

Notice of meeting and agenda

Planning Committee

10.00 am, Thursday, 26 February 2015

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

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

Contacts

E-mail: stephen.broughton@edinburgh.gov.uk / carol.richardson@edinburgh.gov.uk

Tel: 0131 529 4261/529 4105

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 Cramond and Barnton Community Council – email (circulated)
- 3.2 Friends of Granton Castle Walled Garden – letter (circulated)

4. Minutes

- 4.1 Planning Committee of 4 December 2014 – submitted for approval as a correct record.
- 4.2 Development Management Sub-Committee of 3 and 17 December 2014, 14 and 28 January and 11 February 2015 – submitted for approval as correct records.
- 4.3 City of Edinburgh Planning Local Review Body of 12 and 26 November, 10 December 2014, 21 January and 4 February 2015 (circulated) (for noting).

5. Planning Policy

- 5.1 Annual Review of Guidance – report by the Acting Director of Services for Communities (circulated)

6. Planning Process

- 6.1 Edinburgh Urban Design Panel: Fifth Progress Report – report by the Acting Director of Services for Communities (circulated)
- 6.2 Stopping Up Orders – Authorisation of Signing to Head of Planning and Building Standards – report by the Acting Director of Services for Communities (circulated)

7. Planning Projects

- 7.1 Grants to Third Sector Organisations 2015/16 – report by the Acting Director of Services for Communities (circulated)

8. Conservation

- 8.1 Queensferry Conservation Area Character Appraisal Final Version – report by the Acting Director of Services for Communities (circulated)
- 8.2 Inverleith Conservation Area – Review of Conservation Area Character Appraisal – report by the Acting Director of Services for Communities (circulated)

- 8.3 Article 4 Direction Orders in the Colony and Pilrig Conservation Areas - report by the Acting Director of Services for Communities (circulated)

9. Consultations

- 9.1 Consultation on the Historic Environment Scotland Act 2014 etcetera, Secondary Legislation – report by the Acting Director of Services for Communities (circulated)

10. Motions

- 10.1 Student Housing – Motion by Councillor Mowat

Committee notes:

- That the increasing numbers of applications for student housing in Edinburgh specifically in the Southside/Newington, City Centre, Leith Walk and Craighentinny/Duddingston Wards and that recent applications have raised concerns from residents that a large quantity of student housing is being granted in areas which require additional housing.
- That there are fewer burdens on the providers of student housing and is concerned that the market is being artificially skewed in their favour.
- That overwhelmingly responses to the Local Plan have asked that housing be kept off the Greenbelt and directed to brownfield sites some of which are the same sites being utilised for student housing and .
- Asks officers to compile a report in 2 cycles detailing the relative burdens placed on student housing and housing and proposals as to how the burdens could be equalised or removed.

- 10.2 House In Multiple Occupation - Licence Requirements for Student Housing – Motion by Councillor Mowat:

The recent confusion as to whether or not student housing requires an HMO license and that certain developments do whilst others don't and asks officers to prepare a report in two cycles with their colleagues in Licensing detailing when such licenses will be required.

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 Stephen Broughton or Carol Richardson, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4261 or 529 4105, e-mail

stephen.broughton@edinburgh.gov.uk/carol.richardson@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.

Webcasting of Council meetings

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the clerk will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Generally the public seating areas will not be filmed. However, by entering the Council Chamber and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting or training purposes.

If you have any queries regarding this, please contact Committee Services on 0131 529 4105 or committee.enquiry@edinburgh.gov.uk

Item No 3.1

From: Andrew Mather
To: Committee Services
Subject: Planning Committee 26th February

Sent: 03 February 2015 09:48

Dear Sir/Madam,

I understand that the Planning Committee is scheduled to consider the development of the Cammo Fields site at its meeting on 26th February.

The Barnton and Cramond Community Council has been extensively involved in considering these proposals and has made formal submissions in relation to LDP 1 and 2.

On behalf of the Community Council I formally request that I be given the opportunity to make a verbal submission to the committee on the 26th February.

I am,

Yours faithfully,

Andrew Mather, Chair,
Cramond and Barnton Community Council.

Item No 3.2

To Edinburgh City Council - Planning Committee, 26th February 2015

- We request that the 'minded to grant' planning permission for 17 townhouses to be built in Granton Castle Walled Garden is withdrawn immediately.

REF: 03/04595/FUL

Reasons for this request - It has been almost 12 years since there was an opportunity for community input or any public consultation on the planning decision taken in 2003, based upon a Masterplan drawn up in 2001. Many changes in national and local policy have taken place since that time and we ask for a chance to be heard. At the very least allow community members to participate now in the planning consultation process, should Waterfront Edinburgh Ltd (WEL) choose to re-apply for planning permission in the future.

Withdrawal of the planning permission in the third round of Legacy Clearance would allow full investigation and survey of this Listed Garden by Historic Scotland and other expert organisations.

WEL are planning to build in what may be the Oldest Walled Garden in Edinburgh, with occupancy and horticultural use dating back to 1479.

Recent evidence pieced together shows the garden's use in the Stewart era by owner Sir Thomas Hope, 1st Lord Advocate of Scotland. The 2012 publication by the RCAHMS, aptly named Scotland's Lost Gardens, highlights the fact that very few gardens survived from this time.

Granton Castle Walled Garden is near miraculous in its survival from late medieval times to the present day. It offers the opportunity for genuine community led restoration, planning, management and operation of a 'living link' to the past.

Our history and culture are entwined in this ancient walled garden, and we feel it deserves a chance to survive. Quality Openspace of such historic and environmental significance is very rare on the industrialised waterfront at Granton.

- We ask that Granton Castle Walled Garden is considered as a Candidate Special Landscape Area, taking into account its rarity, associated historic figures & events, archaeological interest, and historic agricultural land-use.

Local Development Plan designation of the walled garden as Openspace is of no consequence to developers WEL Ltd, and isn't seen as an obstacle to building in this historic greenspace.

We ask that it given further protection as a Special Landscape Area. The City Council will be responsible for creating and implementing a food growing strategy from 2016, in accordance with the Community

Deputation letter on behalf of Friends of Granton Castle Walled Garden

Empowerment bill legislation as it stands. Fertile unpolluted land like this is valuable in its own right as it has great potential for urban food growing. Our Friends Group would like to expand and build on the existing skills base within North Edinburgh, involving a diverse range of age-groups and cultural backgrounds, representative of the area.

The city council's own advisory group Edible Edinburgh were in agreement in principle with the idea of identifying land within the city boundary which is suitable for food growing.

Forth Ward is one of the least affluent areas in Edinburgh and the social, environmental, health and wellbeing benefits of the walled garden being accessible and returned to productivity for the community should not be underestimated.

Previously representation, REF 1994, was made to the second local development plan and we hope this can be read along with this deputation letter before considering the future of Granton Castle Walled Garden.

Kirsty Sutherland
Linda Garcia
Ellie Clerk

Planning Committee

10.00 am Thursday 4 December 2014

Present

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

1. St James Quarter – Compulsory Purchase Order – Land and Property Interests

(a) Deputation

The Committee agreed to hear a deputation from Antony Jack representing proprietors of 23, 24, 25/2, 25/4, 25/7, 26/1 St James Square in respect of the report by the Acting Director of Services for Communities on the St James Quarter Compulsory Purchase Order (CPO), Land and Property Interests.

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

The proprietors were of the view:

- 1) The reports considered by the Council on the Order were inaccurate.
- 2) The maps used by the Council for the CPO were out of date and inaccurate
- 3) There had been no engagement with owners regarding the making of the CPO
- 4) The advice given to the Council in reports on Human Rights Legislation
- 5) The tactics employed by the Council in dealing with objections were of concern
- 6) There had been months of uncertainty with the Evening News twice publishing that the St James Centre will close in 2012 and 2014 has caused fear amongst businesses and residents
- 7) The Council had deliberately refused to disclose documentation
- 8) The way the St James Centre has been handled sent the message that Edinburgh is for sale.
- 9) The St James Centre will be the next big scandal for Edinburgh following Trams and Statutory Repairs.

In conclusion he asked that the Council withdraw the CPO.

(b) Report

The City of Edinburgh Council at its meeting on 29 May 2014 agreed amongst other

things that following the making of the Compulsory Purchase Order and the entering into of the Minute of Agreement, the final confirmation of those land and property interests included within the Compulsory Purchase Order would be reported to the Planning Committee.

Details of the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment were provided.

Decision

1. To thank the deputation for their presentation
2. To note the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment as set out in Appendix 1 – Schedule and Appendix 2 – Maps of the report by the Acting Director of Services for Communities

(Reference – letter from Antony Jack on behalf of the proprietors of St James Square, Act of Council No 9 of 29 May 2014, Act of Council No 7 25 September 2014, report by the Acting Director of Services for Communities, submitted)

2 Deputation- Southfield Residents Association Southfield Estate Proposed Conservation Area – Final Report

(a) Deputation

The Committee agreed to hear a deputation from John Ferguson representing Southfield Residents Association.

The deputation welcomed the report and its recommendation that the Committee does not proceed with the designation of Southfield as a conservation area.

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

- 1) The consultation with the residents of the Southfield Estate had shown there was an overwhelming majority of people against making it a conservation area.
- 2) The report painted a picture of the estate as it was many years ago by focusing on the better preserved areas and did not give a true reflection of the estate today.
- 3) To request a 20 year time limit to be applied by the Committee before any further request for conservation area status be considered.

(b) Report

Details were provided of the outcome of the consultation exercise on the potential designation of the Southfield as a conservation area.

Decision

1. To thank the deputation for their presentation
2. To agree to not proceed with the designation of the Southfield Estate as a conservation area.

(Reference – email from John Ferguson on behalf of Southfield Residents Association, Planning Committee, 15 May 2014 (item 8), report by the Acting Director of Services for Communities, submitted)

3. Minutes

Decision

1. To approve the minutes of the Planning Committee of 2 October 2014 as a correct record.
2. To approve the minute of the Development Management Sub-Committee of 30 July, 24 September, 8 and 22 October 5 and 19 November 2014 as correct records.
3. To note the minutes of the City of Edinburgh Planning Local Review Body of 1 and 29 October 2014.

(Reference- Planning Committee, 2 October 2014 (item 1))

4. Edinburgh Planning Guidance: Student Housing – Issues Paper

Approval was sought of an Issues Paper on Student Housing, for consultation, to inform the preparation of revised planning guidance.

Decision

To approve the Issues Paper for a period of consultation.

(Reference – Planning Committee 27 February 2014 (item 6), report by the Acting Director of Services for Communities, submitted)

5. Review of the Statutory Addressing Charter

Approval sought for the revised Statutory Addressing Charter. Changes were required to reflect the amendment to the criteria for naming streets approved by Planning Committee on 7 August 2014, this would update the document to reflect current procedures and practices, and to make changes in response to service user comments.

Decision

To approve the revised Statutory Addressing Charter.

(References – Planning Committee 7 August 2014 (item 7); report by the Acting Director of Services for Communities, submitted)

6. Edmonstone Estate application (14/01057/PPP)

The City of Edinburgh Council on 25 September 2014 agreed that a report be submitted to the Planning Committee within two cycles analysing factors contributing to the failure of the Council to determine the planning application for 545 Old Dalkeith Road, Edinburgh (Edmonston Estate) within an appropriate period.

Details were provided on the processing of the planning application

Decision

1. To note the contents of this report.
2. To discharge the remit set by the City of Edinburgh Council on 25 September 2014.

(References – Act of Council No 5 25 September 2014; report by the Acting Director of Services for Communities, submitted)

7. Planning Applications Performance

The Committee at its meeting on 2 October 2014 had requested an update report on performance in dealing with planning applications to provide more up to date statistics and to compare Edinburgh's performance with that of its benchmarking partners.

Decision

- 1) To note the contents of this report.
- 2) To agree to discharge the remit set by the Committee on 2 October 2014.

(References – Corporate Policy and Strategy Committee, 3 December 2013 (item 6); Planning Committee 2 October 2014 (item 4) report by the Acting Director of Services for Communities, submitted)

8. House in Multiple Occupation Market Review – referral from the Regulatory Committee

The Committee was asked to consider the decision of the Regulatory Committee on the review of the availability of House in Multiple Occupation (HMO) property in Edinburgh.

Decision

To note the report.

(References – Regulatory Committee, 17 November 2014 (item 4); report by the Acting Director of Services for Communities, submitted)

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 3 December 2014

Present:

Councillors Perry (Convener), Bagshaw, Blacklock, Brock, 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.

The Acting Head of Planning and Building Standards gave presentations on agenda items 4.1 (30-30A Dundas Street, Edinburgh) as requested by Councillor Mowat and item 4.4 (4 Robertson Street, Edinburgh) as requested by Councillor's Dixon and Ross.

A request to consider agenda item 4.2(b) (9-11 Kinnear Road) by holding a hearing session had been received from Councillor Whyte.

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. 4 Robertson Avenue, Edinburgh (Land 17 meters northwest of)

The Acting Head of Planning and Building Standards reported on an application for planning permission for the erection of 10 apartments at 4 Robertson Avenue, Edinburgh (application no 13/04622/FUL).

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

Motion

To continue the application for 2 cycles to allow the developer to reconfigure the design, particularly in relation to car parking, accessibility and the amenity area.

- moved by Councillor Dixon, seconded by Councillor Ross

Amendment

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

- moved by Councillor Blacklock, seconded by Councillor Bagshaw

Voting

For the motion - 5 votes

For the amendment - 5 votes

The votes being equal, the Convener used in his casting vote in favour of the motion.

Decision

To continue the application for 2 cycles to allow the developer to reconfigure the design, particularly in relation to car parking, accessibility and the amenity area.

Appendix

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><u>Item 4.1 - 30-30A Dundas Street, Edinburgh</u></p>	<p>Proposed alterations to the frontage and rear outbuildings (as amended) Application no 14/02746/FUL</p>	<p>To GRANT planning permission subject to the condition, reason and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.2(a) – 9-11 Kinneir Road, Edinburgh</u></p>	<p>Application for material variation to consent 14/00016/FUL. Application no 14/03395/FUL</p>	<p>To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.2(b) – 9-11 Kinneir Road, Edinburgh</u></p>	<p>Application to alter 3 rear windows to form garden access doorways with terraces at rear of Mackenzie House and Scott House East, alter boundary wall to form suitable driveway and pedestrian access at new build (Plot 02), form new driveway at Mackenzie House West (Plot 03) – Application no 14/03395/LBC</p>	<p>1. To decline the request for a hearing by Councillor Whyte. 2. To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.3 – 52 Newbattle Terrace, Edinburgh</u></p>	<p>Application to demolition of existing dwellinghouse and erection of new 7 unit apartment block – Application no 14/03188/FUL</p>	<p>To GRANT advert consent subject to condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 4.4 – 4 Robertson Avenue, Edinburgh (Land 17 metres northwest of)</u></p>	<p>Application to erect 10 apartments Application no 13/04622/FUL</p>	<p>To CONTINUE the application for 2 cycles to allow the developer to reconfigure the design, particularly in regards to: - car parking - amenity of residents - refuse and cycle provision (On a division)</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<u>Item 4.5 - 118 West Bow, Edinburgh</u>	Application for a part change of use from mixed use of cafe, hot food takeaway and retail to cafe and retail with the removal of the restriction on opening hours. Application no 14/03600/FUL	To GRANT advert consent subject to condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 5.1 – Alnwickhill Reservoir, Liberton Gardens, Edinburgh (Land 50 metres east of)</u>	Residential development of 296 dwellings including associated accesses, roads and landscaping (as amended) Application no 14/00577/AMC	To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 5.2 – Ferrymuir Gait, South Queensferry (site north of)</u>	Residential development with associated accesses, roads and landscaping. Application no 14/01509/PPP	To GRANT planning permission in principal subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards. Access arrangements to be brought forward at detailed application (AMC) stage. Applicant to explore options for road adoption.
<u>Item 5.3 – 15 Greenhill Gardens, Edinburgh</u>	Application for a single storey extensions to the rear and side of the property, minor stone cleaning to the front elevation and erection of garden shed. Application no 13/04781/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
<u>Item 5.4 – 194 Peffermill Road, Edinburgh (land 30 metres north of)</u>	Application to display 2 scrolling, 48 sheet advertisement displays both with internal low energy LED illumination (static). Application no 14/03228/ADV	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><u>Item 6.1(a) – 210</u> <u>Lanark Road West, Edinburgh</u></p>	<p>Application to demolish existing primary school building and outbuildings. Erection of 48 residential units, 12 flats for rent, 15 flats for sale, 14 terraced houses for sale, 7 detached houses for sale and associated landscaping works.</p> <p>Application no 14/02658/FUL</p>	<p>To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 6.1(b) – 210</u> <u>Lanark Road West, Edinburgh</u></p>	<p>Application to demolish existing primary school building and outbuildings. Erection of 48 residential units, 12 flats for rent, 15 flats for sale, 14 terraced houses for sale, 7 detached houses for sale and associated landscaping works.</p> <p>Application no 14/03464/LBC</p>	<p>To GRANT planning permission subject to notification to Scottish Ministers, conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p><u>Item 9.1 – 5,15</u> <u>Bonnington Road Lane, Edinburgh</u></p>	<p>Report on forthcoming application by Bonnington Partnership for a residential LED development.</p> <p>Application no 14/ 03896/PAN</p>	<p>To note the key issues at this stage.</p> <p>Further information asked for on:</p> <ul style="list-style-type: none"> - Access to the development from Bonnington Road - Open Space provision and creation of a buffer to the Water of Leith - Transportation links to and from the development including alternatives to private car. - Assessment of existing and proposed employment opportunities.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p><u>Item 9.2 – Land at 14, 16-18 Bothwell Street, Edinburgh</u></p>	<p>Report on forthcoming application by DPI Ltd for demolition of existing warehouse buildings and erection of student accommodation with associated visitor car parking.</p> <p>Application no 14/03754/PAN</p>	<p>To note the key issues at this stage.</p> <p>Further information asked for on:</p> <ul style="list-style-type: none"> - Maintenance of the open space - Height of development to existing and approved developments - Density of student accommodation and HMOs in the surrounding area. - The distance from Universities and other places of further education. - The type of students that the accommodation will be marketed at. - Transportation links to and from the development.

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 17 December 2014

Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, 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 8 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda items 4.6 (5 Merchiston Avenue, Edinburgh) as requested by Councillors Heslop and Howat

A request to consider agenda item 6.1 (83 Craighall Road Drive, Edinburgh) by holding a hearing session had been received from Councillor Jackson.

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)

Declaration of Interests

Councillor Ross declared a non-financial interest in agenda items 4.9 – Niddrie mains Road, Edinburgh. Application number 14/03416/PPP as a Director of Parc Craigmillar, and item 6.2 – 199 Fountainbridge, Edinburgh. Application number 14/02814/PPP as a Director of EDI, left the room and took no part in the consideration of these items.

2. 17-21 Portobello High Street, Edinburgh (Land 100 West Of)

The Sub-Committee had agreed to hold a hearing for consideration of the following application at 17-21 Portobello High Street, Edinburgh:

The demolition of buildings and development for residential, retail, sui generis and retirement apartments, detailed matters for retail store (siting, design, access and landscaping) detailed matters of residential (max no. of heights of units, layout and points of vehicular/pedestrian access and egress) – Application no 14/003736/PPP.

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

The Acting Head of Planning and Building Standards reported on the application. He gave details of the proposals which constituted the redevelopment of a brownfield site within the urban area for residential and retail uses which this was in accordance with the aims of the development plan. Although the retail element did not accord with the North West Portobello Development Brief, there were overriding considerations which allowed acceptability of the proposals. Issues of height design and location of the proposed housing would be subject to further planning applications for the approval of matters specified in conditions, as would parking, landscaping and sustainability. Issues of residential amenity for existing properties had been considered and the impact of the development was found to be acceptable. There were no material considerations that outweighed this conclusion and it was recommended that the application be granted subject to conditions relating to the submission of further applications for matters specified in the conditions.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/157915

(b) Geoff Lynn - Portobello Community Council

Geoff Lynn on behalf of Portobello Community Council outlined the Public Consultation carried out by them on the application. He outlined the aims of the consultation, which were to raise awareness of this major planning application amongst Portobello Community Council residents and business owners, to encourage engagement on the matter, help people access the details of the application, and to gather responses to inform the community Council's decision. Details were provided of the reach of the various methods of raising awareness. Engagement had been carried out by using facebook, Twitter and e-mail and various offline methods, including a leaflet delivered to 5,000 addresses and an information stall on Portobello High Street . More than 400 responses were received, with a good spread of across the length and breadth of the Community Council area. A summary of the responses to the consultation was provided.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/157915

(c) John Stewart, Stephen Hawkins and Joe Findlay - Portobello Amenity Society (PAS)

John Stewart, Stephen Hawkins and Joe Findley, on behalf of Portobello Amenity Society advised that they objected to the proposals. The Society wished to see the Baileyfield site developed and welcomed the proposals to build houses on this site. However, they felt that there was, at present, a huge over provision of supermarkets in the immediate area and they were concerned that this proposal would affect the viability the vitality of Portobello town centre and would generate considerable traffic problems for the whole area. There were also major concerns about the design and the materials that were proposed. The site presented a fantastic development opportunity for Portobello. The proposal fell far short of the aspirations of the Development Brief and was not acceptable, and they were of the opinion that Portobello deserved a better development.

Stephen Hawkins presented about the traffic implications of the proposal; John Stewart Chair of Portobello Amenity Society spoke on the North West Portobello Development Brief, and Joe Findlay, of Findlay's of Portobello, gave a local trader's perspective.

Traffic

Stephen Hawkins, advised that (PAS) objected to the supermarket element of the proposal on several traffic related grounds notably parking over provision, increased traffic and greater congestion at the Seafield and Bath Street junctions.

The Council had set its parking standards but the developer has shown a blatant disregard for these agreed standards. More than twice the maximum spaces are proposed, that is 97 in comparison to the 44 in the standard which is an increase of 120%.

A high volume of car traffic from outside the immediate area was expected as Aldi's business model was reliant on car borne shoppers and was contrary to the claim that the supermarket was proposed in order to address a deficiency in the west of Portobello. It was disingenuous to pretend that the spaces would be available for general use and would be used by shoppers to the existing town centre over 300m away. No evidence had been presented to show that linked trips would arise. It would not be a public car park as access would be controlled by Aldi as to who can use it and for how long.

For access to the supermarket site the creation of a ghost island was proposed. It was uncertain however how this alleviated safety issues created by the queuing busses on the north side of the road. The ghost island did not help traffic exiting eastbound with sight lines often obscured by delayed buses at the bus stop on the south side of Portobello High Street as the bus drivers change over.

The traffic flow figures were inconsistent with previous surveys and the tables presented for post development showed fewer vehicles queuing at the Seafield junction than could be seen at present, especially in the evening peak period, when significant queues build up. Queues along Portobello Road and Wakefield Avenue would be exacerbated as it was admitted that the junction would become saturated causing an increase in 'rat-running' along the adjoining residential streets.

