Provide new bus stop facilities on A70, in vicinity of Newmills Road. 	TBC	Newmills Road	S75 cost to be established	Transport – Public Transport	With development	Still to be programmed
<ul style="list-style-type: none"> • New footway along east frontage boundary 	TBC	Newmills Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
<ul style="list-style-type: none"> • Train - extended car park at Curriehill Station. 	TBC	Newmills Road	S75 cost to be established	Transport / S75	With development	Still to be programmed
OTHER ACTIVE TRAVEL						Not started
West Approach cycle link	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Family Cycle Network Link along railway viaduct (multiple bridges required)	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
North Meggetland – Shandon Link (includes bridge over railway)	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Donaldson cycle link	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Inglis Green cycle link, new Water of Leith Bridge	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Westfield Road – City Centre	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Gordon Terrace – Robert Burns Drive link path	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Barnton Avenue crossing	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
To King’s Buildings and Mayfield Road	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Astley Ainslie Hospital	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Pilrig Park – Pirrie Street	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Off road alternative NCR 75	TBC	TBC	Update required	Transport – Active	TBC	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) Still to be programmed 2) Design / Discussion Stage 3) Work on Site 4) Complete
				Travel		
Ramped access from Canal to Yeoman Place	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Morningside to Union Canal link	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Fork Kinnaird to QMUC link	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed
Wisp to Fort Kinnaird link	TBC	TBC	Update required	Transport – Active Travel	TBC	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	NEEDED BY	1) On track 2) Completed 3) Not started 4) Not due
EDUCATION ACTIONS						
WATERFRONT						
New Western Harbour ND primary school (SCH 5)	TBC	LEND CZ	The education options within Edinburgh Waterfront require to be re-assessed which will identify any educational infrastructure actions required and the associated cost. Feasibility studies may require to be undertaken regarding any such actions.	Children & Families	With development	Still to be programmed
New Waterfront Avenue (ND) Primary School.	TBC	GEND CZ	The education options within Edinburgh Waterfront require to be re-assessed which will identify any educational infrastructure actions required and the associated cost. Feasibility studies may require to be undertaken regarding any such actions.	Children & Families	With development	Still to be programmed
MAYBURY / CAMMO						
New Maybury (ND) Primary School and 60/60 nursery (SCH6)	£12.874m*	WEND CZ	Land requirements to be established. Catchment area to be established Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed
Extension to Gylemuir (ND) Primary School and 40/40 nursery	£866,000*	WEND CZ	Land requirement to be established. Catchment area review Early design/feasibility work (£15,000*)	Children & Families	With development	Still to be programmed
Extension to Hillwood (ND) Primary School	£710,000*	WEND CZ	Land requirement to be established. Catchment area to be extended Early design/feasibility work (£15,000*)	Children & Families	With development	Still to be programmed
West Edinburgh High Schools Extension (ND)	£12.630m*	WEND CZ	There are three high schools for which potential expansion actions which require to be considered. Early design/feasibility work x 3 (£90,000*) Catchment areas to be considered	Children & Families	With development	Still to be programmed
Extension to Fox Covert (RC) Primary	£601,000*	WERC CZ	Estimated cost identified. Early design/feasibility work (£15,000*)	Children & Families	With development	Still to be programmed
Extension to St Augustines (RC) High School	£2.692m* (this is the	WERC CZ	Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	NEEDED BY	1) On track 2) Completed 3) Not started 4) Not due
	combined requirement including Queensferry – see below)					
LIBERTON / GILMERTON						
OP 1) New Gilmerton South (ND) Primary School and 30/30 nursery (SCH 7)	£6.565m*	GLEND CZ01	Land requirements to be established. Catchment area to be established Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed
OP 1) New Broomhill (ND) Primary School and 40/40 nursery (SCH 8)	£7.771m*	GLEND CZ01	Land requirements to be established. Catchment area to be established Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed
OP2) Extension to Gilmerton (ND) primary school	TBC	GLEND CZ02	The feasibility of having a four stream primary school requires to be considered from an educational perspective before any detailed assessment was undertaken of the physical implications which would arise form this option. Early design/feasibility work for Option 2 x 2 major extensions (£60,000*) Catchment impact would need to be considered	Children & Families	With development	Still to be programmed
OP2) Extension to Gracemount (ND) primary school	TBC	GLEND CZ02		Children & Families	With development	Still to be programmed
Extension to Liberton and Craigour Park if required due to catchment changes	TBC	GLEND CZ02		Children & Families	With development	Still to be programmed
Extension to South East Edinburgh High Schools	£7.446m*	GLEND CZ01	There are three high schools for which potential expansion actions which require to be considered. Early design/feasibility work x 2 (£60,000*) Catchment impact would need to be considered	Children & Families	With development	Still to be programmed
Extension to St John's Vianney (RC) Primary School	£300,000*	GLER P CZ	Estimated cost identified. Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed
Extension to St Catherine's (RC) Primary School	£720,000*	GLE RC (P) CZ	Estimated cost identified. Early design/feasibility work (£15,000*)	Children & Families	With development	Still to be programmed
NEWCRAIGHALL / CRAIGMILLAR						
Option 1 - New Brunstane (ND) Primary School and 40/40 nursery (SCH 9)	£9.797m*	CEND CZ	Land requirements to be established. Catchment area to be established Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed
Option 2 – As option 1, but additional 2 class extension to Newcraighall (ND) Primary School	£601,000*	CEND CZ	Land requirements to be established. Early design/feasibility work (£15,000*)	Children & Families	With development	Still to be programmed
New Greendykes (ND) Primary School and 40/40 nursery (SCH 3)	£9.797m*	CEC / PARC / S75 / developers / CECZ	The education options within Craigmillar require to be re-assessed which will identify any educational infrastructure actions required and the associated cost. Feasibility studies may require to be undertaken regarding any such actions. Land requirements to be established. Catchment area to be established	Children & Families	With development	Still to be programmed
Extension to Castlebrae High School	£7.303m*	CEC / PARC / S75 / developers	Site for the new school including space for possible future expansion identified in the latest Craigmillar town centre master plan.	Children & Families	With development	Still to be programmed
Replacement Castlebrae High School (SCH 2)	TBC	CEC / PARC / S75 / developers	Early design/feasibility work (£30,000*)	Children & Families	With development	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	NEEDED BY	1) On track 2) Completed 3) Not started 4) Not due
QUEENSFERRY						
New Builyeon Road (ND) Primary School and 40/40 nursery (SCH 10)	£9.797m*	QUEND CZ	Early design/feasibility work (£30,000*) Land requirements to be established. Catchment area to be established	Children & Families	With development	Still to be programmed
Extension to Queensferry (ND) High School	£6.644m*		Early design/feasibility work (£30,000*) Land requirements to be established. Catchment area to be established	Children & Families	With development	Still to be programmed
2 class extension to St Margaret's (RC) Primary School	601,000*	QUERC CZ	Early design/feasibility work (£15,000*) Land requirements to be established.	Children & Families	With development	Still to be programmed
Extension to St Augustines (RC) High School	£2.692m* (this is the combined requirement including Maybury/Cammie – see above)	QUERC CZ / WEERC CZ	Early design/feasibility work (£30,000*) Land requirements to be established.	Children & Families	With development	Still to be programmed
SOUTH WEST EDINBURGH						
5 class extension to Currie (ND) Primary School (SCH10)	£984,000*	SWEND CZ	Early design/feasibility work (£15,000*) Land requirements to be established.	Children & Families		Still to be programmed
ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	TIMESCALE	1) On track 2) Completed 3) Not started 4) Not due
GREENSPACE						
Dalry Community Park(GS1)	£30,000	CEC developers	<ul style="list-style-type: none"> Identified within Open Space Strategy to bring quality from fair to good. Assess potential for wider redevelopment of area and park within OSS update. 	Parks & Greenspace / Planning.	2013-2020	Still to be programmed
Leith Western Harbour Central Park (GS2)	TBC	Developers	<ul style="list-style-type: none"> Developer led parkland as part of wider western Harbour development. To be maintained by developer / private maintenance agency The cost of providing the park and ongoing maintenance are not known at this time 	Developer	With development	Still to be programmed
Leith Links Seaward Extension (GS3)	TBC	Developers	<ul style="list-style-type: none"> Open space proposal for sports pitches, allotments and other open space uses Leith Links Seaward Extension Landscape Study will inform more detailed landscape plans for the extension. If parkland is to be adopted, revenue requirements for maintenance need to be established 	Developer	With development	Still to be programmed
South East Wedge Parkland (GS4)	£3.8m	CEC	<ul style="list-style-type: none"> Currently at Feasibility Stage 	Parks & Greenspace		
Niddrie Burn Parkland (GS5)	£1m	CEC	<ul style="list-style-type: none"> Upgrade to parkland. 	Parks & Greenspace	TBC	Still to be programmed

ACTION	COST	FUNDING	STATUS	RESPONSIBLE OFFICER	NEEDED BY	1) On track 2) Completed 3) Not started 4) Not due
IBG Open Space (GS6)	£2m	Developers	<ul style="list-style-type: none"> Developer led parkland as part of wider IBG development 	Developer		Still to be programmed
Gogar Burn (GS7)	£22m	Edinburgh Airport / SEPA / CEC / SNH	<ul style="list-style-type: none"> Developer led parkland as part of wider west Edinburgh development 	Developer	2018-2022	Still to be programmed
Inverleith Depot (GS8)	£2-3m	CEC	<ul style="list-style-type: none"> Currently in use as depot. Awaiting outcome of review of depots and other service requirements. 	Lindsay Glasgow	TBC	Still to be programmed
Broomhills Park (GS9)	TBC	Developers	<ul style="list-style-type: none"> Developer led parkland as part of Broomhills development If parkland is to be adopted, revenue requirements for maintenance need to be established 	Developer / Parks & Greenspace	With development	Still to be programmed
Curriemuirend (GS10)	TBC	Developers	<ul style="list-style-type: none"> Upgrade to parkland as part of Curriemuirend development Design & Costing - Resources to be identified 	Parks & Greenspace	With development	Still to be programmed
Newmills Park (GS11)	TBC	Developers	<ul style="list-style-type: none"> Upgrade to parkland as part of Newmills development Design & Costing - Resources to be identified 	Parks & Greenspace	With development	Still to be programmed