Also, 90 extra cars an hour using the saturated Bath Street/Portobello High Street junction would make existing congestion worse in the heart of the town centre resulting in it becoming less attractive for locals and visitors alike. The council recently changed the phasing of the lights at this junction and increased waiting times at pedestrian controlled crossings in an attempt to limit rat-running through residential streets. It is noted that the council did not ask for an assessment of this junction knowing it was already over capacity. A wider, more holistic view of the effects of this development should be taken.

In summary, the traffic assessment did not reflect reality and some claims, such as the use of the railway station at Brunstane to get to the supermarket, are inconceivable. It gave no confidence that the increased traffic from the supermarket would not have a significant adverse effect on congestion and air quality in Portobello town centre.

The North West Portobello Development Brief

Portobello Amenity Society believed that the application was contrary to the North West Portobello Development Brief.

This Brief was developed following an extensive two year local consultation. Paragraph 3.8 states: 'Other than a possible purely local "corner shop" facility within the development.... no new retail provision is envisaged.' Quite clearly a 1,674 sq metre supermarket does not accord with the Brief.

The Brief also stated that the high street would house other specialist uses that benefit from a street frontage such as small offices, local services, artists' studios and healthcare. Unfortunately no such uses are included in this proposal.

Design and Materials

When the application was presented to the Urban Design Panel, they raised concerns with respect to the break the car park forms in the High Street frontage. They were obviously concerned that a single storey building and a car park would present a weak frontage on a main arterial road leading into a conservation area. This was an important gateway site into Portobello which deserved high quality design and architecture. It was true that the present condition of the site was unattractive but was this proposal the best possible for this site? The Society would argue that it was not.

The applicant's answer was the creation of a new 'arrival space' between the car park and the high street consisting of 6 30 foot steel totems forming a civic space where people can sit and relax. These totems would not provide the scale that the panel obviously felt was needed to integrate this section of the high street with the town centre. PAS would argue that these totems did not link the store into the town, nor do they provide a strong enough link between the single storey supermarket and the four storey retirement block.

As the store was a single storey stand alone building with its own car park, it failed completely to integrate with the rest of the town centre and was, in reality, an out of centre development masquerading as an extension to the town centre.

The Society also had concerns about the proposed use of red brick for both the retail store and the residential units. The applicant argues that the use of red brick will tie in with the former power station which once stood opposite. To argue that the main building material should match a long demolished building is strange in the extreme.

Given the need for new housing in Edinburgh, the society believes it would be more appropriate for the site to be developed for housing with a 'corner shop' facility in accordance with the Development Brief. This would also decrease the need to develop so much Green Belt agricultural land as was proposed at Brunstane.

Retail

The area is extremely well served by supermarkets. In Portobello town centre there is Scotmid and a Sainsbury's Local store. In addition, all brands of supermarkets are within easy reach, most of them on direct bus routes.

No evidence has been provided of the alleged retail "deficiency" in Portobello.

The planning application for a superstore at Milton Link was refused by the council and a Scottish Government Reporter in 2012. He concluded that: "Taking both quantitative and qualitative issues into account, the proposal is not justified by a gap in provision locally."

The planning application by Lidl for a supermarket at Inchview Terrace was refused last year. The planning officer's report stated that: "The primary catchment area is well provided for in terms of convenience shopping...and it is not accepted there is a qualitative retail deficiency in the area." In other words, there is no need for another supermarket here.

The projected 3.3% impact is not minimal for independent retailers who operate on very tight

margins. The town centre is fragile and this supermarket, outside the town centre, would have a very serious impact on its vitality and viability.

The provision of yet another supermarket has to take business from somewhere and the easy targets are the small independents. Supermarkets now account for more than 97% of total grocery sales and still want more. Independents only have 2.5% market share. [source: TNS Worldpanel]. They have been increasingly squeezed to the point where they will soon disappear altogether.

Over the last few years, because of the growth of supermarkets and out of town retail, a number of independent shops have had to close, for example, a craft shop, a gift shop, a greengrocer, three clothes shops, and a hardware shop of 50 years' standing. Recent changes to shops in the centre have been away from retailing to services, such as beauty salons and chiropodists.

The council's study (Edinburgh's Shopping Centres 1986-2010) identified that the number of non-supermarket foodstores in Portobello fell by 38% in that period.

Far from having, as Aldi claim, "a minimal impact upon Portobello town centre", this supermarket would send it into terminal decline.

PAS did not agree that the site is "edge of centre". The entrance to the supermarket would be more than 220m away from the edge of the designated town centre and 330m from the primary retail frontages. It would also be detached from the town centre. Kwik-fit creates a barrier and there are also several blocks of flats between Kwik-fit and the end of the primary retail frontage on this side of the High Street. The development would therefore not form an extension to the high street but would be isolated retail. It was also impossible to see the town centre from the application site.

The applicants admit that they expect most shoppers to drive to the store and this meant the local shops would be bypassed and lose trade as a result.

Finally, this proposal did not comply with the five elements of policy Ret 2 in that:

- it would threaten the vitality and viability of the town centre as it is separated from it by several hundred metres and would therefore draw trade from the centre;
- this development does not help to maintain a compact centre;
- the proposed supermarket is far larger than any other store in the town. It will have an unbalancing effect;
- the proposed supermarket would not reinforce or add to what is already on offer in the town centre;
- the car park, controlled by Aldi, offers no improvement to accessibility to car transport for the town centre.

In summary, this store was not needed, would be harmful to the high street, did not comply with policy and granting permission would be inconsistent with previous decisions.

A Trader's Perspective

Joe Findlay the owner of Findlay's of Portobello, an award-winning butcher's shop advised that they had relocated to Portobello in 1986 when they forced to move from their previous premises in Rodney Street when it suffered a 50% loss of trade due to the opening of a supermarket close by.

The community came together to fight off the application for a supermarket on the Baileyfield site 10 years ago and it was good to see that a sizeable majority objected to this plan.

Since the previous supermarket was refused 10 years ago, new supermarkets have opened in the area including a Sainsbury's Local in the high street, the doubling in size of Tesco in Musselburgh, a new Scotmid and Farm Foods at Duddingston Park South and two Lidl's - one at Musselburgh and the other at Craigmillar. This is in addition to Aldi in Musselburgh and all the other supermarkets in the area such as branches of the "Big Four". Clearly, there was absolutely no need for another supermarket in the area.

The presence of these discounters plus the economic downturn has had a negative impact on Portobello High Street and trade had fallen by 5% in the last few years. The deli next door to the butcher's shop now closes at 2 pm each day because of falling trade. Contrary to the claim by the developers that there were four delis in the town, there are actually only two.

Portobello has a number of independent traders such, Williamson's fishmonger's, Banana Republic greengrocer's, the Fine Wine shop, Earthy organic foods, the Mousehole Deli, and several convenience shops.

The developer predicts a loss of trade to the whole town centre of 3.3%. If the foodshops close, there will be lower footfall and all the other businesses will be affected as well.

3.3% is an unrealistically low estimate as this operator aims to undercut competitors by at least 15% <http://www.theguardian.com/business/2014/sep/29/how-aldi-price-plan-shook-up-tesco-morrisons-asda-sainsburys>] and would be selling products similar to those sold by the independents.

Some of the traders who would be most affected have said:

Adam Rankine, of the Fine Wine shop, says that if turnover reduces to the extent he estimates it will, then he would be forced to shut up shop within six months of Aldi opening.

Mrs Khan of Banana Republic greengrocer says that she has already lost trade since Sainsbury's Local opened and her business would be finished if Aldi opened.

James Bonthron of Williamson's fishmonger's said: "Whilst I am a specialist retailer, I recognise that I am likely to lose trade as a result of this supermarket opening. My greatest concern is that if one or more of the independent food retailers closes then the town centre will be seen as not worthwhile using for shopping as a critical mass of retailers is needed to make it viable."

In my own shop, I currently have 10 staff but I estimate that if my trade dropped by the amount predicted (and it is likely to be higher) I would have to let two members of staff go.

You have already heard that independent traders now only have 2.5% of the grocery market. They are struggling at present and this supermarket would lead to the extinction of the independent traders in Portobello.

The council has a stated aim of protecting town centres and supporting small businesses. On

behalf of the traders of Portobello, I am asking you please to protect our town centre by refusing permission for this supermarket.

Conclusion

Portobello Amenity Society does wish to see the Baileyfield site developed and welcomes the proposal to build houses on this site. However, we feel that there is, at present, a huge over-provision of supermarkets in the immediate area and are concerned that this proposal would affect the viability and vitality of Portobello town centre and would generate considerable traffic problems for the whole of the area. PAS also have major concerns about the design and the materials that are proposed. The site presents a fantastic development opportunity for Portobello. This proposal falls far short of the aspirations of the Development Brief and was just not good enough. Portobello deserves better. For all of the above reasons, Portobello Amenity Society asks that this application be refused.

The presentation can be viewed via the link below:

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/157915

(d) Robert Newton, GVA and Ewan Anderson, 7N Architects - Applicants

Robert Newton representing GVA addressed the Committee with Ewan Anderson representing 7N Architects. With reference to the site and redevelopment, it was outlined that the masterplan led approach had been adopted. A community and stakeholder consultation had taken place during the pre-application stage, with a clear majority of respondents supporting the proposals. Improvements had been made to the proposals in response to feedback from the consultation. An outline was provided of the masterplan and it was indicated that this would bring new housing on brownfield urban land. There would be 290 new dwellings, constituting a range of housing types, sizes and tenures, a new Aldi foodstore, with an entrance at the High Street and there would be new pedestrian routes to the site and access to transport links. The proposals would create new public realm/art at the gateway to Portobello. Additionally, the space, for the proposed development, had been subject to considerable change over the years. The development plan supported the principle of re-development and there would be a sustainable mix of houses. 350 jobs would be created and an Aldi food store would be a welcome addition to the High Street.

In conclusion, it was requested that the application be granted.

The presentation can be viewed, via the link below.

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/157915

(e) Councillor David Walker – Ward Councillor

Councillor Walker, Ward Councillor for Portobello/Craigmillar had advised that he was unable to attend and requested that a letter be tabled on his behalf. He advised that the application was contrary to the North West Portobello Development Brief (NWPDB), in terms of framework and the type of shop type retail operation envisaged on the Baileyfield site. Two previous applications for supermarkets were refused on the grounds that the Council and the Scottish Government Reporter did not believe there was the need for any further supermarkets in the area. There were already a significant number of food stores in Portobello town centre and another 14 supermarkets within a three mile radius. The Baileyfield site was outside the town centre and would draw trade away from local shops. The level of parking provision associated with the proposed store would attract high volumes

of traffic to Portobello High Street. Edinburgh was desperately short of land to meet its LDP2 housing commitments and brownfield sites, such as Baileyfield, should be earmarked for housing, thereby reducing the need to build on the green belt or green field sites throughout the City.

In conclusion, Councillor Walker hoped that the Sub-Committee would fully consider the points raised and requested that application no. 14/03736/PPP be refused and the developers come forward with proposals for this site that were consistent with the NWPDB.

The Convener ruled in terms of Standing Order 8.1 (b) that votes be taken on the motions and amendments in the following order:

Vote 1 – Amendment 2 against Amendment 3 = Vote 1 Outcome.

Vote 2 – Motion against Amendment 1 = Vote 2 Outcome

Vote 3 – Vote 2 Outcome against Vote 1 Outcome = Final Decision

Vote 1 - Amendment 2 against Amendment 3

Amendment 2

To issue a mixed decision to grant planning permission in principle for the proposed housing development, but to refuse planning permission for the retail store as its location and the proposed materials were inappropriate to this site.

- Moved by Councillor Mowat, seconded by Councillor Child.

Amendment 3

To refuse planning permission as the proposals were contrary to Policy Ret 2 (Town Centres) which set criteria for assessing retail development in or on the edge of town centres and Transport Policies 4 and 18.

- moved by Councillor Bagshaw, seconded by Councillor Dixon.

Voting

For amendment 2 - 6 votes

For amendment 3 - 2 votes

Vote 1 Outcome

To issue a mixed decision to grant planning permission in principle for the proposed housing development, but to refuse planning permission for the retail store as its location and the proposed materials were inappropriate for this site.

Vote 2 – Motion against Amendment 1

Motion

To grant planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Howat, seconded by Councillor Rose.

Amendment 1

1. To grant planning permission in principle subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

2. An amended legal agreement to include affordable housing.
 3. The operation plan of the car parking and the number of car parking spaces for the retail part of the development to be approved by the Development Management Sub-Committee.
- moved by Councillor Perry, seconded by Councillor Blacklock.

Voting

For the motion - 6 votes
 For amendment 1 - 6 votes

The number of votes cast for the Motion and for the Amendment being equal, the Convener used his casting vote in favour of amendment 1.

Voting

Vote 2 Outcome To grant planning permission in principle subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

1. An amended legal agreement to include affordable housing.
2. The operational plan of the car parking and the number of car parking spaces for the retail part of the development to be approved by the Development Management Sub-Committee.

Vote 3 – Vote 2 Outcome against Vote 1 Outcome

Vote 2 Outcome (Amendment 1)

1. To grant planning permission in principle subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
 2. An amended legal agreement to include affordable housing.
 3. The operational plan of the car parking and the number of car parking spaces for the retail part of the development to be approved by the Development Management Sub-Committee.
- moved by Councillor Perry, seconded by Councillor Blacklock.

Vote 1 Outcome (Amendment 2)

To issue a mixed decision to grant planning permission in principle for the proposed housing development, but to refuse planning permission for the retail store as its location and the proposed materials were inappropriate for this site.

- Moved by Councillor Mowat, seconded by Councillor Child.

Voting

Vote 2 Outcome - 9 votes
 Vote 2 Outcome - 2 votes

Final Decision

1. To grant planning permission in principle subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
2. An amended legal agreement to include affordable housing.
3. The operational plan of the car parking and the number of car parking spaces for the retail part of the development to be approved by the Development Management Sub-Committee.

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

3. 1 Canonmills Bridge, Edinburgh (Land 100 West Of)

The Acting Head of Planning and Building Standards reported on an application for planning permission for the change of use from class 3 to retail, erection of 6 flats and 3 town houses and minor alterations to elevations at 1 Canonmills Bridge, Edinburgh (application no 14/02786/FUL).

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

The Sub-Committee had previously agreed to continue consideration of this application for a site visit.

Motion

To grant planning permission subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

To indicate intention to refuse planning permission for the reasons that the development would be detrimental to the character of the conservation area and the Acting Head of Planning and Building Standard to report with back with detailed reasons.

- moved by Councillor Bagshaw, seconded by Councillor Heslop.

Voting

- | | | |
|-------------------|---|---------|
| For the motion | - | 2 votes |
| For the amendment | - | 4 votes |

Decision

To indicate intention to refuse planning permission for the reasons that the development would be detrimental to the character of the conservation area and the Acting Head of Planning and Building Standard to report with back with detailed reasons.

(References – Development Management Sub-Committee of the Planning Committee 19 November 2014 (item 2); report by the Acting Head of Planning and Building Standards, submitted.)

Appendix

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>		
Item No 4.1 - Calder Road Edinburgh	<p>Application for advert consent at advertising station, modification of existing internally illuminated advertising hoarding to digital display.</p> <p>Application no 14/03792/ADV</p>	To GRANT advertisement consent subject to the conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.2 - 70A Duddingston Road Edinburgh (Duddingston Primary School)	<p>Erection of a single storey, stand-alone 60/60 nursery, within the site boundary of Duddingston Primary School. Ancillary storage building within the proposed nursery playground area.</p> <p>Application no 14/04060/FUL</p>	To GRANT planning permission subject to the conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.3 - 103B Granton Road Edinburgh (Wardie Primary School)	<p>Erection of a stand-alone single storey nursery building, and a single storey extension to an existing education building within the site boundary of Wardie Primary School.</p> <p>Application no 14/04593/FUL</p>	To GRANT planning permission subject to the conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 4.4 - 34B Haddington Place Edinburgh	Erection of mixed use development comprising student accommodation, retail, cafe and restaurant uses - Application no 14/03513/FUL	<p>1. To GRANT planning permission subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards</p> <p>2. And an additional condition that:</p> <p>The ground floor commercial units subject of this permission shall be used for Class 1, 2 or 3 (as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997.</p> <p>Reason</p> <p>To define the terms of the consent</p>
Item No 4.5 - 42 Liberton Brae Edinburgh	Erection of mixed use development comprising student accommodation, retail, cafe and restaurant uses. Application no 14/03513/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.6 - 5 Merchiston Avenue Edinburgh	Alterations and extension to existing dwelling house comprising of a single storey extension to the northwest to form garage and gym and a two storey extension to the southeast to form additional living area and bedroom. (Resubmission of planning application 13/03431/FUL). Application no 14/02125/FUL	To indicate intention to REFUSE planning permission for the reasons that the development would be contrary to policies Des 11 and Env 6 the Acting Head of Planning and Building Standard to report with back with detailed reasons

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 4.7 - 14 (3f2) Montpelier Park Edinburgh	Proposed extension into attic of flat with velux roof windows and glazed cupola. Application no 14/03456/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.8 - 2 Moredun Dykes Road Edinburgh (Gilmerton Primary School)	Erection of a two storey education building within the site boundary of Gilmerton Primary School. Application no 14/04581/FUL	To GRANT planning permission subject to a condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.9 - Niddrie Mains Road Edinburgh (Site at)	Mixed use development inc. retail (class 1); financial, professional and other services (class 2); food and drink (class 3); business and employment (class 4); residential institutions (class 8); residential (class 9); assembly and leisure (class 11); sui generis flatted development and other associated works including car parking, public realm, access arrangements and works in general. Application no 14/03416/PPP (Application for Planning Permission in Principle)	To GRANT planning permission in principle subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.10 - 20 Royston Mains Avenue Edinburgh (at site 50 metres south of)	Proposed new build two storey care home for the frail elderly. Application no 14/03377/FUL	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 4.11 - 1 School Wynd Ratho (Ratho Primary School)	Erection of a two storey education building within the site boundary of school. Application no 14/04592/FUL	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 5.1 - Queensferry Road Kirkliston (Land Adjacent to)	<p>Planning application under Section 42 of the planning act seeks to increase total number of residential units from 680 to 720 (06/05149/OUT).</p> <p>Application no 14/01283/PPP (Application for Planning Permission in Principle)</p>	To GRANT planning permission in principle subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 6.1 - 83 Craighall Road, Edinburgh	<p>External alterations and change of use from garage and public house to convenience store (class 1), children's nursery (class 10) and 3 studio flats (as amended)</p> <p>Application no 14/02023/FUL</p>	<ol style="list-style-type: none"> 1. To decline the request for a hearing by Councillor Jackson. 2. Continued for a Site Visit
Item 6.2 - 199 Fountainbridge Edinburgh	<p>Proposed mixed use development comprising retail (Class 1), financial services (class 2), food and drink (class 3), office/light industrial (class 4), hotel (class 7), housing (class 9), community use (class 10), leisure (class 11), public house (non-classified use) and associated parking, open space, infrastructure and public realm works.</p> <p>Application no 14/02814/PPP (Application for Planning Permission in Principle)</p>	To GRANT planning permission in principle subject to conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item No 6.3 - 328 Gilmerton Road Edinburgh (Liberton High School)	<p>Extension to existing Sports Centre including Gym Hall & support facilities.</p> <p>Application no – 14/04530/FUL</p>	To GRANT planning permission subject to a condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 6.4 - 36 Morrison Crescent Edinburgh	Erection of 19 affordable residential units. Application no 14/02232/FUL	To indicate intention to REFUSE planning permission for the reasons that the location of the development would be detrimental to neighbouring amenity and its proximity to the adjacent main road would be detrimental to the amenity of potential residents and the Acting Head of Planning and Building Standard to report with back with detailed reasons.
Item No 6.5 - 22 Observatory Road Edinburgh	Demolish existing house and build new house. Application no 14/02276/FUL	Continued for a Site Visit
Item No 7.1 - 17-21 Portobello High Street Edinburgh	Protocol Note by the Head of Legal, Risk and Compliance	Noted
Item No 7.1(a) - 17-21 Portobello High Street Edinburgh (Site 100 Metres West Of)	Demolition of buildings and development for residential, retail, sui generis and retirement apartments, detailed matters for retail store (siting, design, access and landscaping) detailed matters of residential (max no. of heights of units, layout and points of vehicular/pedestrian access and egress). Application no 14/003736/PPP	<ol style="list-style-type: none"> 1 To GRANT planning permission in principle subject to conditions, reasons, informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards. 2 An amended legal agreement to include affordable housing 3 The operation plan of the car parking and the number of car parking spaces for the retail part of the development to be approved by the Development Management Sub-Committee. <p>(On a division)</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item No 8.1 - 1 Canonmills Bridge Edinburgh	Change of use from class 3 to retail, erection 6 flats and 3 town houses and minor alterations to elevations. Application no 14/02786/FUL	To indicate intention to REFUSE planning permission for the reasons that the development would be detrimental to the character of the conservation area and the Acting Head of Planning and Building Standard to report with back with detailed reasons. (On a division)

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 14 January 2015

Present:

Councillors Perry (Convener), Howat (Vice Convener) Bagshaw, Blacklock, Brock, Child, Heslop, Milligan, McVey, 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.

The Acting Head of Planning and Building Standards gave presentations on agenda items 4.2 (Kinleith Mill, Industrial Estate) as requested by Councillor Heslop and item 4.3 (31 Lothian Road, Edinburgh) as requested by Councillor's Bagshaw and Mowat.

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. Kinleith Mill Industrial Estate Currie (Land at)

The Acting Head of Planning and Building Standards reported on an application for a development of 89 residential units at Kinleith Mill Industrial Estate (application no 14/03079/AMC).

Motion

To approve the application subject to the conditions, reasons, informatives and legal agreement as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

To refuse planning permission and for the Acting Head of Planning and Building Standard to report back with detailed reasons.

- moved by Councillor Heslop, seconded by Councillor Rose

Voting

For the motion - 10 votes

For the amendment - 2 votes

Decision

To approve the application subject to the conditions, reasons, informatives and legal agreement as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards

Appendix

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>		
Item 4.1 - 9 East Mains of Ingliston Eastfield Road Edinburgh (Land 45 Metres South Of)	9 East Mains of Ingliston, Eastfield Road, Edinburgh (Land 45 Metres South Of) – Erect 1 illuminated digital signage screen made from frosted and printed polypropylene. Application no. 14/04456/ADV	To note the application had been withdrawn from the agenda to allow the applicant to submit further information on the context of the proposal.
Item 4.2 - Kinleith Mill Industrial Estate Currie (Land At)	Proposed development at land at Kinleith Mill industrial estate, comprising 89 residential units including associated access, parking and landscaping. Application no. 14/03079/AMC	To APPROVE the application subject to the conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards. (On a division)
Item 4.3 - 31 Lothian Road Edinburgh	Change of use from Class 11 (Assembly and Leisure) to Sui Generis (Public House) including external alterations Application no. 14/02936/FUL	Continued for: <ul style="list-style-type: none"> – Information on the capacity of the proposed venue. – Further comment from Police Scotland and Environmental assessment. – Representatives from Police Scotland and Environmental assessment to be invited to The Committee when the application returns. – A site visit to look at the external and internal aspects of the venue and the surrounding area to be arranged.
Item 4.4 - 10 Oxfangs Green Edinburgh (Pentland Primary School)	Erection of a single storey, 3-classroom building within the grounds of Pentland Primary School. Application no. 14/04587/FUL	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 4.5 - 18 Parkgrove Place Edinburgh (Clermiston Primary School)	Erection of a 2 storey, 4-classroom building within the grounds of the school. Relocation of existing shed. Application no. 14/04586/FUL	To GRANT planning permission subject to conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards
Item 4.6 - 2F 10A Queensferry Street Edinburgh	Change of use from existing office (Class 4) to form four one-bedroom apartments (as amended to three). Application no. 14/000123/FUL	To GRANT planning permission subject to conditions, reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 4.7 - 17 Waverley Bridge Edinburgh	Proposed change of use from class 3 food and drink to sui generis public house including external alterations. Application no. 14/03514/FUL	To GRANT planning permission subject to a condition, reason and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.8 - 51 Whitehouse Loan Edinburgh (James Gillespies Primary)	Erection of a two-storey educational building (4 classrooms) and ancillary accommodation within the grounds of James Gillespie's Primary School. Removal of existing shed. Application no. 14/04588/FUL	To GRANT planning permission subject to a conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.1 - 5 Merchiston Avenue Edinburgh	Alterations and extension to existing dwelling house comprising of a single storey extension to the northwest to form garage and gym and a two storey extension to the southeast to form additional living area and bedroom (Resubmission of planning application 13/03431/FUL)	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.2 - 36 Morrison Crescent Edinburgh	Erection of 19 affordable residential units. Application no 14/02232/FUL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 6.1 - 18 Cammo Walk Edinburgh (Land 345 Metres South East Of)	Application for planning permission in principle for up to 670 residential unit development supported by ancillary mixed uses, including associated works and landscaping (as amended). Application no. 14/01776/PPP	In the absence of full accompanying technical information from the applicant to support the application proposals the Sub-Committee advises the Reporter that it would have been unable to make a decision at the present time.
Item 6.2 - 27 Johnston Terrace Edinburgh (Land 87 Metres West Of)	Removal of temporary rock trap barrier and erection of 2.5m fence and stone wall to form permanent rock containment area. Fence and wall to run 165m of Johnston Terrace, located below the south facing rock face of Edinburgh Castle. Provision of new asphalt footpath terminations to north footpath with whin/granite kerbs to match existing (as amended to re-include a footpath on the north side). Application no. 14/03286/FUL	To GRANT planning permission in principle subject to a condition, reason, informatives and a legal agreement as detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.1 - 69-97 Inglis Green Road Edinburgh (Land 69 Metres West Of)	Forthcoming application by Cruden Homes East Ltd to demolish existing shopping centre and erect 60-65 flats and associated car parking and landscaping. Reference no. 14/04491/PAN	To note the key issues at this stage.
Item 9.2 - 181 St Johns Road Edinburgh	Forthcoming application by Realis Estates to demolish of existing retail premises and erect a food retail development with ancillary cafe, parking, infrastructure and landscaping. Reference no. 1403550/PAN	To note the key issues at this stage. The traffic assessment to include the whole of Manse Road and the Featherhalls Further information requested on: <ul style="list-style-type: none"> - Maintaining the safer route to school for Corstorphine PS - Air Quality
Item 9.3 - 24 West Bowling Green Street Edinburgh	Forthcoming application by WBG Partnership for Residential development. Reference no. 14/04538/PAN	To note the key issues at this stage. Further information requested on: <ul style="list-style-type: none"> - Openspace - Permeability of the site - Active travel considerations - Noise disturbance to the proposed housing from the neighbouring engineering works - The possibility of the design including reference to the industrial history of the area

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 28 January 2015

Present:

Councillors Perry (Convener), Howat (Vice Convener), Bagshaw, Blacklock, Brock, Cairns, 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, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda item 4.2 (Cauldcoats, Millerhill, Dalkeith) as requested by Councillor Perry.

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 Bagshaw requested that his dissent be recorded in respect of the decision on agenda item 6.3 – 3-8 St Andrew Square, 7-1 South St David Street, Edinburgh (application no 14/04101/FUL).

Councillor Blacklock requested that her dissent be recorded in respect of the decision on agenda item 8.1 – 83 Craighall Road, Edinburgh (application no 14/02033/FUL).

2. 22 Observatory Road, Edinburgh

The Acting Head of Planning and Building Standards reported on an application to demolish an existing house and build a new house at 22 Observatory Road, Edinburgh (application no 14/02276/FUL).

Motion

To indicate that the Sub-Committee was minded to refuse planning permission for the reasons that the scale, form and design of the proposed development would have a detrimental impact on the character of the street and residential amenity in terms of overshadowing and daylight and that the Acting Head of Planning and Building Standards report back to the Sub-Committee on the reasons for refusal.

- moved by Councillor Perry, seconded by Councillor Robson

Amendment

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

- moved by Councillor Rose, seconded by Councillor Ross

Voting

For the motion	-	6 votes
For the amendment	-	8 votes

Decision

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

Appendix

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>		
Item 4.1 - 106A Biggar Road, Edinburgh	Change of use from locker rooms and admin office (upper floor) and shop (lower floor) to office accommodation to be let temporarily (3 years) Application no 14/03916/FUL	To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.2 - Cauldcoats, Millerhill, Dalkeith (Land At)	Application for planning permission in principle for residential development; erection of primary school; and mixed use development (this application is accompanied by an environmental statement submitted under the terms of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011) Application no 15/00027/MLC	To raise NO OBJECTION to the application proposals but to ask Midlothian Council to ensure that the applicant makes provision for the introduction of robust air quality mitigation measures to address emissions from space heating within the proposed development, in order to keep background concentrations to a minimum, and to ensure that journeys by private car are reduced by ensuring good access to public transport. Furthermore, that the applicant's transport assessment be updated to take account of recent and planned junction improvements to the highway network, as described in section 3.3 of the report.
Item 4.3 - 73 Craiglockhart Drive South, Edinburgh	Discharge of the planning obligation to the works required to create a pedestrian link Application no 14/03614/OBL	To REFUSE planning permission for the reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.4 - 24 Featherhall Avenue, Edinburgh	Alterations to a nursery school and erection of a storage unit (in retrospect) Application no 14/04447/FUL	To GRANT planning permission (in retrospect).
Item 4.5 - High Street, Edinburgh (Telephone Boxes)	Change of use of two phone boxes to two retail units (as amended) Application no 14/00846/FUL	To GRANT planning permission subject to the informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.6 - 35A Howe Street, Edinburgh	Erect basement level extension to replace existing out-shot (as amended) Application no 14/04241/FUL	To GRANT planning permission subject to the condition, reason and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standards

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 4.7 - 7 Kew Terrace, Edinburgh (Site 26 Metres West Of)	Application under section 75 for modification of planning obligation (13/04207/FUL) to delete the safer routes to schools contribution and amend the tram contribution Application no 14/04947/OBL	To REFUSE planning permission for the reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.8 - South St David Street, Edinburgh (Bus Shelter Advertising Panels)	Free standing double-sided advertising panels at various locations (as amended to exclude George Street locations). 206235 George Street 57m after Frederick Street, EH2 2HT 206240 George Street 72m before Hanover Street, EH2 3BU 206500 South St David Street, after Princes Street, o/s Jenners, EH2 2YJ Application no 14/03911/ADV	To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 5.1 - 1 Canonmills Bridge, Edinburgh	Change of use from class 3 to retail, erection 6 flats and 3 town houses and minor alterations to elevations Application no 14/02786/FUL	To REFUSE planning permission for the reason set out in the addendum in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 6.1 - Belford Mews, Edinburgh (Land Adjacent To)	Erect dwelling house on three levels which includes the removal of a tree and mature planting Application no 14/02924/FUL	To CONTINUE consideration of the application for a site visit.
Item 6.2 - 1-13 Buccleugh Place, 30,32,34 Buccleugh Street, Edinburgh	Change-of-use of 1-6 and 7-13 Buccleugh Place (excluding flats 4F2/2, 4F5/2, 1F2/5 and 1F1/8 Buccleugh Place) from education to managed student residential use. Internal/external refurbishment (as amended) Application no 14/02521/FUL	To GRANT planning permission subject to the conditions, reasons and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards and subject also to the following additional conditions: <ul style="list-style-type: none"> • A Management Plan shall be submitted to and approved in writing by the Acting Head of Planning and Building Standards prior to the occupation of the units. • Details of the proposed soundproofing of the student flats shall be submitted to and approved in writing by the Acting Head of Planning and Building Standards prior to the commencement of works on site.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.3 – 3-8 St Andrew Square, 7-1 South St David Street, Edinburgh	<p>Proposed amendments to an approved mixed use development, comprising revisions to the elevational treatment facing St Andrew Square, creating a new façade to replace the 6/7 St Andrew Square frontage</p> <p>Application no 14/04101/FUL</p>	<p>To GRANT planning permission subject to the conditions and reasons detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>Councillor Bagshaw requested that his dissent be recorded in respect of the above decision.</p>
Item 8.1 – 83 Craighall Road, Edinburgh	<p>External alterations and change of use from garage and public house to convenience store (class 1), children’s nursery (class 10) and 3 studio flats (as amended)</p> <p>Application no 14/02033/FUL</p>	<ol style="list-style-type: none"> 1. To GRANT planning permission subject to the conditions, reasons, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards. 2. To ask the Acting Head of Planning and Building Standards to explore with the developer the feasibility of undertaking a traffic survey both before and after the site is operational and report back on measures which could be put in place to mitigate road safety issues and whether a condition regarding this could be added retrospectively to the above planning permission. <p>Councillor Blacklock requested that her dissent be recorded in respect of the above decision.</p>
Item 8.2 – 22 Observatory Road, Edinburgh	<p>Demolish existing house and build new house</p> <p>application no 14/02276/FUL</p>	<p>To GRANT planning permission subject to the informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>(On a division)</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.1 - Almond Avenue, Edinburgh Airport, Edinburgh	Report on forthcoming application by Ability Hotels for Planning Permission for proposed development of a 175 bed hotel together with car parking and landscaping Reference no. 14/04658/PAN	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information requested on: <ul style="list-style-type: none"> • A flood risk assessment • Lighting impact on the tower • Transport to the site, including public transport and passenger links and whether these could be funded from developer contributions • Memorial Spitfire to be protected within a prominent position on the site
Item 9.2 - 12 Almond Court, Greendykes Road, Edinburgh (Land 80 Metres South East Of)	Report on forthcoming application by Places for People for residential development Reference no. 14/05092/PAN	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. Further information requested on: <ul style="list-style-type: none"> • Arrangements for parking within affordable housing development • Paths/links and integration with the Thistle Foundation development

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 11 February 2015

Present:

Councillors Perry (Convener), Howat (Vice Convener), Bagshaw, Blacklock, Brock, Cairns, 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 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave a presentation on agenda items 4.1 - 9A Antigua Street as requested by Councillor Mowat, 4.6 - 698 Ocean Drive (Ocean Terminal) as requested by Councillor Bagshaw and 4.9(a and b) - 24 – 28 Torphichen Street as requested by Councillor Perry.

A request to consider agenda item 6.3 – 345 Oxfords Road North by holding a hearing session had been received from Councillor Aitken.

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. 24 – 28 Torphichen Street, Edinburgh

The Acting Head of Planning and Building Standards reported on applications for planning permission and conservation area consent for the demolition of an existing office block and redevelopment to form new hotel and ancillary uses (application nos 14/04085/FUL and 15/04086/CON).

The Convener ruled in terms of Standing Order 8.1 (b) that a vote be taken for or against a motion for continuation for a site visit, if this was lost then further proposals to determine the applications would be taken from the members

Motion 1

To continue consideration of the matter for a site visit.

- moved by Councillor Mowat, seconded by Councillor Bagshaw.

Voting

For the proposal - 4 votes
Against the proposal - 9 votes

Decision 1

Not to undertake a site visit

Motion 2

To grant

1. Planning permission subject to the conditions, reasons and informatives, as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards and a legal agreement in regard to tram contributions, and
 2. Conservation area consent subject to notification to Scottish Ministers
- moved by Councillor Perry, seconded by Councillor Child

Amendment

1. To indicate intention to refuse planning permission and conservation area consent as the proposals would be detrimental to the amenity of the neighbouring residents
 2. The Acting Head of Planning and Building Standards to report on reasons for the refusal
- moved by Councillor Mowat, seconded by Councillor Bagshaw

Voting

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

Decision

To grant

1. Planning permission subject to the conditions reasons and informatives, as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards and a legal agreement in regard to tram contributions, and
2. Conservation area consent subject to notification to Scottish Ministers

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

3. 345 Oxgangs Road North, Edinburgh (St John's Church Hall)

The Acting Head of Planning and Building Standards reported on an application for planning permission for the demolition of existing buildings and erection of a class 1 retail food store with ancillary works including car parking access and landscaping (application no 14/03807/FUL).

The Sub-Committee also had a request from Councillor Aitken to hold a hearing session to consider the application

The Sub-Committee having received a presentation by the Acting Head of Planning and Building Standards on the application, and having considered the arguments put forward in the request to hold a hearing , agreed that that it had sufficient information before it to determine the application and declined the request to hold a hearing submitted by Councillor Aitken

Motion

To grant planning permission subject to the conditions reasons, informatives and a legal agreement, as detailed in Section 3 of the report by the Acting Head of Planning and Building Standards

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

1. To indicate intention to refuse planning permission as the proposals were contrary to policies ENV 18 and OS 1
 2. The Acting Head of Planning and Building Standards to report on reasons for the refusal
- moved by Councillor Bagshaw, seconded by Councillor Brock

Voting

For the motion - 13 votes

For the amendment - 2 votes

Decision

1. To decline the request for a hearing by Councillor Aitken
2. To grant planning permission subject to the conditions reasons, informatives and a legal agreement, 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)

4. 102 St Leonard’s Street, Edinburgh

The Acting Head of Planning and Building Standards reported on an application for planning permission, the demolition of existing retail unit and redevelopment of the site for student housing, class 1(retail) and/or class 2 (financial, professional and other services) uses with associated ancillary uses, landscaping and other associated development (application no 14/03643/FUL).

Motion

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

- moved by Councillor Rose, seconded by Councillor Perry.

Amendment

1. To indicate intention to grant planning permission, and
2. The Acting Head of Planning and Building Standards to report on suitable conditions to be attached to the consent.

- moved by Councillor Howat, seconded by Councillor Heslop

Voting

For the motion - 10 votes

For the amendment - 5 votes

Decision

To refuse planning permission 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)

Appendix

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 - 9a Antigua Street Edinburgh</p>	<p>Alterations to existing restaurant including shop front and rear extension - application no 14/003714/FUL</p>	<p>To GRANT planning permission subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards; and</p> <ol style="list-style-type: none"> 1. Additional informatives that; <ol style="list-style-type: none"> I. All deliveries and refuse collections are made from the front of the premises to protect the amenity of neighbours to the rear of the property. II. There is no alfresco dining III. The fire escape to be by way of a fire protective zone (fire proof corridor through the building to the front)
<p>Item 4.2 - 13 Broomhouse Market Edinburgh (The Redgauntlet)</p>	<p>Alterations and change of use of existing public house to form shop and two flats over - application no 14/05131/FUL</p>	<p>To GRANT planning permission subject to informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 4.3 - 83 Craigcrook Road Edinburgh (Blackhall Primary School)</p>	<p>Erection of a new gym hall and associated ancillary accommodation within the grounds - application no 14/04602/FUL</p>	<p>To GRANT planning permission subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 4.4 - 139 Craighleith Road Edinburgh	Change of use of petrol filling station to residential (8 houses) (as amended) - application no 14/02316/PPP	To GRANT planning permission in principle subject to conditions, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.5 - 209 Dalry Road Edinburgh (At Advertising Hoarding 35 Metres South West Of)	Advert consent to erect an internally illuminated Digital 200 advert display by the roadside – application no 14/05228/ADV	To GRANT advertisement consent subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.6 - 98 Ocean Drive Edinburgh (Ocean Terminal)	Front extension to units comprising Class 1 retail on the ground floor, staff welfare facilities on the first floor and mechanical plant on the second floor – application no 14/04482/FUL	To GRANT planning permission in principle subject to conditions, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.7 - Princes Street Edinburgh (Bus Shelter Advertising Panels)	Double sided advertising panels adjacent to bus shelters: 206165 Princes Street, after South Charlotte Street, EH2 4AH 206170 Princes Street, 121-123, EH2 4AD 206180 Princes Street, before Castle Street, EH2 2AA 206210 Princes Street, 109 EH2 3AA 206220 Princes Street, 106, EH2 3AA 206225 Princes Street, before Frederick Street, EH2 3AB Application no 14/03840/ADV	To GRANT advertisement consent subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 4.8 - Princes Street Edinburgh (Bus Shelter Advertising Panels)	Free-standing double-sided advertising panels at various locations: 206469 Princes Street, 62, EH2 2DJ 206470 Princes Street, 54-58, EH2 2DQ 206472 Princes Street, IFO Jenners, EH2 2YJ 206530 Princes Street, Opp Waverley Station, EH2 4AA 206531 Princes Street, before West Register Street, EH2 4AA Application no 14/03885/ADV	To GRANT advertisement consent subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.
Item 4.9(a) - 24 - 28 Torphichen Street Edinburgh	Demolition of existing office block and redevelopment to form new hotel and ancillary uses- application no 14/04085/FUL	To GRANT planning permission in principle subject to conditions and , informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards and a legal agreement in respect of tram contributions. (On a division)
Item 4.9(b) - 24 - 28 Torphichen Street Edinburgh	Demolition of existing multi-storey office block - application no 14/04086/CON	To GRANT conservation area consent subject to notification to Scottish Ministers as detailed in section 3 of the report by the Acting Head of Planning and Building Standards. (On a division)
Item 4.10 - 64 St Johns Road Edinburgh	Proposed redevelopment of existing commercial bakery and retail unit to form mixed use development comprising student accommodation with support facilities, refurbished commercial unit (Classes 1 and 2) new studio apartment and 1 bedroom cottage (amended description) - application no 14/03341/FUL	To GRANT planning permission in principle subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
<p>Item 5.1 - 1-13 Buccleuch Place 30 32 34 Buccleuch Street Edinburgh</p>	<p>Change-of-use of 1-6 and 7-13 Buccleuch Place, (excluding flats 4F2 2, 4F5 2, 1F2 5 + 1F1 8, Buccleuch Place) from education to managed student residential use. Internal/external refurbishment. (as amended) – application no 14/02521/FUL</p>	<p>To GRANT planning permission in principle subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>
<p>Item 6.1 - 175 Comely Bank Road Edinburgh (Flora Stevenson Primary School)</p>	<p>Erection of a single storey 3-classroom building with ancillary accommodation within the grounds of Flora Stevenson Primary School (as amended) - application no 14/04582/FUL</p>	<p>To GRANT planning permission in principle subject to conditions and informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards, and an additional condition that a procedure was to be agreed and implemented for updating the Travel Plan.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.2 - Glasgow Road, Edinburgh	Erect 2 illuminated digital 400 displays on steel structures – application no 14/04810/ADV	<p>To GRANT advertisement consent subject to:</p> <p>A. The following conditions and reasons</p> <p>Conditions:-</p> <ol style="list-style-type: none"> 1. Consent is granted for a period of five years from the date of consent. 2. The intensity of illumination of the advertisement display shall be restricted to 75 candelas per square metre during night time hours, these hours being 30 minutes after sunset to 30 minutes before sunrise each day. 3. Advertisements shall be static images only. <p>Reasons:-</p> <ol style="list-style-type: none"> 1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts. 2. In order to safeguard existing amenity. 3. To safeguard public safety. <p>B. Informatives detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p>

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 6.3 - 345 Oxbgangs Road North Edinburgh (St Johns Parish Church Hall)	Demolition of existing buildings and erection of a class 1 retail foodstore with ancillary works including car parking, access and landscaping - application no 14/03807/FUL	<p>1. To decline the request for a hearing by Councillor Aitken</p> <p>2. To GRANT planning permission in principle subject to conditions, informatives and a legal agreement detailed in section 3 of the report by the Acting Head of Planning and Building Standards.</p> <p>(On a division)</p>
Item 6.4 - 30 - 31 Princes Street Edinburgh	Breach of Control - reference no 13/00784/ELBB	Planning and Listed Building Enforcement Notices be Served with a compliance period of three to six months
Item 6.5 - 102 St Leonards Street Edinburgh	Demolition of existing retail unit and redevelopment of site for student housing, class 1 (retail) and/or class 2 (financial, professional and other services) uses with associated ancillary uses, landscaping and other associated development - application no 14/03643/FUL	<p>To REFUSE planning permission for the reasons and informative detailed in section 3 of the report by the Acting Head of Planning and Building Standard</p> <p>(On a division)</p>
Item 9.1 - Fountainbridge Edinburgh (Land at Springside)	Report for forthcoming application by Fountain North Ltd for Residential and mixed-use development including class 1 (retail), class 2 (financial, professional and other services), class 3 (food and drink), class 4 (business), class 7 (hotel) and/or class 11 (Leisure) and ancillary works – reference no. 14/05337/PAN	To note the key issues at this stage.

Agenda Item No/Address	Details of Proposal/Reference No	Decision
Item 9.2 - 194 Glasgow Road Edinburgh (Site 100 Metres East Of)	Report on forthcoming application by West Craigs Ltd for a Mixed use development incorporating Class 4 (excluding offices), Class 5, Class 6 and residential development, landscaping, associated access, and all ancillary development - reference no 14/04157/PAN	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. An assessment of the Maybury Junction to be included of the transport scoping:
Item 9.3 - 49 Potterrow Edinburgh (Land 49 Metres North Of)	Report on forthcoming application by the University of Edinburgh for Revisions to the original consent (04/03124/FUL) to a) create a more prominent public entrance and public 'way through' Potterrow to the central courtyard; b) create a greater degree of variation to the skyline profile on Potterrow; and c) omit the 29 car parking spaces originally proposed for the phase three basement - reference no 14/05341/PAN	<ol style="list-style-type: none"> 1. To note the key issues at this stage. 2. The heights of the adjacent properties to be taken into consideration in the design of the development:

The City of Edinburgh Planning Local Review Body

10.00 am, Wednesday, 12 November 2014

Present

Councillors Bagshaw, Dixon, Heslop, McVey and Milligan

1. Chair

Councillor Dixon was appointed as Convener.