Planning Committee

10.00am, Thursday, 2 October 2014

The Edinburgh Planning Concordat Engagement Fund

Item number	7.2
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The purpose of the report is to update the Committee on the take-up of grants under the Edinburgh Planning Concordat Engagement Fund and proposes some minor changes to the eligibility criteria.

The Edinburgh Planning Concordat Engagement Fund was approved by the Committee on 8 August 2013 in conjunction with the Edinburgh Planning Concordat which seeks to promote consensual working between developers, the Council and community councils on major development in the City. The fund allows grants of up to £300 to assist community councils in engaging with the wider community. The Committee asked for an annual update of the take-up of the grant.

Since approval, there have been two applications for grant assistance, both of which have been agreed.

Links

Coalition pledges	P15 , P27 , P28
Council outcomes	CO7 , CO24 , CO26
Single Outcome Agreement	SO1

The Edinburgh Planning Concordat Engagement Fund

Recommendations

- 1.1 It is recommended that the Committee
- (1) notes the take-up of grants from the Edinburgh Planning Concordat Engagement fund and;
 - (2) agrees to the proposed changes to the eligibility criteria to encourage greater take-up of the grant.

Background

2.1 The Edinburgh Planning Concordat Engagement Fund (EPCEF) was agreed in principle by the Planning Committee on 8 August 2013. The EPCEF was set up in response to community council concerns that they do not have the resources to engage more widely with their communities on major planning applications at pre-application stage. Pre-application consultation on major planning applications is required under planning legislation in Scotland. A budget of £5000 was set aside for the fund and the processing arrangements were agreed with the Communities and Neighbourhoods Committee.

2.2 The criteria for the grants were set out as follows:

- Maximum grant to be £300.
- Grants to be used for the following purposes and other communication methods in a similar format:
 - distribution of information such as leaflets, postcards, mail shots;
 - public notice boards in shop windows, GP surgeries, churches, community facilities, etc;
 - e-participation through websites;
 - public stalls/street stalls e.g. in a shopping centre;
 - door to door surveys;
 - special public meetings; and
 - Exhibition boards in public places.

All such methods should include details on how comments can be made to the community council.

- Grants will only be given where the information being distributed is impartial and genuinely seeks the wider community view.

- Grants will only be given where the community council has approached the developer for assistance and this has been refused. For instance, the developer could pay for leafleting exercises and this could form part of the discussion about the form of community engagement.
- All invoices and receipts should be submitted for auditing purposes.

Main report

Major Development Proposals since August 2013

- 3.1 To date, only two applications have been received for grant assistance from the EPCEF, to engage more widely with the local community. Currie Community Council received £234 for engagement on the Garden District site. Queensferry and District Community Council applied for £150 for the Ferrymuir site. Both grants have been agreed. In agreeing the grant for the Ferrymuir consultation, it was decided to waive the requirement for the developer to be approached first to fund the engagement as the community council felt this would potentially compromise its view.
- 3.2 Since 8 August 2013, there have been 48 Proposal of Application Notices submitted to the Council and community councils for major development in Edinburgh. The small number of grant applications reflects the circumstances of the last year as explored below.
- 3.3 New community councils were elected in October 2013 and details of the Edinburgh Planning Concordat and the Engagement Fund were only issued in December 2013 to allow for office bearers and training to be put in place. Therefore, there is not a full year's experience of the take up of the grant.
- 3.4 To date, 16 community councils out of 43 have signed up to the Edinburgh Planning Concordat and have given an undertaking to work consensually with developers and the Council when new major development is proposed in their area. Neither of the two community councils receiving grant have signed up but this is not a requirement.
- 3.5 Further training was carried out for community councils in May/June 2014 and the information on the concordat and the engagement fund was re-issued after that. It should also be noted that the Community Council scheme requires community councils to demonstrate how they are fulfilling their responsibilities as representative bodies. Guidance has recently been issued to community councils on how they can engage more widely and therefore provide evidence that they meet the requirements of the scheme. This is compatible with the aims of the EPCEF.

Feedback from Community Councils

- 3.6 All community councils which have had Proposal of Application Notices in their areas since August 2013 have been asked for comments on why they have not

applied for grants for consultation assistance. Eight responses have been received (44%). These are summarised in Appendix 1.

3.7 The main reasons for the lack of applications are as follows:

- Unaware of the availability of the grants but would use it in future;
- Developers have paid for leafleting and hall rents;
- Not found it necessary to date but would use it;
- Available funds are insignificant;
- Timescale is too short to prepare paperwork for grant assistance; and
- Prefer to rely on old fashioned, qualitative methods – small numbers of considered responses.

Comments were also made that community council funding in general should be increased but this is outwith the remit of the Planning Committee. It was also suggested that it would be useful if the money could be used to improve modern technology. However, the eligibility criteria already allows for e-participation through websites. Clarification was also sought regarding major developments in adjoining areas and whether grant assistance would be available for this.

Changes to Eligibility Criterion

3.8 The feedback from community councils suggests that there is a lack of awareness about the grants and this can be addressed through further publicity. However, take-up could be improved with some minor changes to the eligibility criteria. These are set out in Appendix 2.

3.9 Clarification can be given on the use of the grant for social media. In addition, it is clear that some developers are paying for publicity in some cases and this should remain a general principle but the criteria should allow for cases where community councils feel that it is inappropriate for developers to pay these costs. The main change suggested is that where a community council feels a major development in an adjacent area may have an impact, the grant should be available for engagement on this.

Measures of success

4.1 The measure of success will be increased take up of the grant and the development industry and local communities working together to engage constructively.

Financial impact

5.1 There are no financial risks arising from this report. The level of grant is small and can be accommodated within the overall Planning and Building Standards budget.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council. Pre-application consultation on major applications is part of the statutory planning framework.