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 – 254 Baberton Mains Drive, Edinburgh EH14 3EB

Details were provided of a request for a review of the refusal of planning permission the to erect one and a half storey side extension and extend porch at 254 Baberton Mains Drive, Edinburgh (Application No 14/02932/FUL).

Assessment

At the meeting on 12 November 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 01– 03, Scheme 1, being the drawings shown under the application reference number 14/02932/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) 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 works were common throughout the area as the design blended with the existing buildings of the estate. The neighbours were consulted with, before and during the planning process and had no concerns about the size or design.

The planning application was refused on the grounds that the proposed extension overshadowed a substantial part of the neighbouring garden. The gardens were south facing and documentation was submitted showing that after 11.00 am the extension had no influence on the sunlight to the neighbouring garden and because of the angle of the sun, the extension made a negligible difference to the shadow already cast by the existing building prior to that time.

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 the proposal was not contrary to Edinburgh Local Plan Policy Des 11, in respect of Alterations and Extensions, and non statutory guidance for householders, because it did not cause an unreasonable loss of sunlight to the neighbouring property to the west. Additionally, it would not overshadow a substantial portion of the neighbouring rear garden, because of the staggered form of development, nor would it affect an area that formed an important and potentially well used part of the rear garden.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission to erect one a half storey side extension and extend porch, at 254 Baberton Mains Drive, Edinburgh (14/02392/FUL).

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 had been submitted to the Council stating the intended date on which the development was 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.

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

4. Request for Review - 4 (3f) Bellevue Terrace, Edinburgh EH7 4DU

Details were provided of a request for a review of the refusal of planning permission for alterations to front elevation windows behind balustrade, and addition of recessed central roof terrace at 4 (3f) Bellevue Terrace, Edinburgh (Application No 14/01687/FUL).

Assessment

At the meeting on 12 November 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 further written submissions. 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– 06, Scheme 1, being the drawings shown under the application reference number 14/01687/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 3 (Listed Buildings – Setting)
Policy Env 4 (Listed Buildings – Alterations and Extensions)
Policy Env 6 (Conservation Areas Development)
- 2) The Non-Statutory Guidelines on ‘Listed Buildings and Conservations Areas’.
- 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, 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 and to refuse planning permission for alterations to front elevation windows behind balustrade, and addition of recessed central roof terrace at 4 (3f) Bellevue Terrace, Edinburgh 14/01687/FUL).

Reasons for Refusal

1. The proposal was contrary to Edinburgh City Local Plan Policy Env 4 in respect of Listed Buildings – Alterations and Extensions, as the proposal failed to respect the integrity and composition of the building to the detriment of its special character.
2. The proposals were contrary to non-statutory guidance on Listed Buildings and Conservation Areas as the proposal was an incongruous addition to the roofscape having an adverse impact on the building and area.
3. The proposal was contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas – Development, as the proposal was an incongruous addition to the roofscape failing to preserve or enhance the character of the conservation area and setting a dangerous precedent.

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

5. Request for Review – 16 (3f1) Comiston Terrace, Edinburgh EH10 6AH

Details were provided of a request for a review of the refusal of planning permission for the removal and replacement of four windows on the rear elevation of the building (as amended), at 16 (3f1) Comiston Terrace, Edinburgh (Application No 14/02780/FUL).

Assessment

At the meeting on 12 November 2014, the LRB had been provided with copies of the notice of review submitted 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 01, 02A and 03, Scheme 2, being the drawings shown under the application reference number 14/02780/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 Des 11 (Alterations and Extensions)
- 2) The Non-Statutory Guidelines on 'Listed Buildings and Conservations Areas'.
- 3) The Morningside Conservation Area Character Appraisal.
- 4) The procedure used to determine the application.
- 5) 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 and to refuse planning permission for the removal and replacement of four windows on the rear elevation of the building (as amended), at 16 (3f1) Comiston Terrace, Edinburgh 14/02780/FUL).

Reasons for Refusal

The proposal was contrary to Policy Env 6 of the Edinburgh City Local Plan as it would neither maintain nor enhance the character or appearance of the conservation area. The proposal was also contrary to the Council's Guidelines on Listed Buildings and Conservation Areas, as it was clearly stated that the use of UPVC on a non-listed building within a conservation area was unacceptable.

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

6. Request for Review – 10 Echline Park, South Queensferry EH30 9XQ

Details were provided of a request for a review of the deemed refusal of planning permission to form two storey extension at side of building including demolition of existing garage, at 10 Echline Park, South Queensferry (Application No 14/02602/FUL).

Because the planning authority had not determined the application, which was the subject of review, there was no decision notice or report of handling setting out the reasons for the decision.

Assessment

At the meeting on 12 November 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 heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

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 procedure used to determine the application.
- 2) The reasons for the deemed 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 were advised that the relevant policy of the Development Plan against which to assess the proposal was Policy E43 of the Rural West Edinburgh Local Plan. This stated that alterations and extensions to existing buildings, where acceptable in principle, should be subservient and related carefully to the original building.

The LRB took into consideration the applicant's arguments that:

- The design of the extension was a mirror image of an existing property located five or six properties east of the applicant's site at Echline View, South Queensferry.
- The design reflected other approved two story extensions in the local area taking into account best construction practice.
- There were no objections to the proposals from neighbours.

The LRB noted the following

- There was a delay in processing the application.
- The assessment of the proposals had to be undertaken twice, for which there was no valid reason given.
- It was indicated by officers that the application would be approved, who then required modifications, which were submitted. However, the application was then refused.
- In various discussions, contrary information was given by officers in respect of approving the application, which was eventually refused.
- There was no Report of Handling to assist with the determination.

The LRB having taken all the above matters into consideration, decided to grant planning permission. The LRB was of the view that the proposal to form a two storey extension at side of building, including demolition of existing garage complied with the Development Plan and was compatible with the character of the original building and the area.

Decision

To grant planning permission to form two storey extension at side of building including demolition of existing garage, at 10 Echline Park, South Queensferry (14/02602/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 had been submitted to the Council stating the intended date on which the development was to commence. Failure to do so constituted 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 – Notice of Review, circulated)

7. Request for Review – 11 Etrick Road, Edinburgh EH10 5BJ

Details were provided of a request for a review to refuse planning permission for the erection of an engineered hardwood conservatory onto a recent extension (2004) at 11 Etrick Road, Edinburgh (Application No 14/02780/FUL).

Assessment

At the meeting on 12 November 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 01-07, Scheme 1, being the drawings shown under the application reference number 14/02072/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 4 (Listed Buildings – Alterations and Extensions)
 - Policy Env 6 (Conservation Areas Development)
 - Policy Des 11 (Alterations and Extensions)
- 2) The Non-Statutory Guidelines on 'Listed Buildings and Conservations Areas'.
- 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, 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 and to refuse planning permission for the erection of an engineered hardwood conservatory onto a recent extension (2004) at 11 Ettrick Road, Edinburgh (14/02780/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 proposed location was inappropriate in relation to the character of the wider area and would be visually detrimental to the conservation area.
2. The proposal was contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, as the positioning was inappropriate on the building and out of character with the area.
3. The proposal was contrary to Edinburgh City Local Plan Policy Env 4 in respect of Listed Buildings – Alterations and Extensions, as the position was seriously detrimental to the character of the listed building.
4. The proposals were contrary to non-statutory guidance on the Listed Buildings and Conservation Areas as the positioning was detrimental to the character of the building and to the wider area.

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

7. Request for Review – 10 (Flat 1) Suffolk Road, Edinburgh EH16 5NR

Details were provided of a request for a review to refuse planning permission to replace old wooden sash window with PVCU sash window, at 10 (Flat 1), Suffolk Road, Edinburgh (Application No.14/01130/FUL).

Assessment

At the meeting on 12 November 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 01– 02, Scheme 1, being the drawings shown under the application reference number 14/01130/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)
- 2) The Non-Statutory Guidelines on:
“Guidance for Householders”.
“Listed Buildings and Conservation Areas”
- 3) Other Relevant Policy Guidance.
The Craigmillar Park Conservation Area Character Appraisal.
- 4) The procedure used to determine the application.
- 5) 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:

- There was only one old wooden window to be replaced with one new PVCU window.
- Number 10 was on the south side of Suffolk Road and the window in question was situated on the rear (south facing) side of the building and could not be seen from the four adjoining streets.
- The proposed replacement window would not introduce an alien feature to the detriment of the character and appearance of Craigmillar Park Conservation Area.
- There had been no objections from any of the neighbours who had been notified.
- The window in question was slightly above ground level but not as high as the first floor flat level.
- The applicant had submitted two different designs of window, one the same as the present window (two panes over two panes and to open vertically) and one the same as the lower window (with a smaller pane at the top, opening outwards).
- The proposal for the present window complied with “Guidance to Householders”.
- The dwelling house was in an unlisted building in a conservation area only and would not be detrimental to neighbourhood amenity.

The LRB having taken all the above matters into consideration, did not agree with the officer's assessment and was of the view that by reason of its design, scale and positioning, was not incompatible with the character of the original building. Additionally, the proposal would not introduce an alien feature to the detriment of the character and appearance of Craigmillar Park Conservation Area.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission to replace old wooden sash window with PVCU sash window, at 10 (Flat 1), Suffolk Road, Edinburgh (14/01130/FUL) subject to:

1. Standard conditions and informatives.
2. An additional condition that the replacement window should be sliding sash and case to match existing in style and opening method.

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 had been submitted to the Council stating the intended date on which the development was to commence. Failure to do so constituted 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.)

The City of Edinburgh Planning Local Review Body

10.00 am, Wednesday, 26 November 2014

Present: Councillors Blacklock, Cairns, Howat, Mowat and Robson.

1. Convener

Councillor Howat was appointed as Convener.

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 – 2 Buckstone Gardens, Edinburgh

Details were provided of a request for a review of refusal of planning permission for a one and a half storey extension and associated landscaping at 2 Buckstone Gardens, Edinburgh (Application No. 14/03087/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted by Christopher Barr on behalf of Mr Sievewright 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 01, 02, 03A, 04-09, 10A-15A, Scheme 2, being the drawings shown under the application reference number 14/03087/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) 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 you in your 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposed scale, form and design was acceptable and would not be detrimental to the neighbourhood character and would not cause any loss to neighbouring amenity.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a one and a half storey extension and associated landscaping at 2 Buckstone Gardens, Edinburgh (Application No. 14/03087/FUL), subject to standard planning conditions.

Informatives

1. The development hereby permitted shall 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.

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

4. Request for Review – 39 Carfrae Gardens, Edinburgh

Details were provided of a request for a review of the refusal of planning permission to erect a new single storey low energy house on the site of an existing large double garage, to occupy the rear section of the available garden area within the grounds of an existing bungalow (Land 2 Metres East of) 39 Carfrae Gardens, Edinburgh (Application No. 14/01865/FUL).

Assessment

At the meeting on 26 November 2014, the LRB had been provided with copies of the notice of review submitted by David Blaikie Architects on behalf of Mr and Mrs Edmonstone 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 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 01-03, Scheme 1, being the drawings shown under the application reference number 14/01865/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 1 (Design Quality and Context)
 - Policy Des 3 (Development Design)
 - Policy Hou 1 (Housing Development)
 - Policy Hou4 (Density)
- 2) The Non-Statutory Guidelines on 'Edinburgh Design Guidance'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your 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 and to refuse planning permission to erect a new single storey low energy house on the site of an existing large double garage, to occupy the rear section of the available garden area within the grounds of an existing bungalow at (Land 2 Metres East of) 39 Carfrae Gardens, Edinburgh (Application No. 14/01865/FUL).

Reasons for Refusal

1. The proposal is contrary to Edinburgh City Local Plan Hou 1, read in conjunction with Policy Des 3 in respect of Development Design, as it is not an appropriate infill development on this corner plot site because it is not in keeping with the general neighbourhood spatial pattern and it will result in loss of private rear space for future occupiers of no 39 Carfrae Gardens.

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

5. Request for Review – 37 Durham Avenue, Edinburgh

Details were provided of a request for a review of the refusal of planning permission to erect a dormer to the front of the property. Alter the roof shape from pitched to mansard with the inclusion of 3 no. velux windows. Erect single storey extension to rear with straight sloping roof, at 37 Durham Avenue, Edinburgh (Application No. 14/01716/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted by Mr Ashraf, 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 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 1-11, Scheme 1, being the drawings shown under the application reference number 14/01716/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) 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 you in your 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 and to refuse planning permission to erect a dormer to the front of the property. Alter the roof shape from pitched to mansard with the inclusion of 3 no. velux windows. Erect single storey extension to rear with straight sloping roof at 37 Durham Avenue, Edinburgh (Application No. 14/01716/FUL).

Reasons for Refusal

1. The proposal is contrary to Edinburgh City Local Plan Des 11 in respect of Alterations and Extensions and the Council's Guidance for Householders, as the addition of a further dormer, new roof pitch and rear extension would result in a form of development which completely overwhelms the existing appearance of the house and the integrity of the original building which would have a detrimental impact on neighbourhood character and amenity.

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

6. Request for Review – 35 North Gyle Avenue, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for a new pitched/hipped roof to existing rear flat roofed single storey extension and new rear dormer to allow for a new attic bedroom and shower room at 35 North Gyle Avenue, Edinburgh (Application No. 14/03360/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted by Charlotte Cotton Architect on behalf of Mr and Mrs Funnell, 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 01-05, Scheme 1, being the drawings shown under the application reference number 14/03360/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) 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 you in your 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 and to refuse planning permission for a new pitched/hipped roof to existing rear flat roofed single storey extension and new rear dormer to allow for a new attic bedroom and shower room at 35 North Gyle Avenue, Edinburgh (Application No. 14/03360/FUL).

Reasons for Refusal

1. The proposal is contrary to the local plan, as it would greatly and unacceptably alter the character and appearance of the house, increasing its bulk and resulting in a highly visible and unsympathetic addition to the street.

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

7. Request for Review – 173 Vexhim Park, Edinburgh

Details were provided of a request for a review of refusal of planning permission for a proposed 2 storey extension to side of house and a single storey extension to rear at 35 North Gyle Avenue, Edinburgh (Application No. 14/01798/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted by Mr John Ross on behalf of Mr Arif, including a request that the review proceed on the basis of an assessment of the review documents, one or more hearings 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 01-03, Scheme 1, being the drawings shown under the application reference number 14/01798/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 Tra 4 (Private Car Parking)
- 2) The Non-Statutory Guidelines on 'Guidance for Householders' and 'Parking Standards'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your 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 and to refuse planning permission for a proposed 2 storey extension to side of house and a single storey extension to rear at 35 North Gyle Avenue, Edinburgh (Application No. 14/01798/FUL).

Reasons for Refusal

1. The proposal is contrary to Edinburgh City Local Plan Policy Tra 4 in respect of Private Car Parking and the non statutory Parking Standards because no off-street parking provision is provided and the Parking Standards require two spaces to be provided for a four bedroom house at the application site's location. The effect of the proposal on parking has been identified as a concern for a number of local residents and the matters raised by the applicant's representatives do not justify an infringement.

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

The City of Edinburgh Planning Local Review Body

10.00am, Wednesday, 10 December 2014

Present

Councillors Brock, Child, Perry, Rose and Ross.

1. Appointment of Convener

Councillor Perry was appointed as Convener.

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 – 1 Kirkstyle Gardens, Kirkliston

Details were provided of a request for a review of the refusal of planning permission for proposed replacement windows and doors at 1 Kirkstyle Gardens, Kirkliston (application no 14/01626/FUL).

The request was initially considered by the City of Edinburgh Planning Local Review Body (LRB) at a meeting on Wednesday 29 October 2014. The LRB continued consideration of the matter to this meeting to allow the Acting Head of Planning and Building Standards to investigate and confirm that all the doors and windows in the group of five similarly designed dwellings comprising part of the Kirkstyle Gardens development were originals and not UPVC.

Assessment

The LRB had been provided with copies of the notice of review, 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 proposals.

The plans used to determine the application were numbered 01-03 being the drawings shown under the application reference number 14/01626/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 and the Rural West Edinburgh Local Plan:
 - Policy E35 (developments in Conservation Areas)
 - Policy E36 (developments in Conservation Areas)
 - Policy E43 (alterations and extensions)
- 2) The Non-Statutory Guidelines "Guidance for Householders".
- 3) The Non-Statutory Guidelines "Listed Buildings and Conservation Areas".
- 4) The procedure used to determine the application.
- 5) 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 and to refuse planning permission for the proposed replacement windows and doors at 1 Kirkstyle Gardens, Kirkliston (application no 14/01626/FUL) for the following reasons:

1. The proposal was contrary to the Edinburgh City Local Plan Policy ENV6 in respect of development in conservation areas as the proposal would not preserve or enhance the special character or appearance of the Kirkliston Conservation Area and was not consistent with the Kirkliston Conservation Area Character Appraisal.
2. The proposal was contrary to the Non Statutory Guidelines in respect of Listed Buildings and Conservation Areas as the proposed materials would not match the original property and would adversely affect the character and appearance of the Kirkliston Conservation Area.

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

4. Request for Review – 114-116 Dundee Street and 1-3 Drysdale Road, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for change of use and subdivision of retail unit to social room, alterations to residential accommodation and external alterations to three window openings at 114-116 Dundee Street and 1-3 Drysdale Road, Edinburgh (application no 14/01131/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted, including a request that the review proceed on the basis of an assessment of the review documents, one or more hearing sessions 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 01-03, Scheme 1 being the drawings shown under the application reference number 14/01131/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:

- 2) The development plan, including the relevant policies of the Edinburgh City Local Plan:
 - Policy Ret 4 (Local Centres)
 - Policy Ret 10 (Alternative Use of Shop Units – Elsewhere in Defined Centres)
 - Policy Des 3 (Development Design)
- 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.

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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposed development was acceptable. In particular, it was noted that the proposed new local centre was as yet undefined and the proposed use as a social room would provide an active frontage. There would not be a detrimental impact on the potential function of the new local centre.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for change of use and subdivision of retail unit to social room, alterations to residential accommodation and external alterations to three window openings at 114-116 Dundee Street and 1-3 Drysdale Road, Edinburgh (application no 14/01131/FUL) subject to standard planning conditions and the following informatives:

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

5. Request for Review – 37 The Glebe, Kirkliston

Details were provided of a request for a review of the refusal of planning permission for building an extension on top of the existing single storey porch to the front of the property at 37 The Glebe, Kirkliston (application no 14/03279/FUL).

Assessment

The LRB had been provided with copies of the notice of review, 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 01, Scheme 1 being the drawings shown under the application reference number 14/03279/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:

- 3) The development plan, including the relevant policies of the Edinburgh City Local Plan:

- Policy E34 (Alterations and Extensions to Existing Buildings)
- 2) Non-Statutory Guidelines “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, having taken all the above matters into consideration, did not agree with the assessment of the issues in the case officer’s report and was of the opinion that the proposed development was acceptable and would not be detrimental to the architectural integrity of the building or its setting.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for building an extension on top of the existing single storey porch to the front of the property at 37 The Glebe, Kirkliston (application no 14/03279/FUL) subject to standard planning conditions and the following informatives:

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

6. Request for Review – 11 Hutchison View, Edinburgh

Details were provided of a request for a review of the refusal of planning permission in respect of formation of a single driveway for one car at 11 Hutchison View, Edinburgh which was dealt with by the Acting Head of Planning and Building Standards under delegated powers (application no 14/02121/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted, 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 01-02A being the drawings shown under the application reference number 14/02121/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) Non-Statutory Guidelines "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.

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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposed development was acceptable and would be of adequate depth and width and would not be detrimental to road safety.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for formation of a single driveway at 11 Hutchison View, Edinburgh (application no 14/02121/FUL) subject to standard planning conditions and the following informatives:

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

7. Request for Review – 42 Ladywell Avenue, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for dormer to rear of existing property at first floor level, extending master bedroom and providing en-suite bathroom at 42 Ladywell Avenue, Edinburgh which was dealt with by the Acting Head of Planning and Building Standards under delegated powers (application no 14/03294/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted, 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 1A-5A, Scheme 2 being the drawings shown under the application reference number 14/03294/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 "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, having taken all the above matters into consideration, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposed development was acceptable and would neither be detrimental in terms of scale in relation to the roof plane of the building nor to the character of the surrounding neighbourhood area as the dormer is to the rear and not visible from public view.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for building a dormer to the rear of the existing property at first floor level, extending master bedroom and providing en-suite bathroom at 42 Ladywell Avenue, Edinburgh (application no 14/03294/FUL) subject to standard planning conditions and the following informatives:

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

The City of Edinburgh Planning Local Review Body

10.00 am, Wednesday, 21 January 2014

Present: Councillors Bagshaw, Dixon, Heslop, McVey and Milligan

1. Convener

Councillor Heslop was appointed as Convener.

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 – (Land 20 metres West of) 87 Cammo Road Edinburgh

Details were provided of a request for a review of refusal of planning permission for the erection of a dwelling house at 87 Cammo Road, Edinburgh (Application No. 14/01832/FUL).

Assessment

The LRB had been provided with copies of the notice of review submitted by Format Design on behalf of Christine Kinnell including a request that the review proceed on the basis of the review documents, a site inspection and 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, Scheme 1, being the drawings shown under the application reference number 14/01832/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, did not feel that they had sufficient information before it and agreed to undertake a site inspection prior to determining 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 Rural West Edinburgh Local Plan:

Policy E5 In order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 Where acceptable in principle, development proposals in the green belt or countryside must meet the criteria which aim to achieve high standards of design and landscaping.

Policy E7 Permission will not be given for development which would result in irreversible damage to, or the permanent loss of prime quality agricultural
- 2) The Non-Statutory Guidelines on:

'Development in the Countryside and Green Belt' and 'Edinburgh Design Guidance'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your request for a review.
- 5) A site inspection.

Motion

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for the erection of a dwelling house at 87 Cammo Road (Land 20 metres west of), Edinburgh (Application No. 14/01832/FUL), subject to standard planning conditions.

- Moved by Councillor Bagshaw, seconded by Councillor McVey

Amendment

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for the erection of a dwelling house at 87 Cammo Road (Land 20 metres west of), Edinburgh (Application No. 14/01832/FUL), subject to standard planning conditions.

- Moved by Councillor Heslop, seconded by Councillor Dixon

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 the erection of a dwelling house at 87 Cammo Road (Land 20 metres west of), Edinburgh (Application No. 14/01832/FUL), subject to standard planning conditions.

Informatives

1. The development hereby permitted shall 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.

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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that there would be no significant loss of prime agricultural land, as although it had been designated as such, it had never been used for this purpose and would not lead to incremental erosion of the farm land surrounding it.

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.

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

3. Request for Review – Moray Bank Place Gardens, 11 Doune Terrace, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for a bicycle shed at Moray Bank Place Gardens, 11 Doune Terrace, Edinburgh (Application No.14/01052/FUL).