Equalities impact

- 7.1 An Equalities and Rights Impact Assessment has been carried out. This is limited because the grants are only available to community councils who are deemed to be statutory consultees on major planning applications in Edinburgh. The Public Sector Equality Duty requires existing policy and processes to be reviewed to ensure compliance with legislation. The opportunity has therefore been taken to establish if there are any barriers to the take-up of the grant and address any obstacles to participation.

Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below:
- This report will have no impact on carbon emissions because the report deals with grants to community councils;
 - This report will have no effect on the city's resilience to climate change impacts because the report deals with grants to community councils; and
 - This report will help achieve a sustainable Edinburgh because it promotes participation in the planning system.

Consultation and engagement

- 9.1 Community councils were asked if there were any reasons why they had not applied for grant funding. Eight responses were received and these have informed the recommendations in the report.

Background reading/external references

Report to Planning Committee 8 August 2013: [The Edinburgh Planning Concordat 2013 and Engagement Fund.](#)

John Bury

Acting Director, Services for Communities

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Links

Coalition pledges	<p>P15 – Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P27 – Seek to work in full partnership with Council staff and their representatives</p> <p>P28 – Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city</p>
Council outcomes	<p>CO7 – Edinburgh draws new investment in development and regeneration</p> <p>CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives</p>
Single Outcome Agreement	<p>SO1 - Edinburgh's economy delivers increased investment, jobs and opportunities for all</p>
Appendices	<p>1 - Feedback from community councils</p> <p>2 - Changes to Eligibility Criteria</p>

APPENDIX 1 – FEEDBACK FROM COMMUNITY COUNCILS

PLANNING CONCORDAT ENGAGEMENT FUND EMAIL TO COMMUNITY COUNCILS AUGUST 2014

On 8 August 2013, the Planning Committee agreed the principle of providing a small grant to assist community councils in carrying out engagement on major applications, and approve the criteria for such grants to be paid. However, to date we have only had 2 applications for grant assistance. We would welcome some quick feedback as to why this is the case.

1. Is there a particular reason why you have not applied for grant assistance to engage with the wider community?
2. Are there any changes to the rules which would make it easier for you to apply for assistance?
3. Any other comments?

Community Council	Feedback
Northfield & Willowbrae	Northfield and Willowbrae is a sort of new CC and I am sure would apply for this grant if we had any “major” applications – which, at present, seems unlikely. It might be that when the planning for the new St John’s Primary School is in prospect, we will be applying.
Balerno	<ol style="list-style-type: none">1. I was unaware of this grant scheme, can you please forward info onto me.2. I don't know.3. Balerno is an area that is under siege from developers and we (Balerno CC) have opposed all of the proposals to build within our <u>Balerno Green Belt</u>. We are also busy in responding to other planning proposals, appeals, and proposed new Edinburgh Local Development Plans. We receive no payment for the many hours of work spent on planning matters, so if applying for grants means a lot more paper work then no thanks. The CEC should simply increase the CC funding to cover such work.
Ratho	To date the developers have paid for the leafleting of the local houses and the hall for the public exhibition. We have incurred costs for handouts at the subsequent public meetings we have held but no hall costs - we are lucky at present. As the handouts included the Community Council's initial thoughts on the points for and against (ie against) the proposals we understood that the grant was not available for this purpose. We would be delighted to be told we are wrong!
Cramond & Barnton	Since our CC has little spare cash after accommodation costs have been met we would certainly take advantage of the engagement fund. However, to date we have not found it necessary to impose on public money in this way. Despite this we are content that

	we have engaged comprehensively with our community and indeed see it as our primary role.
West End (secretary)	<p>As secretary and on Behalf of the WECC I was not aware of this grant and that could be perfectly possibly my own fault. However I can see that such grants would be most welcome as we are in the middle of great commercial changes which are affecting the character of a large residential population in the city.</p> <p>Due to modern living the social cohesion of the residential population is fragmented and far less influential in expressing and maintaining a meaningful dialogue with a succession of disengaged officials whose prime motivation is revenue generation or commercial exploitation and even worse. To engage with residents we need to publicise our community council in a more proactive way and I can think that some print media and other ideas not costing the earth may indeed help us. To that extent we would like to avail ourselves of this fund and will of course manage its use carefully in the direction it was designed for. Our next meeting is on the 2nd September but I have taken it upon myself to reflect the general opinion expressed so far that we would like to take advantage of your offer.</p>
West End (planning convenor)	<p>As far as the two current major applications in our area are concerned (The Haymarket and Douglas House/Belford House), I had not seen any need for WECC to undertake any extra engagement with the community that would require us to use our funds. It appeared that the developers in question were prepared to notify and advertise as WECC had suggested through the PAN process. (On checking up on the distribution of leaflets to advertise public consultation events, however, I found important gaps and will be commenting on this when the planning applications come forward.) In future WECC would consider producing its own flyers for example.</p> <p>WECC would find it helpful if funds were made available for developing our modern technology as a means of reaching a wider public, eg website update, Facebook, Twitter, as well as applying for support to deal with specific developments.</p>
Leith Central	<ul style="list-style-type: none"> • available funds are insignificant compared to developers' resources • the timescales to deploy any funds are often very short: CCs who will often struggle to submit a considered response, don't have time to think about applications at this point • unless a consultation can address all relevant households (efficiently and reliably), any quantitative results are statistically irrelevant (or even unreliable, as we can't check the authenticity of individual responses); so, we rely on old-fashioned qualitative methods - small numbers, but free <p>Of course, CEC could automatically pay a consultation grant to a CC (proportionate to scale of application) as a major application is being submitted (and the processing fee is collected).</p>
Fairmilehead	<p>1 We have not applied for a grant as to date there have been no qualifying applications in our area.</p> <p>We received notification last week of a PAN for a major application but the developers are putting on an exhibition. They</p>

	<p>are being contacted to see what other publicity they will be giving the community.</p> <p>If the need ever arose then FCC would be minded to apply for a grant. There may be circumstances in the future, depending on the LDP, when we may need to apply.</p> <p>2 The existing rules appear OK.</p> <p>3 Clarification on developments just over our CC boundary and in another council area. For example, there are proposals for a major development next to the entrance to the Midlothian Snow Sports Centre. This is within the Midlothian area and would be dealt with by them but our boundary (and the city boundary) ends at the entrance to the snow sports centre. We objected to the previous plans several years ago and would possibly do again.</p> <p>In the south and south east of Edinburgh there may be similar situations of developments within Midlothian just over the boundary. Would such situations be covered if any of the adjoining Edinburgh CCs were affected?</p>
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APPENDIX 2 – CHANGES TO ELIGIBILITY CRITERIA

THE CITY OF EDINBURGH COUNCIL PLANNING CONCORDAT ENGAGEMENT FUND FOR COMMUNITY COUNCILS

#

CRITERIA

The **Planning Concordat Community Engagement Fund** has been established in recognition of the key role that Community Councils have in representing community interests and to allow them to engage more widely with their communities on major developments.

A grant of up to £300 will be available to Community Councils for proposals which meet the relevant criteria.

PLANNING CONCORDAT ENGAGEMENT FUND CRITERIA

Grants will be given:

- Where the Community Council has approached the developer for assistance and this has been refused. For instance, the developer could pay for leafleting exercises and this could form part of the discussion about the form of community engagement;
- Where the Community Council has given a reasoned explanation as to why it is not appropriate to request financial assistance from the developer;
- Where major developments in adjacent community council areas may impact on your community council area and so require wider community engagement;
- Where the information being distributed is impartial and genuinely seeks the wider community view.

SPECIAL CONDITIONS OF AWARD

- All funds and facilities must be used solely for purposes of the Community Council which are consistent with the terms and conditions of the Community Council Scheme.

SOME EXAMPLES OF ELIGIBLE PROJECTS

Grants are to be used for the following purposes and other communication methods in a similar format:

- Distribution of information such as leaflets, postcards, mail shots;
- Public notice boards in shop windows, GP surgeries, churches, community facilities etc;
- E-participation through websites **including the setting up of social media**;
- Public stalls/street stalls eg in a shopping centres;
- Door to door surveys;
- Special public meetings; and
- Exhibition boards in public places.