Assessment

At the meeting on 21 January 2015, the LRB had been provided with copies of the notice of review submitted by the chairperson of the Lord Moray Feu, 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 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 01-03, Scheme 1, being the drawings shown under the application reference number 14/01052/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, did not feel that they had sufficient information before it and agreed to undertake a site inspection prior to determining 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 1 (World Heritage Site)
 - Policy Env 3 (Listed Buildings - Setting)
 - Policy Env 6 (Conservation Areas Development)
 - Policy Env 7(Historic Gardens & Designed Landscapes)
 - Policy Des 1 (Design Quality and Context)
 - Policy Des 3 (Development Design)
- 2) The New Town Conservation Area character Appraisal.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your request for a review.
- 5) A site inspection.

Motion

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for a bicycle shed at Moray Bank Place Gardens, 11 Doune Terrace, Edinburgh (Application No. 14/01052/FUL)

- Moved by Councillor Milligan, 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 bicycle shed at Moray Bank Place Gardens, 11 Doune Terrace, Edinburgh (Application No. 14/01052/FUL), subject to standard conditions and that:

The shed shall be painted a dark green or similar colour within 1 month of its completion and use. Details of the colour shall be submitted to the planning authority for approval prior to the commencement of building works.

- Moved by Councillor McVey, seconded by Councilor Bagshaw

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 bicycle shed at Moray Bank Place Gardens, 11 Doune Terrace, Edinburgh (Application No. 14/01052/FUL), subject to standard planning conditions and that:

The shed shall be painted a dark green or similar colour within 1 month of its completion and use. Details of the colour shall be submitted to the planning authority for approval prior to the commencement of building works.

Informatives

1. The development hereby permitted shall 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.

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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the siting and appearance of the proposed structure would not be considered detrimental to the character of the site and the historic design, or prejudice its future restoration. In particular the LRB noted other structures in the vicinity of the proposed structure.

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.

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

5. Request for Review – 6-10 Earl Grey Street, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for Alterations to the shop front, installations of an ATM to the front and installation of a louvre to the rear at 6-10 Earl Grey Street, Edinburgh (Application No. 14/02709/FUL).

Assessment

At the meeting on 21 January 2015, the LRB had been provided with copies of the notice of review submitted by WYG 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 1-5, Scheme 1, being the drawings shown under the application reference number 14/02709/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 4 (Listed Building – Alterations and Extensions)
Policy Des 12 (Shopfronts)
- 2) The Non Statutory Guidelines on 'Listed Buildings and Conservation Areas' and Guidance for Businesses'.
- 3) The procedure used to determine the application.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your request for a review.

Motion

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for alterations to the shop front, installation of an ATM to the front and installation of a louvre to the rear at 6-10 Earl Grey Street, Edinburgh (Application No. 14/02709/FUL).

- 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 alterations to the shop front, installation of an ATM to the front and installation of a louvre to the rear at 6-10 Earl Grey Street, Edinburgh (Application No. 14/02709/FUL).

- By Councillor Heslop, seconded by Councillor Milligan

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 alterations to the shop front, installation of an ATM to the front and installation of a louvre to the rear at 6-10 Earl Grey Street, Edinburgh (Application No. 14/02709/FUL).

Informatives

1. The development hereby permitted shall 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.

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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposals would not affect the desirability of preserving the building or its setting or any features of architectural or historic interest. The introduction of an ATM into a modern shopfront had no adverse impact.

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.

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

6. Request for Review – 2 Laverockbank Grove, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for an attic conversion comprising dormer window to side and rear and velux windows to front elevation at 2 Laverockbank Grove, Edinburgh (Application No. 14/03263/FUL).

Assessment

At the meeting on 21 January 2015, the LRB had been provided with copies of the notice of review submitted by Mr McCaskey 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 01-07, Scheme 1, being the drawings shown under the application reference number 14/03263/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) The Non Statutory Guidelines on 'Guidance for Householders'.
- 3) The Trinity Conservation Area character Appraisal.
- 4) The procedure used to determine the application.
- 5) The reasons for refusal and the arguments put forward by you in your 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposals would be in keeping with the character of the existing building in terms of design, form and positioning and would not be incongruous or have a detrimental impact upon the neighbourhood and conservation area character and amenity.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for an attic conversion comprising dormer window to side and rear and velux windows to front elevation at 2 Laverockbank Grove, Edinburgh (Application No. 14/03263/FUL), subject to standard conditions and that:

The windows in the dormers of the attic conversion shall be timber framed and not uPVC.

Informatives

1. The development hereby permitted shall 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 and Notice of Review, circulated)

7. Request for Review – 230(b) Oxgangs Road North, Edinburgh

Details were provided of a request for a review of refusal of planning permission for a change of use from cold food takeaway to café/hot food takeaway at 230(b) Oxgangs Road North, Edinburgh (Application No. 14/02615/FUL).

Assessment

At the meeting on 21 January 2015, the LRB had been provided with copies of the notice of review submitted by AMG Planning and Design on behalf of Mr Singh 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 01A, Scheme 2, being the drawings shown under the application reference number 14/02615/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 Ret 10 (Alternative Use of Shop Units – Elsewhere in Defined Centres)
 - Policy Ret11 (Alternative Use of Shop Units in Other Locations)
 - Policy Hou 8 (Inappropriate Uses in Residential Areas)
 - Policy Ret 12 (Food and Drink Establishments)
- 2) The Non Statutory Guidelines on 'Guidance for Businesses'.

- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by you in your 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposal would not result in an over concentration of hot food takeaways within the locality and would not lead to an increase in noise and disturbance.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for a change of use from cold food takeaway to café/hot food takeaway at 230B Oxfords Road North, Edinburgh (Application No. 14/02615/FUL).

Informatives

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

8. Request for Review – 25 Swanston Terrace, Edinburgh

Details were provided of a request for a review of refusal of planning permission for the erection of conservatory to the rear of the house at 25 Swanston Terrace, Edinburgh (Application No. 14/02797/FUL).

Assessment

At the meeting on 21 January 2015, the LRB had been provided with copies of the notice of review submitted by Sorrell Associates on behalf of Mr Singh 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 01-03 being the drawings shown under the application reference number 14/02797FUL 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 you in your 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposal would not result in an unreasonable degree of overlooking and loss of privacy to the neighbouring property. In particular it noted that there was existing views into the neighbouring garden.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for erection of a conservatory to the rear of the building at 25 Swanston Terrace, Edinburgh (Application No. 14/02797/FUL), subject to standard conditions and that:

The side windows of the conservatory shall be glazed in frosted glass in perpetuity to preserve the privacy of neighbouring property.

Informatives

1. The development hereby permitted shall 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 and Notice of Review, submitted.)

The City of Edinburgh Planning Local Review Body

10.00 am, Wednesday, 4 February 2014

Present: Councillors Howat, Mowat and Robson

1. Convener

Councillor Robson was appointed as Convener.

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 – 11 Glenfinlas Street, Edinburgh

Details were provided of a request for a review of the mixed decision to part grant and part refuse planning permission for proposed alterations and improvements internal and garden works and alterations to the rear elevation at 11 Glenfinlas Street, Edinburgh (Application No. 14/030712/FUL).

Assessment

At the meeting on 4 February 2015, the LRB had been provided with copies of the notice of review submitted by Lorn Macneal Architects on behalf of Peter Howell including a request that the review proceed on the basis 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 01-03, 04A, 05 – 06, Scheme 2, being the drawings shown under the application reference number 14/03071/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it and agreed to 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 Env4 (Listed Buildings – Alterations and Extensions)
Policy Env6 (Conservation Areas Development)
- 2) The Non-Statutory Guidelines on:
'Listed Buildings and Conservation Areas'.
- 3) The New Town Conservation Area Character Appraisal.
- 4) The procedure used to determine the application.
- 5) The reasons for refusal and the arguments put forward 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposed cast iron juliet balcony would have a negligible effect and would not prejudice the architectural and historic interest of the listed building or adversely affect the character and appearance of the conservation area. It was of the view that other examples nearby gave justification for approval and the traditional design was preferable to a more modern and intrusive solution.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for proposed alterations and improvements internal and garden works and alterations to rear elevation at 11 Glenfinlas Street, Edinburgh (Application No. 14/030712/FUL), subject to standard planning conditions.

Informatives

1. The development hereby permitted shall 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.

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

3. Request for Review – 21 Greenbank Drive, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for an existing attic to be converted into a bedroom with access onto verandah/roof terrace at 21 Greenbank Street, Edinburgh (Application No.14/003015/FUL).

Assessment

At the meeting on 4 February 2015, the LRB had been provided with copies of the notice of review submitted by Cockburn's Consultants on behalf of Darren Pease, 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. It was noted that the applicant had offered to delete the verandah from the proposal, however the LRB must consider the scheme that was refused planning permission, not any amended scheme.

The plans used to determine the application were numbered 01-04, Scheme 1, being the drawings shown under the application reference number 14/03015/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it and agreed to 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.
- 4) The reasons for refusal and the arguments put forward 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 case officer's report in respect of the scale and positioning of the verandah/roof terrace which would result in overlooking to the detriment of residential amenity, however they did not feel that the rear dormer would result in a dominant, unsympathetic and intrusive feature and took into account that there were already three similar dormers in the area.

The LRB was of the opinion that although they could accept the argument to allow the rear dormer, the considerations that it had identified were not of sufficient weight to

allow it to overturn the original determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for an existing attic to be converted into a bedroom with access onto verandah/roof terrace at 21 Greenbank Street, Edinburgh (Application No.14/003015/FUL), subject to standard planning conditions.

Reasons for Refusal:

1. The proposal is contrary to Policy Des 11 – Alterations and Extensions of the Edinburgh City Local Plan and the Council’s non statutory Guidance for Householders, by way of the design and scale of the rear dormer, resulting in a dominant, unsympathetic and intrusive feature, to the detriment of the character and appearance of not only the building, but also the surrounding area.
2. The proposal contravenes Policy Des 11 – Alterations and Extensions of the Edinburgh City Local plan and the non statutory Guidance for Householders, by way of the scale and positioning of the verandah/roof terrace resulting in overlooking, to the detriment of residential amenity.

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

(Councillor Howat requested his dissent to this decision be recorded)

5. Request for Review – 23 Jock’s Lodge, Edinburgh

Details were provided of a request for a review of the refusal of planning permission for alterations and change of use from hot food takeaway to one apartment flat at 23 Jock’s Lodge, Edinburgh (Application No. 14/03298/FUL).

Assessment

At the meeting on 4 February 2015, the LRB had been provided with copies of the notice of review submitted by Scott Design on behalf of Mr Ali 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 01-03, Scheme 1, being the drawings shown under the application reference number 14/03298/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 12 (Shopfronts)

Policy Hou5 (Conversion to Housing)

Policy Ret10 (Alternative Use of Shop Units)

Policy TRA4 (Private Car Parking)

- 2) The Non Statutory Guidelines on 'Guidance for Businesses' and 'Parking Standards'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward 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, did not agree with the assessment of the issues in the case officer's report and was of the opinion that the proposals would not adversely affect the vitality and viability of the defined local retail centre, as the space was not located in an area that could now be considered to be successful as a retail outlet and had failed as such in recent years. Furthermore, the LRB felt that property would provide adequate floor space for the future occupiers of the development.

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.

Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission for alterations and change of use from hot food takeaway to one apartment flat at 23 Jock's Lodge, Edinburgh (Application No. 14/03298/FUL).

Informatives

1. The development hereby permitted shall 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, and Notice of Review, submitted.)

6. Request for Review – 9 Lee Crescent, Edinburgh

Details were provided of a request for a review of the refusal of planning permission to erect a upvc conservatory to the rear of the property at 9GF Lee Crescent, Edinburgh (Application No. 14/03312/FUL).

Assessment

At the meeting on 4 February 2015, the LRB had been provided with copies of the notice of review submitted by Mr McCaskey on behalf of Mr Cummings 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 01-02, Scheme 1, being the drawings shown under the application reference number 14/03312/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)
- 2) The Non Statutory Guidelines on 'Listed Buildings and Conservation Areas' and 'Guidance for Householders'
- 3) The Portobello Conservation Area Character Appraisal.
- 4) The procedure used to determine the application.
- 5) The reasons for refusal and the arguments put forward 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 the proposals would fail to preserve the character and appearance of the conservation area, and that the materials would be inappropriate in the historic built environment.

The LRB was of the opinion that the material considerations that it had identified were not of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission to erect a upvc conservatory to rear of the property at 9 Lee Crescent, Edinburgh (Application No. 14/03312/FUL), subject to standard conditions.

Reasons for Refusal:

1. The proposal is contrary to Edinburgh City Local Plan Env 6 in respect of Conservation Areas – Development, and non-statutory guidance for listed buildings and conservation areas, as the proposal fails to preserve or enhance the character or appearance of the conservation area because it dominates the rear elevation, obscures a substantial portion of the ground floor stone façade, results in the loss of a timber sash and case window and uses a material that is inappropriate in the historic built environment.
2. The proposal is contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions and non statutory Guidance for Householders, as the proposal is not compatible with the existing building because of its scale and design.

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

7. Request for Review – 50 Nicolson Street, Edinburgh

Details were provided of a request for a review of refusal of planning permission for a change of use from Class 11 (Assembly and Leisure) to Sui Generis (Public House) including external alterations at 50 Nicolson Street, Edinburgh, (Application No. 14/01864/FUL).

Assessment

At the meeting on 4 February 2015, the LRB had been provided with copies of the notice of review submitted by Signet Planning on behalf of J.D. Weatherspoon PLC including a request that the review proceed on the basis of an assessment of the review documents and further representations. 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 01-03+05-07, Scheme 2, being the drawings shown under the application reference number 14/01864/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)
 - Policy Hou 8 (Inappropriate Uses in Residential Areas)
 - Policy Ret 9 (Alternative Use of Shop Units)
 - Policy Ret 12 (Food and Drink Establishments)
 - Policy TRA 4 (Private Car Parking)
- 2) The Non Statutory Guidelines on 'Guidance for Businesses' and 'Parking Standards'.
- 3) The South Side Conservation Area character Appraisal
- 4) The procedure used to determine the application.
- 5) The reasons for refusal and the arguments put forward 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 the impact of the proposed change was too great and would have a negative effect on the amenity of nearby residents both above and adjoining the property.

The LRB was of the opinion that the material considerations that it had identified were not of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards.

Decision

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for change of use from Class 11 (Assembly and Leisure) to Sui Generis (Public House) including external alterations at 50 Nicolson Street, Edinburgh (Application No. 14/01864/FUL).

Reasons for Refusal:

The proposals are contrary to Edinburgh City Local Plan Policies Ret 12, in respect of Food and Drink Establishments, and Hou 8, in respect of Inappropriate Uses in Residential Areas, as interpreted using the non statutory Guidance for Businesses, as the change of use to a public house would, given inadequate means of noise mitigation and ventilation to the premises, lead to an unacceptable increase in noise, odours and disturbance having a material detrimental effect on the living conditions for nearby residents both above and adjoining the application premises.

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

Planning Committee

10.00am, Thursday, 26 February 2015

Annual Review of Guidance

Item number	5.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

This report advises the Committee of changes in guidance in 2014 and those intended for the coming year.

Links

Coalition pledges	P15
Council outcomes	CO8, CO16, CO18, CO19
Single Outcome Agreement	SO1, SO4

Annual Review of Guidance

Recommendations

- 1.1 It is recommended that the Committee notes progress in consolidating and updating guidance for users of the planning service (Appendix 1).

Background

- 2.1 In 2011, the Planning Committee set a structure and programme for consolidating non-statutory topic guidance. The intention is that the new structure will be more user-friendly, and will help people understand the Council's expectations before proposals are formulated and submitted as applications. A previous annual review report ([28 February 2013](#)) included diagrams which illustrate this conceptually.
- 2.2 The programme of consolidation, as originally envisaged is now complete, although the principle of seeking to provide clear and concise guidance remains. It is considered useful to provide an update on planning guidance and to allow the Planning Committee to see the entire suite of guidance and the programme of review for the coming year.
- 2.3 Current and draft non-statutory guidance can be viewed online at www.edinburgh.gov.uk/planningguidelines . Emerging supplementary guidance can be viewed at www.edinburgh.gov.uk/supplementaryguidance.

Main report

Changes to guidance in 2014

- 3.1 Appendix 1 shows the current suite of guidance. Changes to non-statutory guidance in 2014 were as follows:
- City Centre Retail Core – Supplementary Guidance approved February 2014.
 - Corstorphine Town Centre – Supplementary Guidance approved August 2014.
 - Gorgie/Dalry Town Centre – Supplementary Guidance approved August 2014.

- Developer Contributions and Affordable Housing – Non-statutory guidance approved February 2014. Further updates on contribution levels required in 2015.
- Advertisements, Sponsorship and City Dressing – approved in February 2014.

Current Consultations

3.2 These guidelines are currently the subject of consultation:

- The draft Street Design Guidance.
- The Student Housing Guidance.

Actions for 2015 and beyond

3.3 The following guidelines are due to be reviewed and potentially revised in 2015:

- Guidance for Householders – review section on dormer windows, to reflect recent practice and take account of appeal decisions.
- Street Design Guidance - draft new guideline, which will consolidate and eventually supersede several pieces of guidance.
- Student Housing – full review and potential revision informed by monitoring of three years of its use and analysis of census data.
- Development in the Countryside and Green Belt – full review and updates to reflect policy in LDP.
- Review and potential updating of the Edinburgh Design Guidance.

Supplementary Guidance

3.4 The above sections of this report deal with the Council's non-statutory guidance, which provides advice on interpretation of the development plan.

3.5 The Planning etc. (Scotland) Act 2006 introduced scope for a different, statutory type of guidance. Called 'Supplementary Guidance', it will form part of the development plan when formally adopted. There are certain procedural requirements for its preparation and it must only provide further information or detail in relation to identified policies or proposals in a local or strategic development plan.

3.6 The Proposed LDP (elsewhere on agenda) devolves policies on change of use in town centres down to individual supplementary guidance documents. This allows much more local engagement than is practicable in the LDP process. The individual documents can have more detail, and potentially be prepared on a faster cycle, which allows them to respond to emerging issues like longstanding vacant units and site opportunities.

3.7 Appendix 1 identifies those town centres for which emerging supplementary guidance has been prepared so far. Separate reports provide more detail. The

Proposed LDP pilots the use of supplementary guidance to plan out a specific location, at Edinburgh BioQuarter. This pilot will be monitored, along with experience in use of supplementary guidance elsewhere in Scotland, to inform future LDPs.

- 3.8 It should be noted that until the LDP is adopted, finalised supplementary guidance is not part of the development plan, but can be used as a material consideration in the determination of relevant planning applications.

Measures of success

- 4.1 Planning guidance is easier to understand for applicants and other stakeholders in the planning process.
- 4.2 It is kept up-to-date and relevant, and ensures that a high quality of development is delivered through the planning application process.

Financial impact

- 5.1 There is no direct financial impact arising from this report. The costs of publishing the updated guidance will be met from existing budgets.

Risk, policy, compliance and governance impact

- 6.1 This report does not raise any concern in relation to risk, policy, compliance and governance. Setting out progress made and work to be programmed is a positive step in relation to these considerations. Potential impacts are considered in relation to every individual strategy policy or guideline developed.

Equalities impact

- 7.1 The impact of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights has been considered. The report has no significant direct impact on the delivery of the Council's three equality duties. However, the review of individual guidelines could, in due course, have an impact, and so each will be subject to an assessment. The appended updates to certain guidelines may have a positive impact on standards of living, by including improved controls on noise impacts of certain uses.

Sustainability impact

8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below.

- This report and the updates it recommends will have no impact on carbon emissions because it relates to a programme of consolidating guidance.
- This report and the updates it recommends will have no impact on the city's resilience to climate change because it relates to a programme of consolidating guidance, and the updates it recommends have no impact on the issue of climate change.
- This report will help achieve a sustainable Edinburgh because the review of guidance will not directly promote social justice, but several of the guidelines covered do.
- This report will help achieve a sustainable Edinburgh because it includes an update which clarifies elements of the Guidance for Businesses, which should make it easier for small businesses to understand and meet the Council's requirements.
- This report will have a positive impact on environmental stewardship because the updated guidance it covers will be published in electronic-only format, reducing the use of paper.

Consultation and engagement

9.1 Individual guidelines which have been fully revised are reported and published in consultative draft form. Consultation responses are taken into account when the guidelines are amended prior to final approval and use. There is no need for any additional consultation in relation to this report which is primarily for information purposes.

Background reading/external references

Annual Review of Guidance,

http://www.edinburgh.gov.uk/meetings/meeting/3233/planning_committee, 27 February 2014

www.edinburgh.gov.uk/planningguidelines

www.edinburgh.gov.uk/supplementaryguidance

John Bury

Acting Director of Services for Communities

Contact: David Cooper, Acting Senior Manager

E-mail: david.cooper@edinburgh.gov.uk | Tel: 0131 529 6233

Links

Coalition pledges	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors
Council outcomes	CO8 Edinburgh's economy creates and sustains job opportunities CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well-managed neighbourhood CO18 Green – We reduce the local environmental impact of our consumption and production 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
Single Outcome Agreement	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO4 Edinburgh's communities are safer and have improved physical and social fabric
Appendices	Appendix 1 – Status of Development Plan and Guidance

*

Status of Development Plan and Guidance

Title	Status and Date	Comment
Development Plan		
Strategic Development Plan	Approved June 2013	Supplementary Guidance on housing allocations approved Aug 2014
Edinburgh City Local Plan	Adopted January 2010	
Rural West Edinburgh Local Plan	Adopted June 2006	Alteration adopted June 2011
Emerging Development Plan		
Edinburgh Local Development Plan (Second Proposed Plan)	<i>Finalised Plan Feb 2015</i>	
Supplementary Guidance		
City Centre Retail Core	Approved Feb 2014	
Tollcross Town Centre	Finalised December 2013	Use as material consideration
Edinburgh BioQuarter & South East Wedge Parkland	Finalised December 2013	Pilot area SG. Use as material consideration
Corstorphine Town Centre	Approved Aug 2015	
Gorgie/Dalry Town Centre	Approved Aug 2015	
Remaining five town centres (Leith/Leith Walk, Morningside/Bruntsfield, Nicolson St/Clerk St, Portobello, Stockbridge)	2015 - 17	Aim to have drafted and consulted upon all by adoption of LDP. Proceed in alphabetical order.
Non-statutory Guidance		
Consolidated Guidelines		
Guidance for Householders	Approved Dec 2012	Guidance on dormers to be reviewed in 2015
Guidance for Businesses	Approved Dec 2012	Minor updates approved in February 2014 informed by monitoring feedback
Listed Buildings & Conservation Areas	Approved Dec 2012	
Edinburgh Design Guidance	Approved May 2013	To be reviewed following monitoring of use.
Street Design Guidance (Draft for consultaion)	Approved Feb 2014	
Developer Contributions & Affordable Housing	Approved Feb 2014	Further updates to be made during 2015.
Edinburgh Standards		
Edinburgh Standards for Streets	Approved 2006	Will be superseded when Street Design Guidance finalised
Transport guidance		
Parking Standards	Approved 2009	To be reviewed after Street Design Guidance
Movement and Development	Approved 2000	Will be superseded when Street Design Guidance finalised
Bus Friendly Design Guide	Approved 2005	
Tram Design Manual	Approved 2006	Retain until no longer needed
Other non-statutory guidance (alphabetical order)		
Advertisements, Sponsorship & City Dressing	Approved Feb 2014	
Art in Public Places	Approved 1998	
Communications Infrastructure	Approved Dec 2013	Minor updates
Development in the Countryside & Green Belt	Approved 2008	Will be reviewed to fit with LDP
Housing in Multiple Occupation	Approved 2006	Will be reviewed to fit with LDP
Open Space Strategy	Approved 2010	Second Audit due in late 2014
Student Housing	Approved 2010	Currently subject of consultation
Sustainable Lighting Strategy for Edinburgh	Approved 2012	Some sections relevant to Development Management.

Italics - due to be reported to same Committee meeting as Annual Review.
Excludes non-statutory area guidance: masterplans, development briefs etc.

Planning Committee

10am, Thursday, 26 February 2015

Edinburgh Urban Design Panel: Fifth Progress Report

Item number	6.1
Report number	
Executive/routine	
Wards	All

Executive summary

The purpose of this report is to summarise the findings from the annual review of the Edinburgh Urban Design Panel's work.

Links

Coalition pledges	P15, P17, P28, P40
Council outcomes	CO19 , CO26
Single Outcome Agreement	SO4

Edinburgh Urban Design Panel: Fifth Progress Report

Recommendations

- 1.1 It is recommended that Committee:
- 1) Notes the review the Panel has carried out and the range of issues covered; and
 - 2) Records its appreciation of the voluntary contribution made by existing Panel members to the design review process.

Background

- 2.1 The Edinburgh Urban Design Panel was constituted by the Planning Committee with an agreed remit, function, roles, procedures and principles of conduct. The aim of the Edinburgh Urban Design Panel is to contribute constructive advice which can be used by design teams, planners and developers to progress proposals in a positive way. It also imparts advice on relevant Council policy and guidance. It does this by providing design reviews. For each review, a written report is provided to presenters to the Panel and to planning officials.
- 2.2 The Panel is made up of a range of member organisations including consultees to the Planning process, academics, and professional bodies who each send representatives to its meetings. Details of the member organisations are set out in Appendix 2. The Panel is a voluntary body and neither its members nor their organisations are paid for their contribution.
- 2.3 Though the Panel was set up by the Council, it is independent of it, and is free to form its own views.
- 2.4 The Panel met for the first time in March 2009. Since then it has carried out 112 individual reviews. In March 2014, the Panel marked its fifth anniversary and the meeting was attended by Cath Ranson President of the Royal Town Planning Institute, as an observer.
- 2.5 It is part of the Panel's role to undertake a review of its effectiveness each year. Planning Committee requested that an annual review of operation be undertaken and progress reports have been presented in February 2010, August 2011, February 2013 and February 2014. In all cases, Panel members had taken part in review workshop which resulted in recommendations being made to the Planning Committee.

Main report

- 3.1 The Panel conducted its 2014 yearly review on 26 November 2014. A report of the meeting is contained in Appendix 1. Members of the Highland Design Panel and Highland Council had been observing the Panel's design review earlier in the afternoon and the visitors took part in the review discussion. This provided an opportunity to consider different perspectives and compare operating procedures.
- 3.2 The Panel's 2014 yearly review focused on these aspects:
- 2014 Panel Reviews: Work Programme;
 - Operating Procedures; and
 - Use of Panel's advice.

2014 Panel Reviews: Work Programme

During 2014, the Panel carried out 19 reviews of development proposals within the city. Eighteen of these reviews were for developments that have resulted in, or are expected to result in, planning applications. The range of developments that the Panel has covered is similar to those covered in previous years. One piece of guidance has been reviewed by the Panel this year and one development reviewed twice at the request of the Panel given its scale, complexity and significance within the World Heritage Site and the city.

A broad range of developments across the city were reviewed by the Panel this year, including one project, which although small in scale, potentially could be significant in its impact on the city.

The Panel agreed that its work programme for 2014 had represented a broad range of projects across the city.

Future Actions by the Panel:

With respect to the selection of future projects for design reviews the Panel concluded that no change is necessary to the range and complexity of development proposals reviewed by the Panel. However, the following types of development proposals could be considered for design review by the Panel given their potential impact on the urban environment;

- 1) Temporary and permanent works to existing streets for example George Street.
- 2) Council lead major capital expenditure projects.
- 3) Council lead major urban expansion projects and any associated green belt management plans.

Operating Procedures:

With respect to the above, the discussion at the review meeting was focused on the level of support to Panel members. Generally, it appears that the level of support being given is appropriate and the arrangements are working well.

This year, the Panel reviewed one development proposal twice due to the scale, complexity and significance of the development within the World Heritage Site and the city. This was considered a successful approach for this particular development and therefore flexibility with respect to the agenda and programming of the meeting should be considered on a project to project basis, depending on its complexity and scale.

In terms of the material presented to the Panel, it is important that the presenting teams are clearly briefed by planning officials, to ensure that the relevant information is presented at the meeting to allow the Panel to provide full and constructive design advice.

Future Actions by the Panel:

The agenda and programming of the meeting should be considered on a project to project basis depending on its flexibility and scale.

Planning officials should continue to brief the presenting teams with respect to the remit, function and roles of the Edinburgh Urban Design Panel to ensure the relevant information is presented at the Panels review meetings.

Use of Panel's advice:

Once planning applications are made, the Panel's reports and background information are made publicly available. These can be viewed on the Panel's webpage www.edinburgh.gov.uk/eudp and on the Planning Portal. Panel reports are included as appendices to reports to Planning Committee and to the Development Management Sub-Committee.

Generally, it appears the Panel's advice is being incorporated into the proposals for buildings coming forward as planning applications. However, with respect to design advice specifically related to public realm, it could identify more clearly and strongly where the quality of the public realm is an important design consideration and therefore should be delivered as part of the planning process.

As part of the Panel's 2014 annual review, a survey was sent to all of the presenting teams which attended Panel review meetings in 2014 to gain their feedback.

Generally, it appears the level of support to the presenting teams is working well and both the advice provided at the meeting and through the report is considered constructive and helpful. The statistical results of this survey are contained in Appendix 3.

One re-occurring observation/comment made by the presenting teams is the perception of independence of the authors of the Panel's design review reports. The Panel's design review report is drafted by council officials. These officials are planning officers with design experience who normally have no involvement with the proposals being reviewed. A draft report is issued to the Panel members and amended to take account of any comments prior to it being issued. This practice is set out in the procedures for council officials in the Panel's Remit, Functions, Roles and Procedures dated 27 February 2014 as contained in Appendix 2. This is an efficient way of supporting the preparation of the design review reports and it is recommended that this practice is maintained.

With respect to the Panel's membership, another comment from the survey suggested the inclusion of a professional organisation with developer/commercial expertise, could bring benefits to the design review. This point was raised with the Panel and they were of the opinion that this expertise is already embedded within the professionals who sit on the Panel.

Future Actions by the Panel:

To provide stronger and clearer advice with respect to public realm.

To maintain the current practice and procedures with respect to the preparation of the Panel's design review report.

Measures of success

- 4.1 The Council continues to ensure Edinburgh remains an attractive city through the development of high quality buildings, spaces and places and the delivery of high standards of urban design.

Financial impact

- 5.1 There is no financial impact arising directly from this report.

Risk, policy, compliance and governance impact

- 6.1 The Panel operates in accordance with its remit, function and roles, therefore the risk is low.

Equalities impact

- 7.1 The Edinburgh Urban Design Panel aims to raise both the quality of the built environment in Edinburgh and the profile of design within the city. It does this through reviewing development proposals at pre-application stage as well as

planning policies and guidance that have an urban design impact. Though facilitated by the Council, it is separate from it.

The Panel helps to enhance health and standards of living by supporting the creation of attractive well designed urban environments and places.

The Panel helps productive and valued activities by supporting the economic development of the city by encouraging its physical development. The Panel helps to support rights of the individual and for family and social life by the supporting and creation of good quality places and urban environments. The Panel supports rights of identity, expression and respect by considering all who will be using the built environment.

In relation to advancing equality of opportunity, the Panel supports this by considering all who will be using the built environment. Panel reviews consider many aspects including age, disability and gender with respect to ease of movement and safety. This approach helps to eliminate discrimination, harassment, victimisation and other prohibited conduct. The Panel helps to foster good relations by promoting the integration of new developments within the city.

Sustainability impact

- 8.1 The Edinburgh Urban Design Panel aims to raise the quality of the built environment in Edinburgh. This helps make Edinburgh a more sustainable city by creating an environment that can endure.

The proposals in this report will help achieve:

A socially sustainable Edinburgh through the Panels support in providing design advice on new housing developments across Edinburgh;

An economically sustainable Edinburgh through supporting the development of the city; and

An environmentally sustainable Edinburgh because the Panel supports environmental good stewardship.

Although established by the Planning Committee, the Edinburgh Urban Design Panel is independent of the Council, it is free to form its own views. Therefore, it is not bound by the Council's Sustainability Policies.

Consultation and engagement

- 9.1 In preparation of this report, the Panel itself was consulted. A survey was sent to all of the presenting teams who attended Panel meetings in 2014 to gain their feedback.

In relation to the development proposals that the Panel reviews at pre-application stage, the community is consulted via formal community consultation during the Proposal of Application Notice (PAN) period.

In relation to Council policy and guidance that the Panel reviews at draft stage, this is consulted on the community before being finalised.

Background reading/external references

9.1 The Edinburgh Urban Design Panel's website: www.edinburgh.gov.uk/eudp.

John Bury

Acting Director of Services for Communities

Contact: Susan Horner, Planning Officer

E-mail: susan.horner@edinburgh.gov.uk | Tel: 0131 529 3762

Links

Coalition pledges	<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>P28- Further strengthens our links with the business community by developing the implementing strategies to promote the economic well being of the city.</p> <p>P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.</p>
Council outcomes	<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.</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.</p> <p>SO4 Edinburgh's communities are safer and have improved physical and social fabric.</p>
Appendices *	<ol style="list-style-type: none">1. Report of the Edinburgh Urban Design Panel – Panel's Yearly Review -2014.2. Remit, Functions, Roles and Procedures of the Edinburgh Urban Design Panel (27 February 2014)3. Statistical results of survey.

EDINBURGH URBAN DESIGN PANEL Panel's Yearly Review 2014

**REPORT
of meeting held at
the City Chambers
on 26 November**

Panel members

David Leslie	Chair – City of Edinburgh Council	Beth Fraser	EAA
Marion Williams	The Cockburn Association	Ken Lochrie	EAA
Charles Strang	RTPI in Scotland	Alex Maclaren	Heriot Watt
Adam Wilkinson	Edinburgh World Heritage Trust	Stephen McGill	Police Scotland
Bob Bainsfair	Landscape Institute Scotland	Heather Chapple	Architecture + Design Scotland
Sole Garcia Ferrari	ESALA	Johnny Cadell	Architecture + Design Scotland
Francis Newton	City of Edinburgh Council	Steven Robb	Historic Scotland
David Givan	City of Edinburgh Council	Susan Horner	City of Edinburgh Council
Una Lee	The Highland Council		
James Maxwell	Maxwell + Company		
Ian Sutherland McCook	1Architects		

Executive Summary

This report summarises the discussion and recommendations arising at the Edinburgh Urban Design Panel's Yearly Review of 2014. The Panel has continued to carry out urban design reviews for development proposals across the city. Generally subject to some minor changes, the remit, functions and roles of the Panel as currently practiced, are working well.

Main Report

1 Introduction

- 1.1 The Edinburgh Urban Design Panel was constituted by the Council's Planning Committee with a remit, functions, roles, and principles of conduct. The Panel met for the first time in March 2009 to undertake design reviews of major development proposals and planning policies of urban design significance to the City.
- 1.2 It is part of the Panel's role to undertake a review of its effectiveness each year. Progress reports have been made to Planning Committee in February 2010, August 2011, February 2013 and February 2014. At its yearly review, the Panel has discussions which result in recommendations being made to Planning Committee.
- 1.3 The 2014 yearly review which this report summarises concentrated on four aspects:
 - 2014 Panel Reviews: Work Programme
 - Operating Procedures
 - Use of Panels advice
- 1.4 Representatives of the Panel met colleagues from other Scottish local authority design review Panels in January 2014. Following that meeting representatives from the Glasgow Panel observed the meeting and Highland Council and members of the Highland design review panel observed the November meeting both with a view to share experiences and to gain an awareness of operation of the Edinburgh Urban Design Panel.

2 2014 Panel Reviews: Work Programme

- 2.1 This year, the Panel carried out 19 reviews of development proposals within the city. Eighteen of these reviews were for developments that have resulted or are expected to result in planning applications.

- 2.2 The range of developments that the Panel has covered is similar to those covered in previous years. One piece of guidance has been reviewed by the Panel this year and one development reviewed twice at the request of the Panel given its scale, complexity and significance within the World Heritage Site and for the city.
- 2.3 Of development types and mix the Panel were of the view that this year represented a broad mix of developments across the city including one project which although small in scale potentially could be significant in its impact on the city.
- 2.4 With respect to the selection of future reviews the Panel consider the following types of projects appropriate to come forward for review given their potential impact on the urban environment;
- Temporary and permanent works to existing streets for example George Street.
 - Council lead major capital expenditure projects for example the Conference Centre extension. It was also noted that these should come to the Panel as early as possible in the design process.
 - Council major urban expansion projects and any associated green belt management plans.

3 Operating Procedures

- 3.1 With respect to the above the discussion was focused on the level of support to Panel members. Generally, it appears the level of support to the Panel members is working well.
- 3.2 It is important that those presenting to the Panel are briefed clearly prior to a Panel meeting to ensure the relevant information is presented which clearly explains the proposals. It was considered by some Panel members that the analysis and design rationale could be omitted from the presentation at the meeting because this information generally is issued to the Panel in advance as part of the presenters pro format papers. However, other Panel members felt it was important that the designer could present this information to ensure that the analysis and design ideas are clearly conveyed and understood by the Panel prior to any discussion.
- 3.3 Flexibility with respect to the agenda and programming of the meeting is supported by the Panel and should be considered on a project to project basis depending on its complexity and scale.
- 3.4 The Panel suggested the use of a 'Drop Box' facility as a way of issuing the presenters pro format papers. CEC to consider this as a method of distribution instead of email.

4 Use of the Panel's Advice

- 4.1 CEC explained at the meeting how the Panel's report is used by the planning officials.
- 4.2 Generally, it appears the Panel's advice is being incorporated into the developed building designs coming forward as planning applications. Although Luton Place was noted by the Panel as a design which in their view dipped in design quality during the planning process.
- 4.3 However, the main concern from the Panel is the quality of public realm generally being delivered in the city. It was suggested that the Panel's advice could identify more clearly and strongly where the quality of the public realm is an important design consideration and therefore should be delivered as part of the planning process.
- 4.4 A survey will be sent to all of the presenting teams which attended Panel meetings in 2014 to gain their feedback.

5 Recommendations

5.1 The Panel recommends the key findings of its review – as set out in this report – are reported to Planning Committee in February 2014. These include:

- Work Programme:

To review more council lead projects for both temporary and permanent works to existing streets for example George Street, major capital expenditure projects for example the Conference Centre extension and urban expansion projects on the edge of the city.

- Operating Procedures:

Flexibility with respect to the agenda and programming of the meeting is supported by the Panel and should be considered on a project to project basis depending on its complexity and scale.

- Use of Panels advice:

To provide stronger and clearer advice with respect to the design of public realm and the importance of it being delivered through the planning process.

6 List of 2014 Panel Reviews: Work Programme

January: Market Street

February: The Drum

Buccleuch Street/Meadow Lane

March: West Craigs

Craigmillar Town Centre

April: Edinburgh Street Design Guidance

Fountainbridge South

May: 3-6 St Andrew Square

Burdiehouse

June: St James

Bailiefield

July: Capital Square

Haddington Place

August: The Royal Victoria

The Fruit Market Gallery

September: Forth Quarter

The Hermitage

October: St James

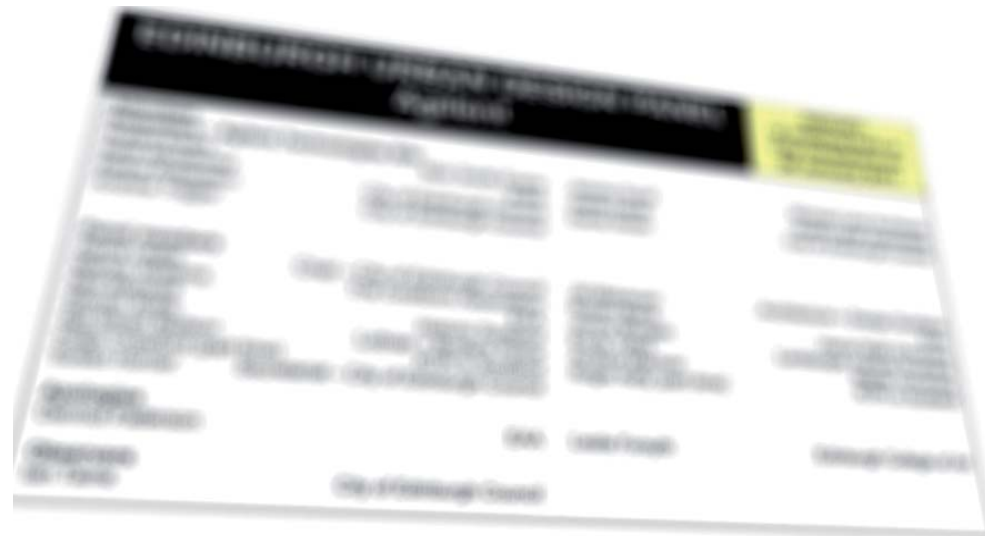
November: West Register Street



The Edinburgh Urban Design Panel
Remit, Functions, Roles and Procedures

27
February
2014

About the Edinburgh Urban Design Panel



The Edinburgh Urban Design Panel was conceived as part of the City of Edinburgh Council's Design Initiative. It is one of a range of measures which are aimed at raising both the quality of the built environment in Edinburgh and the profile of design. It is an important ingredient in the pre-application process for major development proposals in the city.

Why have design reviews?

A high quality of urban design is a key objective for the Planning process. Design review also recognises design is a complex matter which can benefit from informed advice at an early stage.

What are the aims of Edinburgh's Panel?

To contribute constructive advice which can be used by design teams, planners and developers to develop proposals in a positive way, to impart advice on relevant Council policy and guidance and to provide a focus for projects significant to the city.

Who are the Panel members?

The members are drawn from a range of organisations with particular expertise to offer to the design review process. See the stakeholders and contacts page for full details.

How does the Panel operate?

The Panel is chaired by David Leslie, Acting Head of Planning at the Council, with a role to decide on

Introduction

This report relates to the development of the former Nighthall Technology Site South (Greenhillburg)

This is the first time that the proposals have been reviewed by the Panel

No declarations of interest were made by any panel members in relation to the scheme

This report should be read in conjunction with the pre meeting papers which provide an overview, context, concept, plans, sections and 3D visualisations of the scheme

Andrew Trigger provided an overview of the planning considerations as noted in the Planning Issues Paper.

Robert Evans and Jeremy Scott presented the proposal. Refer to the pre meeting presentation papers.

A PAN notice has been lodged and two community consultation events have taken place. It is envisaged that a PPP Application will be lodged at the end of February 2011.

The Panel and is not attributable to any one individual. The members who are represented at the panel



projects to be presented and to facilitate discussion during meetings at the City Chambers. After introduction from the relevant Planning Officer the developer's project team gives a short presentation of their proposals and then answers a series of questions from the Panel members who, with the project team present, then identify key issues for comment, the aim being to reach a group consensus. A design review report is drafted and circulated to Panel members for validation before being issued to the project team within two weeks of the meeting. The report and presentation material are not made public until a planning ap-



plication for the project is received.

What impact will the Panel have?

The Planning system has changed, placing greater emphasis on addressing issues earlier in the process. The Panel is a component of this change, contributing to improved transparency, inclusive engagement and shared exploration of design issues with key consultees.

How many reviews has the Panel carried out?

Between its inception March 2009 and November 2013, the Panel carried out 93 reviews. Of these reviews, 79 were of development proposals with the



remainder of planning policy and guidance.

How often does it meet?

Meetings are held monthly on dates agreed by the Panel in the City Chambers.

Timescales for individual reviews may vary depending on the scale and complexity of the proposals considered, however, typically 1 hour is allowed per review.

It is expected that each panel meeting will consider 2 or 3 proposals.

Remit, Functions and Roles

Remit

The Edinburgh Urban Design Panel aims to raise the quality of the built environment within the City of Edinburgh Council area. In achieving this aim, the Panel will:

- 1 provide constructive and timely design advice which can be used by design teams, planners and, or developers to develop their proposals in a positive way;
- 2 provide design advice which is well reasoned and aims to be objective;
- 3 provide design advice on development proposals of a significant or complex nature and council policy and guidance with design significance;
- 4 provide design advice on projects which would set new standards;
- 5 provide design advice on building types which, if repeated, would have a cumulative impact;
- 6 not review proposals that are to be engaged with via Architecture and Design Scotland's Design Forum service.

Functions

The Edinburgh Urban Design Panel will:

- 7 be provided with formatted information in advance of any meeting of the Panel to allow a full understanding of the design issues raised by their proposals;
- 8 at the Panel meeting, be presented with the design aspects of proposals in as concise and comprehensive a manner possible;
- 9 seek to reach consensus on the advice to be provided and explain the rationale for this;
- 10 agree key priorities and provide written advice which summarises the discussion held at the Panel meeting;
- 11 allow advice to be viewed by the public once a planning application has been made.

Roles

The Edinburgh Urban Design Panel members will:

- 12 provide advice which draws on their professional knowledge and / or experience;
- 13 advise their respective organisations of the Panel's views;
- 14 adhere to the principles of conduct for the Edinburgh Urban Design Panel;
- 15 expect honesty and openness from all presenters to the Panel;
- 16 expect an undertaking from presenters to consider, reflect and take into account the advice provided in the development of the design;
- 17 on a yearly basis, take part in a review of the effectiveness of the Panel and make any changes as necessary in light of this;
- 18 provide representation to the the yearly A+DS Local Authority Design Review Panel meetings.



Procedures for the Panel's membership organisations

The panel members will:

- provide constructive advice which can be used by architects, planners and, or developers to develop their proposals in a positive way;
- provide advice which is well reasoned and which aims to be objective;
- provide advice which draws on their professional competence and / or experience
- seek to reach consensus on the advice to be provided and explain the rationale for this;
- ensure they are available to comment on or approve the design review report.
- allow advice to be viewed by the public once a planning application has been made;
- as Panel members advise their respective organisations of the Panel's views;
- adhere to the Principles of Conduct for the Edinburgh Urban Design Panel.