APPENDIX 2 – CHANGES TO ELIGIBILITY CRITERIA

THE CITY OF EDINBURGH COUNCIL PLANNING CONCORDAT ENGAGEMENT FUND FOR COMMUNITY COUNCILS

#

Please note the following:-

- Not all major developments will require wider community engagement;
- No awards will be made for day to day running costs or administration which should be met from the Community Council's annual grant;
- Grants must be used within 12 months of award;
- The maximum grant payable is £300;
- No retrospective awards will be made;
- Community Council representatives will bring forward their proposals for the use of the fund for presentation by Planning and agreement by the Neighbourhood Partnership;
- Community Councils will be required to keep a record of expenditure - all invoices and receipts should be submitted for auditing purposes;
- A report on the use of the fund across a neighbourhood will form part of the annual Community Plan report prepared by the Neighbourhood Manager;
- Each grant will be issued under the City of Edinburgh Council Standard Funding Conditions;
- Community Councils will be required to submit a report to the Neighbourhood Partnership at the end of the financial year detailing how the grant was spent. This should demonstrate how the initiative has contributed and added value to the local community plan.

Application packs are available by e-mail or by post by contacting:

Jo-Anne Jamieson, Planning Technician
Waverley Court, Business Centre G2
4 East Market Street, EDINBURGH EH8 8BG
Tel 0131 529 3147 Email jo-anne.jamieson@edinburgh.gov.uk

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Planning Committee

10.00am, Thursday 02 October 2014

Corporate Performance Framework - Performance for January to June 2014

Item number	7.3
Report number	
Executive/Routine	Executive
Wards All	

Executive summary

This report provides an update on Council performance against Planning strategic outcomes. The report is presented in line with the update of Council's Performance Framework approved by Corporate Policy and Strategy Committee in December 2013, and contains analysis of performance covering the period from January to June 2014.

Links

[Coalition pledges](#)
[Council outcomes CO14](#)
[Single Outcome Agreement](#)

Name of report

Recommendations

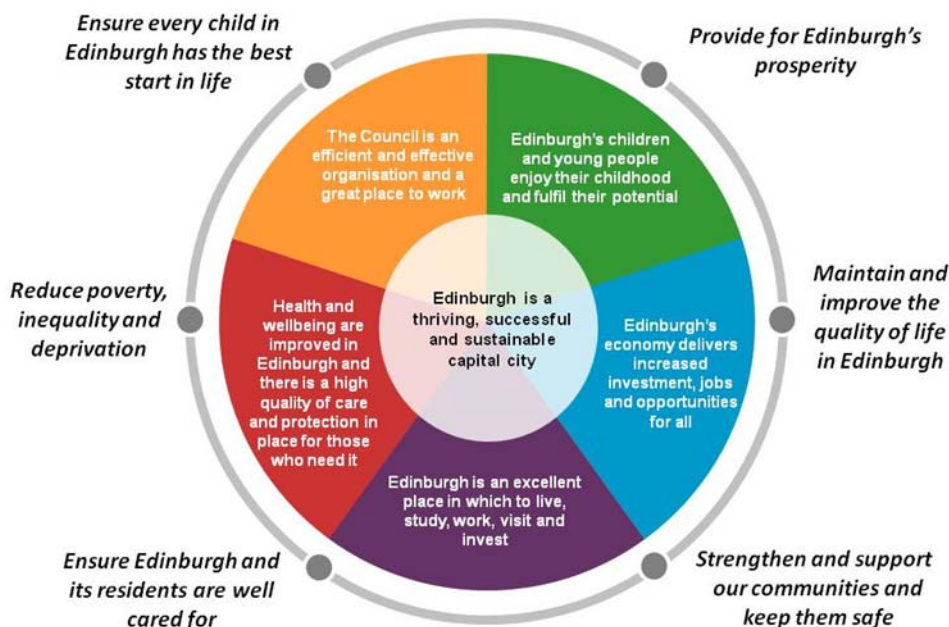
- 1.1 It is recommended that the Planning Committee notes the performance for the period from January to June 2014.