Architecture and Design Scotland will:

- ensure that 1 member of their professional staff or 1 of their Design Forum Panel members can attend each Panel meeting;
- Ensure their representative will provide advice which could reasonably be expected to be reflective of the views of A+DS albeit without

prejudice to any later view of A+DS;

- Provide direct advice on Locally Significant Projects through its Design Forum Service.
- Update the Panel on when its reports of development proposals within Edinburgh have become publicly available on its website.



The Cockburn Association will:

- ensure that 1 member of their professional staff or board can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of the Cockburn Association albeit without prejudice to any later view of the Cockburn Association.



The Edinburgh Architectural Association will:

- establish a small pool of their members from which panel members can be drawn and ensure that 3 of their members can attend each Panel meeting;
- refresh approximately a third of this pool on a yearly basis to ensure that there is a degree of continuity which is balanced by new voices

being brought to the panel;

- ensure that panel members are well respected within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.

ESALA

Edinburgh School of Architecture & Landscape Architecture

The Edinburgh School of Architecture and Landscape Architecture will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.



Edinburgh World Heritage will:

- attend meetings where projects to be reviewed are in the World Heritage Site or are likely to have a significant upon it
- ensure that 1 member of their professional staff can attend such Panel meetings;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Edinburgh World

Heritage albeit without prejudice to any later view of Edinburgh World Heritage.

Landscape Institute
Scotland

The Landscape Institute Scotland will:

- establish a small pool of their members from which panel members can be drawn and ensure that 1 of their members can attend each Panel meeting;
- refresh approximately a third of this pool on a yearly basis to ensure that there is a degree of continuity which is balanced by new voices being brought to the Panel;
- ensure that Panel members are well respected within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.

HISTORIC  SCOTLAND

Historic Scotland will:

- ensure that 1 member of their professional staff can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Historic Scotland albeit without prejudice to any later view of Historic

Scotland;

- provide advice about any relevant matters relating to the historic environment affected by development.



Police Scotland will:

- ensure that 1 member of their Police liaison service can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Police Scotland albeit without prejudice to any later view of Lothian and Borders Police;
- provide advice about any relevant matters relating to building security affected by the urban design of the development;



The RTPI in Scotland will:

- establish a small pool of their members from which a Panel member can be drawn and ensure that 1 of their members can attend each Panel meeting;
- ensure that Panel members are well respected

within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.



The School of the Built Environment at Heriot Watt University will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.



The Transport Research Institute at Napier University will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.

Procedures for Council Officials

The chair will:

- be a staff member of the Council's Planning service.
- provide a facilitatory role to focus the Panel's discussion upon providing advice upon the proposals being reviewed;
- decide on the proposals to be reviewed;
- invite architects, planners and developers to present revised proposals if a subsequent review is considered likely to have significant benefit to the design development;
- advise presenters to ensure that they are providing relevant information for review;
- broadly set out the themes raised in the discussion and indicate the extent to which it is considered action is required;
- arrange external contacts with organisations, including the media;
- provide feedback on how projects have developed since being reviewed by the Panel.

The secretariat will:

- be a staff member of the Council's Planning service;
- arrange the Panel's meeting places and times;
- liaise with architects, planners and developers to establish the type of information that should be provided prior to the panel meeting and for the panel meeting;
- request presenters to provide issues papers on

- their proposals 8 days in advance of the panel meeting to ensure that this information can be issued to Panel members one week in advance;
- ensure a short summary of the planning issues surrounding the proposals if necessary is provided;
- sum up the detailed findings of the review and seek a consensus on the weight to be ascribed to any issues if necessary;
- prepare and issue a draft Panel report 3 working days after the Panel meeting to ensure that agreement can be reached upon it within 2 weeks of the Panel's meeting;
- Include in the written advice any declarations of interest that have been made and any decisions relating to such declarations;
- amend the draft report to reflect any additional comments made by Panel members;
- advise the chair on matters of remit, functions, roles and procedures;
- on behalf of the Panel, issue the formal advice of the panel to the architects, developers and planners;
- ensure the Panel's website is kept up to date.
- liaise with A+DS service to agree projects that will be engaged with via the Design Forum service.

Planning officials should:

- ensure architects, developers and consultant

- planners are made aware of the potential for their project to be reviewed;
- provide a pre meeting paper which sets out the planning context for the proposal being considered. This should highlight in particular any relevant design policies or issues, particularly where the proposal may be contrary to any policy;
- ensure that this is provided no later than 8 days in advance of the meeting;
- provide a concise presentation on the planning issues and note that this should normally last for no more than 5 minutes;
- remain for the duration of the Panel's discussion to hear the views expressed;
- encourage the design team to consider, reflect and take into account the advice provided in the development of the design;
- ensure that the Panel's report is added to the public record of the planning application;
- Set out how the Panel's comments have been addressed in any relevant planning report.

Procedures for presenters

To ensure that Panel members have a full understanding of the design issues raised by their proposals, architects, consultant planners and developers should:

- provide pdf versions of A3 landscape format booklets which illustrate the design concept and, to scale, context, plans, sections, elevations. In addition, other relevant material such as 3 dimensional views alongside a concise narrative should be provided. This should be set out in accordance with the pro forma;
- provide a summary of the project information including, names of clients, consultants, key players and consultees, estimated project cost and procurement method, and size of site;
- ensure that this visual and written information is provided no later than 8 days in advance of the meeting;
- note that the Council cannot accept emails greater than 3MB in size and allow for delivery of CD copies of the information if it is not possible to email it by 1 week in advance of the meeting;
- provide at the Panel meeting hard copies of folded scale drawings at a size no greater than A1 which clearly illustrate the proposals and surrounding context;
- ensure / encourage their clients to attend Panel reviews;
- provide a concise presentation using Power-Point which sets out the rationale for the design including its concept and development in an appropriate timescale and note that for most presentations, this will be around **10 minutes**;
- remain for the duration of the Panel's discussion to hear the views expressed;
- consider, reflect and take into account the advice provided in the development of the design;
- provide a statement with the planning application on how the advice provided by the Panel has been addressed.

Definitions

Locally Significant Development (A+DS category): This is development that would significantly change the character of large area of the city through its scale or because of the sensitivity of the environment upon which the change is proposed. Examples of this type of development would be for master plans for more than 500 dwellings and major developments within areas of great landscape value.

Locally Significant Development will not be reviewed by the Edinburgh Urban Design Panel but instead will be referred to Architecture and Design Scotland and their Design Forum service.

Significant Development: This is considered to be development which is significant because of its scale or location. For example a tenement infill in the city centre or on an arterial route may be considered major because of its prominence whereas a development of a similar scale in an industrial area may not. Significant development may also be that which involves a significant departure from the development plan / finalised plan or that which raises issues not adequately covered by the development plan / finalised plan. If the degree of public interest in a proposal is likely to be substantial, this would indicate that the proposal would be significant. Discretion will be used by the secretariat in selecting such proposals for review.

Complex Development: This is considered to be development which has complex issues surrounding it such sensitivity due to location or a complex programme of functional requirements, for example a school. Discretion will be used by the secretariat in selecting such proposals for review.

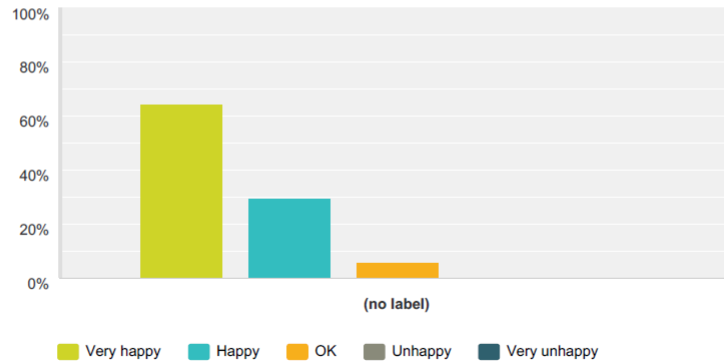
Projects which set new standards: These are considered to include projects which create a new typology of building or architecture or one which is unusual to the Edinburgh context. Discretion will be used by the secretariat in selecting such proposals for review.

Building types which, if repeated, would have a cumulative impact: These are considered to include projects which, individually may not have a significant impact on the quality of the built environment, however if large numbers of them are built could have a significant impact.

Edinburgh Urban Design Panel review survey December 2014

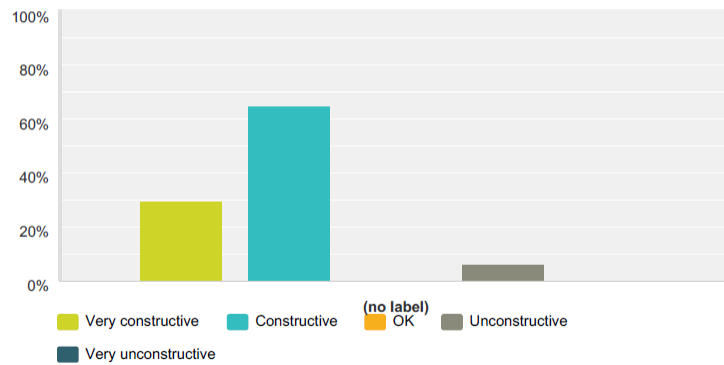
Q2 How happy were you with the administration of the Design Review process?

Answered: 17 Skipped: 0



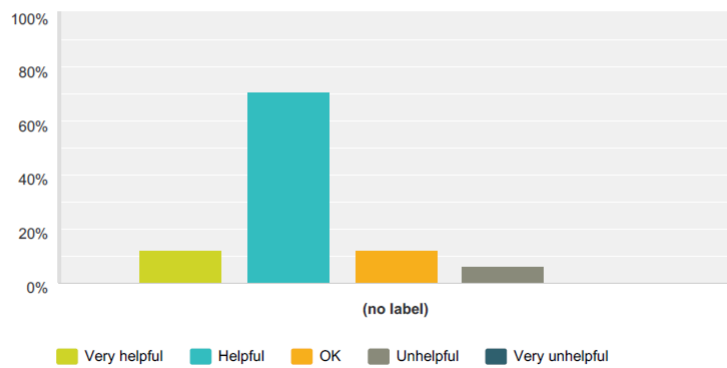
Q3 How constructive did you find the Design Review meeting?

Answered: 17 Skipped: 0



Q4 How helpful was the Design Review report?

Answered: 17 Skipped: 0



Planning Committee

10.00 am, Thursday, 26 February 2015

Stopping Up Orders – Authorisation of Signing to Head of Planning and Building Standards

Item number	6.2
Report number	
Executive/routine	
Ward	All

Executive summary

The purpose of this report is to request that the Committee authorise the signing of the “make” section of the Stopping Up Orders, under the terms of sections 207 and 208 of the Town and Country Planning (Scotland) Act 1997, to the Head of Planning and Building Standards, or a senior officer nominated by him. This will permit the obligatory statutory procedure governing the Stopping Up Orders to commence.

Links

Coalition pledges

Council outcomes

[CO25](#)

Single Outcome Agreement

Stopping Up Orders – Authorisation of Signing to Head of Planning and Building Standards

Recommendations

- 1.1 That the Committee authorises the signing of the “make” section of stopping up orders, under the terms of section 207 and 208 of the Town and Country Planning (Scotland) Act 1997, to the Head of Planning and Building Standards, or a senior officer nominated by him.
- 1.2 Instructs the Director of Corporate Governance to include the authorisation described at 1.1 above in the next report on the Scheme of Delegation.

Main report

- 2.1 Stopping up orders are progressed under the terms of the Town and Country Planning (Scotland) Act 1997, Sections 207 and 208. The first stage of this process is to make the stopping up order. The order is then advertised to the public for a minimum period of 28 days to allow objections to be made to the proposal. After this period a further report is submitted to the Development Management Sub-Committee relating to the consultation. If objections are received, the report will seek authority for these to be passed to the Scottish Ministers for determination. If no objections are received the report will request that Committee confirms the stopping up order.
- 2.2 Removing the requirement for stopping up orders to be submitted to the Sub-Committee for comment on the statutory procedure will expedite the process. All stopping up orders will continue to be reported to the Development Management Sub-Committee when confirmation is sought.
- 2.3 At present the Head of Planning and Building Standards is not authorised to sign the “make” section of stopping up orders. To allow stopping up orders to progress to the advert stage, it is proposed that Committee give authority to the Head of Planning and Building Standards, or a senior officer nominated by him, to sign the “make” section of the stopping up order.
- 2.4 If the Committee agrees to the Head of Planning and Building Standards, or a senior officer nominated by him, commencing the stopping up orders, when the Scheme of Delegation is next reviewed, a report will be submitted to take account of this matter.

Measures of success

3.1 The planning permission will be implemented in full.

Financial impact

4.1 Associated costs will be met by the applicants.

Risk, policy, compliance and governance impact

5.1 All statutory procedures for the making of the Order will be correctly followed.

Equalities impact

6.1 This will have been assessed in the relevant report to the Development Management Sub-Committee regarding the planning application.

Sustainability impact

7.1 This will have been assessed in the relevant report to the Development Management Sub-Committee regarding the planning application and at that time consideration will have been given as to how the sustainability requirements of the Edinburgh Design Guidance have been met.

Consultation and engagement

8.1 The consultation required by the legislation will be carried out.

Background reading / external references

None

John Bury

Acting Director of Services for Communities

Contact: John Richmond, Traffic Orders Administration Officer

E-mail: john.richmond@edinburgh.gov.uk | Tel: 0131 469 3765

Links

Coalition pledges

Council outcomes CO25 – The Council has efficient and effective services that deliver on objectives.

Single Outcome Agreement

Appendices

Planning Committee

10am, Thursday, 26 February 2015

Grants to Third Sector Organisations 2015/16

Item number	7.1
Report number	
Executive/routine	
Wards	

Executive summary

The purpose of this report is to seek Committee's approval for a grant of £48,750 to Edinburgh World Heritage and a grant of £27,144 to Edinburgh and Lothians Greenspace Trust. Additionally, Committee is asked to note the allocation of small grants to The National Trust for Scotland, The Scottish Civic Trust, the Architectural Heritage Society for Scotland (AHSS), the Access Panel and Archaeology Scotland.

The report recommends maintaining grant awards at 2014/15 levels, with a view to securing savings of 10% with grant recipients during 2015/16, as part of the grant award process for 2016/17 and 2017/18.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Grants to Third Sector Organisations 2015/16

Recommendations

It is recommended that the Planning Committee:

- 1.1 Approves a grant of £48,750 to Edinburgh World Heritage and £27,144 to Edinburgh and Lothians Greenspace Trust;
- 1.2 Notes the grant awards to the National Trust for Scotland, the Scottish Civic Trust, the Architectural Heritage Society of Scotland (AHSS), the Access Panel and Archaeology Scotland; and
- 1.3 Agrees that savings are sought from grant recipients during 2015/16, with a view to making recommendations to Committee on grant awards from 2016/17 onwards.

Background

- 2.1 On 11 February 2014, the Communities and Neighbourhoods Committee agreed “To approve the transfer of responsibility for developing future grant programmes and making grant awards to executive committees and policy development sub-committees”.
- 2.2 The Committee has also agreed that all grant programmes should be aligned to meet strategic plan, commissioning and capital coalition pledge priorities. The Review of Grants to Third Parties also set out a requirement that all grant award recommendations should be co-produced with service users, carers and third sector organisations by April 2016. The review also recommended that co-produced grant programmes should ideally be funded for a period of three years to provide financial stability for recipient organisations.
- 2.3 In addition, the Better Outcomes Leaner Delivery (BOLD) workstream on third sector expenditure set out a recommendation to reduce third sector spend by 10% over three years. This report recommends that the grant awards for existing providers are maintained for 2015/16, but that savings are sought for the 2016/17 budget through negotiation with grant recipients during 2015/16. This will be undertaken through a collaborative approach with voluntary sector partners to co-produce grant programmes.

Edinburgh World Heritage (EWH)

- 3.1 EWH provides support to the historic environment through the conservation and repair of historic buildings in partnership with communities across the World Heritage Site.
- 3.2 EWH has applied for £75,000. It was awarded £48,750 in 2015/16 and it is recommended to maintain the grant award at £48,750 for 2016/17.
- 3.3 Discussions to move EWH onto a Service Level Agreement are currently underway. It is hoped this will be in place for 2016/17.

Edinburgh and Lothians Greenspace Trust

- 3.4 EGLT works to enhance the quality of life for Edinburgh communities by improving their local environment. It works with Council, communities, agencies and partners to create sustainable, well managed and accessible green spaces. The Trust is funded jointly by Services for Communities and Health and Social Care, with the latter awarding £75,096 in 2014/15.
- 3.5 The Trust has applied for £27,723. It was awarded £27,144 in 2014/15 and it is recommended to maintain the grant award at £27,144 for 2015/16.

Other Organisations

- 3.6 Other organisations which provide assistance to the formulation of planning policies and/or advice on development proposals, that receive smaller amounts have their grant dispersal delegated to the Service Director. These grants are also maintained at 2014/15 levels and are:
 - National Trust for Scotland - £3000
 - Scottish Civic Trust - £1850
 - Architectural Heritage Society of Scotland - £700
 - Access Panel - £660
 - Archaeology Scotland - £500

Grants Programme 2016/17

- 3.7 No savings will be sought in 2015/16. However, savings of 5% will be sought in years 2016/17 and 2017/18. It is proposed that negotiations start with grant recipients during 2015/16, with a view to achieving savings through co-production of services and assessing alignment with Council strategy and policy. Recommendations, including three year grant awards from 2016/17 onwards, will then be made to the Planning Committee for its consideration.

Measures of success

- 4.1 Each grant recipient is required to complete a funding agreement which details SMART targets that the recipient agrees to achieve. Achievement of these targets will contribute to departmental objectives and service plans.

Financial impact

- 5.1 The total grant award for 2015/16 remains the same as that for 2014/15 at £55,460. These awards are met from third sector spend identified in service area budgets.

Risk, policy, compliance and governance impact

- 6.1 The Communities and Neighbourhoods Committee in February 2014 accepted the recommendations of the Third Party Grants Review.
- 6.2 The third sector Co-production Steering Group, chaired by EVOC, has been set up to share good practice and ensure consistency as grant programmes are developed.

Equalities impact

- 7.1 No infringements of rights or negative impact on equalities have been identified. The award of third sector grants enhances the ability of the people of Edinburgh to participate in the operation of the Council.

Sustainability impact

- 8.1 The recommendations of grants to the listed organisations have significant positive impact on the environment and people's understanding of Edinburgh's built heritage.

Consultation and engagement

- 9.1 There was engagement involving stakeholders to review the third party grants process throughout 2013.
- 9.2 The savings proposals have been part of the wider corporate consultation for the 2015/16 budget.

Background reading/external references

[Review of Council Grants to Third Parties 2013/14, Communities and Neighbourhoods, 11 February 2014](#)

John Bury

Acting Director of Services for Communities

Contact: Will Garrett, Built Environment and Placemaking Manager

E-mail: will.garrett@edinburgh.gov.uk | Tel: 0131 469 3636

Links

Coalition pledges	P40 Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	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. CO23 Well engaged and well informed - Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community. CO26 The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	S04 Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	None.

*

Planning Committee

10am Thursday 26 February 2015

Queensferry Conservation Area Character Appraisal Final Version

Item number	8.1
Report number	
Executive/routine	Executive
Wards	Almond

Executive summary

The Queensferry Conservation Area Character Appraisal has been revised to reflect changing circumstances, community concerns and to produce a more user-friendly document.

The document has resulted from a programme of engagement with local community groups and individuals. Detailed comments, concerns and suggestions have been reflected in the final version, which is presented here for approval.

Two new areas of Queensferry were consulted on as potential extensions to the conservation area. Consultation feedback has informed the next steps to be taken in these areas and recommendations are presented here for approval.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Queensferry Conservation Area Character Appraisal Final Version

Recommendations

- 1.1 It is recommended that the Committee:
 - i. approves the attached final version of the Queensferry Conservation Area Character Appraisal; and
 - ii. approves the proposed conservation area extension in the Rosshill Terrace area.

Background

- 2.1 On 7 August 2014, the Planning Committee approved the revised Queensferry Conservation Area Character Appraisal in draft for consultation.

Main report

Consultation process and results

- 3.1 Consultation on the draft appraisal took place from 27 October to 1 December 2014. An exhibition in Queensferry Library ran from 27 October to 8 November. Direct consultations were sent to 50 local and national interest groups. Community organisations and the Almond Neighbourhood Partnership circulated information through their own social media and contact networks. Web-based information was also circulated via Twitter and the new Council Consultation Hub.
- 3.2 Two areas were identified in the first phase of community engagement as having potential for extension to the conservation area – at Port Edgar and around the Rosshill Terrace area east of Dalmeny Station. These two areas are shown in Appendix 1. 62 owner/ occupiers in these two areas were consulted individually.
- 3.3 The consultation generated 43 responses in total, 35 via the online survey and 8 directly by post or email. The majority of responses (37) were from individual residents. 22 respondents identified themselves as having an interest (as an owner, resident or business) in one or both of the potential extension areas. Historic Scotland, Forth Ports, Port Edgar Holdings/Port Edgar Marina Ltd, Network Rail, Transport Scotland and Bankhead Grove Residents' Association sent detailed responses. Appendix 2 lists the comments received through all

methods of feedback (online survey and written comments) and explains how these have been taken into account in the final version of the document.

- 3.4 The majority of respondents felt the revised appraisal reflected the overall special character of Queensferry very or fairly well. On balance more respondents gave positive than negative views on the detail of the document and the Management section, although a fairly large proportion (40-45%) gave a neutral response. Detailed comments focused on concerns regarding:
- need for investment/action;
 - unfairness of restrictions on householders;
 - need for clarification on impacts/boundaries of proposed extension;
 - the character of key approaches, eg. Station Road;
 - need for tree management to protect views;
 - the importance of spaces for wildlife (woodland and foreshore); and
 - the importance of the harbour and its upkeep.
- 3.5 The consultation draft was presented in a new format based on an interactive pdf document. The majority of consultation respondents felt this document to be fairly user-friendly.
- 3.6 The review process has been based on that used for the Grange Conservation Area Character Appraisal, including engagement methods with local groups, a consultation programme, and the development of the new interactive appraisal format. In general, this process has received positive feedback. A wide range of community and professional viewpoints have been captured and incorporated into the document. As a result, the revised appraisal is considered an improved management tool for planning which has the weight of community support.
- 3.7 However, criticism has been received that the process has not been transparent or that it is purely for the benefit of the Forth Bridge World Heritage Nomination, with no benefits evident to affected residents. Concerns have been expressed about the negative impact of conservation area designation on residents, and that boundary extensions should not be considered when the existing conservation area is not being appropriately managed.
- 3.8 The appraisal document has been amended to address the consultation comments and issues listed at 3.4. The final version of the text is attached at Appendix 3. Changes from the draft version reported to the Planning Committee on 7 August 2014 are highlighted in yellow.