Background

- 2.1 The '[Review of political arrangements](#)' report to the City of Edinburgh Council on 24 October 2013 approved a number of revisions to committee business. It was agreed by Council that performance monitoring, review and scrutiny will be led by the Executive Committees on a bi-annual basis, with oversight by the Corporate Policy and Strategy Committee.
- 2.2 This report provides an update on performance for planning for the period January to June 2014.

Main report

- 3.1 The Council's Performance Framework is set out in the diagram below and takes account of the Council's vision, five strategic outcomes and the six key Capital Coalition pledges.



- 3.2 This report provides a performance update under the Council outcome shown above: Edinburgh is an excellent place to live, study, work, visit and invest.
- 3.3 The Corporate Dashboard in [Appendix 1](#) provides an overview of performance in meeting these Council outcomes from January to June 2014. Further detailed information by indicator is provided in [Appendix 2](#).

Measures of success

- 4.1 This report provides detail on Council performance against delivery of planning outcomes for the period from January to June 2014.

Financial impact

- 5.1 The financial impact is set out within the Council's Performance Framework.

Risk, policy, compliance and governance impact

- 6.1 Risk, policy, compliance and governance impact is integrated within the Council's Performance Framework.

Equalities impact

- 7.1 Reducing poverty, inequality and deprivation is integrated within the Council's Performance Framework.

Sustainability impact

- 8.1 The sustainability impact is set out within the Council's Performance Framework.

Consultation and engagement

- 9.1 Priorities and outcomes have been developed in consultation with stakeholders.

Background reading / external references

The [Council's Performance Framework](#) approved by Corporate Policy and Strategy Committee on 3 December 2013.

John Bury

Acting Director of Services for Communities

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E-mail: jo.mcstay@edinburgh.gov.uk | Tel: 0131 529 7950

Links

Coalition pledges

Council outcomes CO14

**Single Outcome
Agreement**

Appendices

[Appendix 1: Corporate Dashboard](#)




[Appendix 2: Corporate Dashboard Indicator Detail](#)

Appendix 1: Dashboard January – June 2014

Edinburgh is an excellent place in which to live, study, work, visit and invest

Directors notes:




The Planning Service is progressing with the preparation of the new Local Development Plan to guide place making activity as development proposals are submitted. The growth in the number of planning applications and building warrants is evidence of an upturn in development activity and an opportunity to use new investment in the City's buildings and spaces to deliver improved quality. In parallel, the consolidation of planning guidance for developers has seen new design guidance approved and draft street design guidance prepared during the past year.

	Jan-Mar 14	Apr-Jun 14	Target
<u>% of non-householder planning applications dealt with within 2 months</u>	68.6%	72.1% 	80%
<u>% of householder planning applications dealt with within 2 months</u>	89.2%	88.5% 	90%
<u>% of major applications decisions within target</u>	50%	80% 	80%




Appendix 2: Corporate Dashboard Indicator Detail

January - June 2014

3. Edinburgh is an excellent place to live, study, work, visit and invest

Indicator	Jan-Mar 14	Apr-Jun 14	Target	Status	Latest Note
% of non-householder planning applications dealt with within 2 months	68.6%	72.1%	80%		The target of 80% has not been met. The figures have improved since the last quarter. There has been an increase of 15.2% in applications received this quarter compared to last quarter but the number of staff dealing with applications has reduced. Additional temporary resources have been approved but recruitment takes time due to the temporary nature of the posts, notice periods for applicants and lack of interest from suitably qualified applicants for a temporary post. 60% of the posts were filled by end August.
% of householder planning applications dealt with within 2 months	89.2%	88.5%	90%		The target has been missed again and there is a slight reduction from last quarter due to staff resources (see above). However, the performance task force team has been set up and will be fully staffed by early August, dealing with householder and minor applications. This should take the burden off the two existing teams and should result in better performance figures.
% of major applications decisions within target	50%	80%	80%		Target met.

Key

	PI is below target and tolerances.		PI is below target but within tolerances.		On target.
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