Potential extension at Rosshill Terrace area

- 3.9 The potential extension area around Rosshill Terrace is considered to have substantial architectural and historic merit, meeting the criteria for conservation area designation set out in the Scottish Historic Environment Policy (SHEP). The area has significant historic interest as the intact company town relating to

the construction of the Forth Bridge. Although some detail and materials have been eroded, such as by painting or replacement of roof materials, the overall impression remains of a complete grouping from a single historic phase of development, with regular massing and rhythm. None of the properties are listed, and therefore have no current level of statutory protection.

- 3.10 Consultation responses to the principle of designation were mixed, with 62% of on-line respondents not supporting the designation. However other written comments were received in support of designation.
- 3.11 The majority of negative viewpoints were received from owner/occupiers in the area who would be directly affected by designation. Many of these detailed comments related to a perception of an unfair level of control compared with undesignated areas or properties which have already carried out works. Some respondents also questioned the rationale for inclusion of modern infill properties in the consultation area which have little or no architectural or historic merit.
- 3.12 To address these concerns, a tighter boundary line has been drawn for the proposed extension, excluding as many modern properties as possible in order to concentrate on those of clear architectural and historic merit. This will ensure that the additional conservation area controls will be focused more fairly on the properties making the greatest contribution to the character and appearance of the area. In addition, a further phase of engagement is proposed with residents in the area in conjunction with the formal designation process. This will allow a fuller discussion of all the issues, the benefits and impacts of conservation area designation, and explain the steps that have been taken to address concerns. The proposed, revised boundary line is shown at Appendix 4.

Potential extension at Port Edgar

- 3.13 The potential extension area at Port Edgar is also considered to meet the criteria for conservation area designation in the SHEP. Again, consultation responses were mixed, with some strongly supportive comments provided but 63% of on-line respondents not supporting the designation.
- 3.14 In this case it is not considered appropriate to pursue designation immediately. Unlike at Rosshill Terrace, the majority of the historic structures in the area, such as piers and breakwaters, and the buildings of the former Royal Naval Barracks and Hospital, are already protected by listing. The special character of these structures and their setting help establish, and protect, the underlying character of the area and must be taken into account in any development proposals. The area is currently in a state of change with recent, and further upcoming, changes of ownership and management aiming to stimulate substantial investment and regeneration.
- 3.15 It is therefore considered that the area has an adequate level of protection to maintain its special character, whilst potentially substantial changes are being planned and carried out in the near future. The potential for conservation area

designation will be kept under review until the direction of future development becomes clearer.

Measures of success

- 4.1 Publication of the finalised appraisal.
- 4.2 Formal re-designation of the conservation area including the extended boundary.
- 4.3 Better-informed design and decision-making, helping to protect the character of the area.
- 4.4 Improvements in the review process to be incorporated into future appraisals.

Financial impact

- 5.1 There are no immediate financial implications for the Council arising from this report. There may be financial implications arising from recommendations for specific projects such as enhancement schemes, however these will require further approval from the relevant Committee as projects are developed.
- 5.2 If approved, the boundary extension would generate some additional development management caseload. However, the approximately 30 properties within this area would not create a significant additional burden and could be absorbed within existing capacity.
- 5.3 The new document format is intended to be viewed primarily on-line, and can be printed by customers from home. It is not intended that the Council will stock a print version in the traditional, hard-copy form. However individual copies can be printed on request for customers with difficulties accessing the web version. Demand for this service is expected to be low and the minimal additional print costs can be absorbed in existing budgets.

Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the document as recommended. Completion of the review of the appraisal ensures the Council's compliance with its statutory duty to review its conservation areas contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 6.2 Failure to address the concerns expressed in consultation responses could represent a reputational risk to the Council. A programme of discussion, information and engagement as discussed at 3.12 is proposed to mitigate this risk.

- 6.3 Review of the appraisal also helps to achieve a number of the aims of the Management Plan for the Forth Bridge. This will help to demonstrate the Council's commitment to protection of the site and its setting during its consideration for World Heritage status by UNESCO.
- 6.4 If not approved, there are implications for the loss of momentum of the appraisal review process and the consequent impact on the quality of decision making in the area. There may be a negative impact on the Council's relationship with community groups owing to delay or the failure to complete the review process. Failure to progress the review would also introduce a risk factor into the evaluation of the World Heritage nomination.

Equalities impact

- 7.1 The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.
- 7.2 No infringements of rights have been identified. No negative impacts on equality have been identified.

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. Relevant Council sustainable development policies have been taken into account.
- Conservation of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions.
 - The need to build resilience to climate change impacts is not relevant to the proposals in this report because they are neither positively nor negatively affected by climate change.
 - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

- 9.1 The consultation draft of the revised Queensferry Conservation Area Character Appraisal was produced as a result of close engagement with local community groups including Queensferry and District Community Council, Queensferry Ambition and Queensferry History Group.

- 9.2 The draft appraisal was published on the Council website and advertised via the web and social media, local community events, and local groups' email networks. Key local and national interest groups were consulted directly. Owner/occupiers in two areas identified as potential extensions were consulted individually. Individual teams/interest groups within the Council, in Planning and in the local neighbourhood were also consulted directly.
- 9.3 An exhibition was held at Queensferry Library between 27 October and 8 November 2014, which included a drop-in session staffed by planning officers. An on-line SurveyMonkey questionnaire was set up to receive feedback on the draft appraisal. A further evening feedback session was arranged by Queensferry and District Community Council.

Background reading/external references

Report to Planning Committee of 7 August 2014, Queensferry Conservation Area – Review of Conservation Area Character Appraisal

Report to Planning Committee of 3 October 2013, Review of Conservation Area Character Appraisals.

John Bury

Acting Director, Services for Communities

Contact: Rachel Haworth, Planning Officer

E-mail: rachel.haworth@edinburgh.gov.uk | Tel: 0131 529 4238

Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	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. CO23. Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community. CO26. The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.

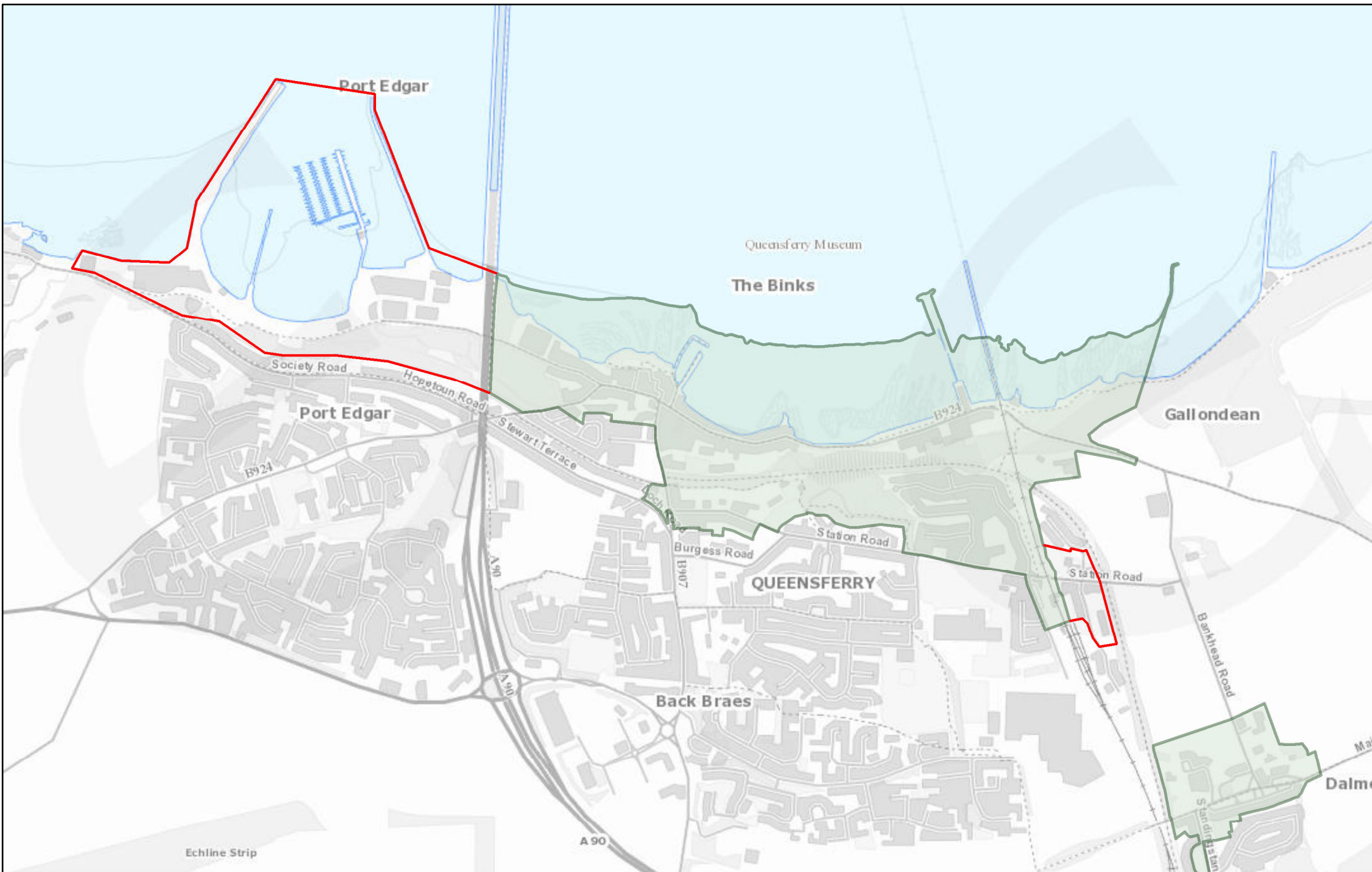
Single Outcome Agreement

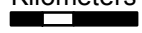
SO4. Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

*

1. Consultation areas for potential extensions
2. Consultation responses
3. Queensferry Conservation Area Character Appraisal – final version
4. Rosshill Terrace area proposed boundary extension



Kilometers

 00.00.1 0.2

EDINBURGH
 THE CITY OF EDINBURGH COUNCIL

Potential boundary extensions

© Crown Copyright and database right 2011
 All rights reserved. Ordnance Survey
 License number 100023420



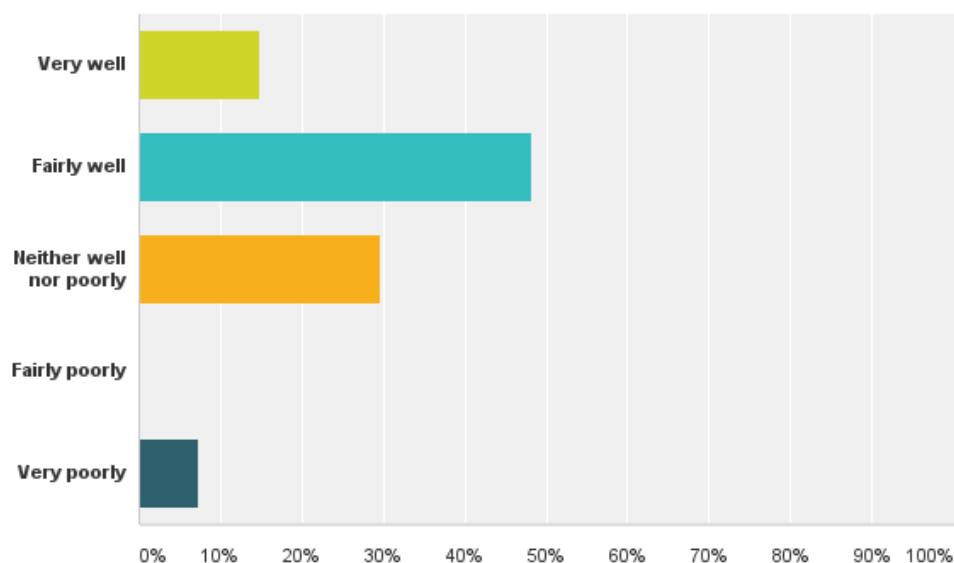
Appendix 2 Consultation responses

Q1-3 collected contact information to allow acknowledgements to be sent. Responses from organisations have been identified below; individual public responses have been kept anonymous.

Responses are given verbatim except where sensitive/personal information has been removed, indicated by [...].

Q4 How well do you feel the revised appraisal reflects the special character of the Queensferry Conservation Area overall?

Answered: 27 Skipped: 8

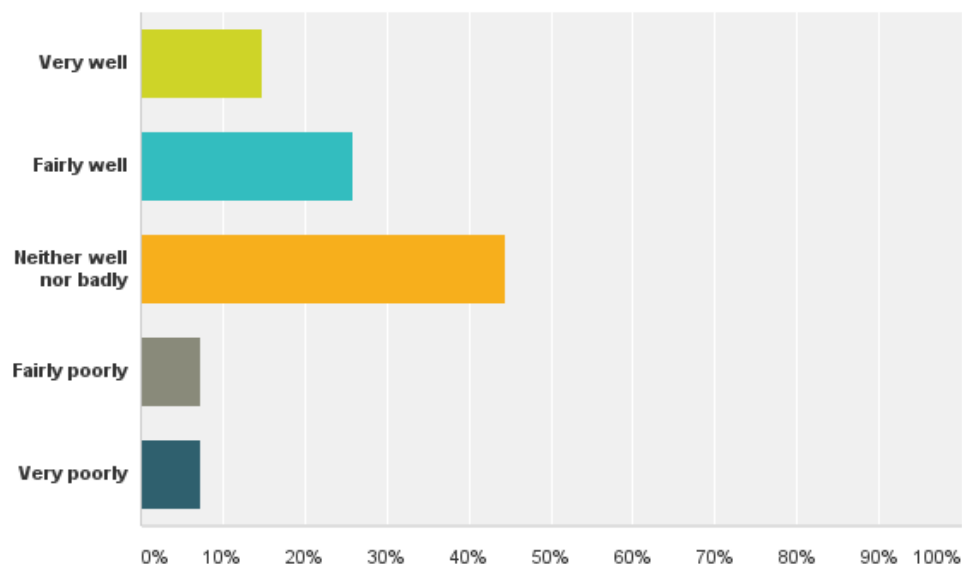


Organisation comment	Council response
Holder Planning on behalf of Forth Ports (by email) It recognises the need for the Council to update the Conservation Area Appraisal and that it is a necessary action in securing UNESCO World Heritage Status for the Forth Bridge.	Noted
Historic Scotland, Heritage Management (by email) Having reviewed the contents we consider it an attractively illustrated document that outlines the significance of the area and will be very helpful for its on-going management. We like how the document has been written and hope that it will be of value to all those with an interest in the future development of the area. We are aware that the remaining boundaries have been examined, however the value of including modern development along Station Road could be questioned, and that a boundary that runs along the former railway line is more appropriate.	Noted. Although some of the more modern development along Station Road does not particularly contribute to the character and appearance of the conservation area, our view is that the remaining examples of historic buildings, development pattern and landscape features in this area overall make a positive contribution and should remain within the boundary.
Public comment	Council response
The whole plan is at least 60 years late and reflects nothing of the changes that have taken place in the last few decades. It will impose restrictions and financial penalties on people who merely wish to carry out the same kind of developments that have already been passed and carried out by others in the area.	Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.
It includes comments on the importance of trees and free spaces to the	Noted. Text amended.

<p>character of SQ, but more could be said about the character of key approaches, such as Station Road which links the conservation areas of the Rail Bridge and the town.</p>	
<p>Glossy brochure that provides the background and context to Queensferry's conservation areas but does little to indicate why expansion of conservation is proposed &/or needed.</p>	<p>Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.</p>
<p>The importance of the harbour and its upkeep is insufficiently stressed.</p>	<p>Noted. Text amended.</p>
<p>There is plenty for the authors of this Appraisal to draw on as Queensferry's historic environment has been assessed/reviewed several times in the course of recent (20+) years. I would be surprised therefore if this 2014 Appraisal did not accurately reflect Queensferry's 'special character'. The real question is what can and will now be DONE to preserve and enhance Queensferry's assets (a question that comes round again and again). It has been many years since any investment was made in the town's infrastructure (e.g., setts in the High St surface, railings on the Terraces and car park next to the Council offices, traffic calming through chicanes, information points, signage, serious attempts to manage coach traffic etc etc).</p>	<p>Concerns noted. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.</p>
<p>The boundary and criteria for inclusion in the proposed conservation area to the east of Dalmeny railway station are not clear. The proposed special characteristics do not match the plans displayed in South Queensferry library during the consultation period. It appears that the text description contained in the CEC letter to potentially affected residents on the 14 October identifies the Rosshill Terrace/ Forth Terrace housing stock as the proposed conservation area. However, other local properties, such as some residents of Bankhead Grove and Station Road, appear to be in scope of this plan and have been issued with notification letters. Therefore the proposed conservation boundary is unclear and needs clarification. Also as Bankhead Road, Forth Park and many of Bankhead Grove properties lie to the east of Dalmeny station and have not been included in the proposed conservation area, can the inclusion criteria be clearly defined and communicated to all residents in this area?</p>	<p>Concerns noted. Further explanation already sent by email. Boundary amended and clarified in Committee report. Further information incorporated into Appraisal.</p> <p>An opportunity for further information and discussion is to be arranged with local residents.</p>
<p>the importance of spaces for wildlife could be better presented. Consideration needs to be given to rewilding areas so that wildlife misplaced by the excessive new builds in Queensferry has somewhere to retreat to</p>	<p>Noted. Text amended.</p>

Q5 How well do you feel the revised appraisal describes the different elements of Queensferry's special character?

Answered: 27 Skipped: 8

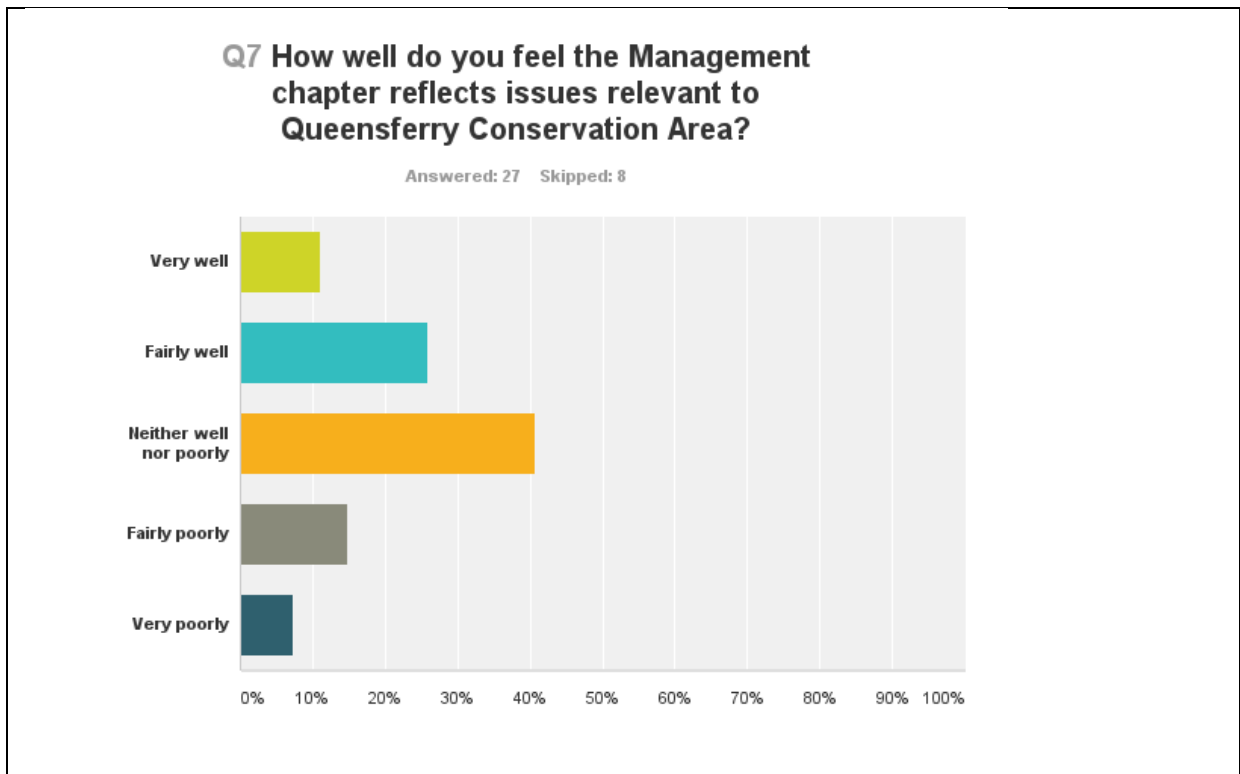


Organisation comment	Council response
Holder Planning on behalf of Forth Ports (by email)	
<p>It is necessary that the Conservation Area Appraisal appropriately recognises the ongoing activity within the Forth of Forth and does not serve to prejudice it. Broadly the document achieves this, however the range and extent of activity should be articulated more clearly to reflect the full extent of activities. Forth Ports propose the replacement of wording on page 21, 3rd paragraph, last 3 sentences with,</p> <p><i>“The Firth of Forth is one of Scotland’s busiest commercial shipping channel and performs a key role in Scotland’s economy given its link as major export location for Scotland’s oil and gas. It is also a destination for Cruise liners which berth in the Firth and ferry passengers to Hawes Pier. In addition, a range of watersport activities take place within it. Dalmeny Tank Farm is situated in the Firth of Forth and linked by a pipeline to the tanker terminal at Hound Point.”</i></p>	Noted. Text amended.
Public comment	Council response
See above. It seems completely arbitrary.	Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.
Focuses on the old centre - does mention the treescapes of the Forth Bridge area.	Noted - Importance of peripheral and woodland spaces covered in Structure and Key Elements sections.
A large swathe of South Queensferry is already a conservation area so unclear why more needs to be added to this area unless this review is connected to Forth Bridge World Heritage Site application.	Protection of the setting of the proposed World Heritage Site is one consideration in the review. However the primary driver is the Council’s statutory obligation to review its conservation areas and

	designate any areas considered to be of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance. The consultation sought views on the desirability of designation in two new areas.
If the area to the east of Dalmeny station is of special interest to CEC why has only a limited strip of housing stock been identified and included in this plan? The area is geographically compact but comprises the railway station itself, the railway yards, Bankhead Road, Forth Park and many other Bankhead Grove properties which cover a range of architectural forms, aged buildings, trees and mature gardens. It would appear that the revised appraisal is both flawed and limited in scope for the area to the east of Dalmeny station. Therefore can the inclusion criteria be clearly defined and communicated to all residents in this area?	An opportunity for further information and discussion is to be arranged with local residents. The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit. Further information incorporated into Appraisal.
As above. I would like to see more recognition for Queensferrys importance as a home for wildlife. recognition that seals puffins, oyster catchers and woodland wildlife live here too and need to be protected	Noted. Text amended.

Q6: Have any special characteristics been missed?	
Public comment	Council response
I don't believe so	Noted
No	Noted
Seems to be a very promotional brochure	Noted
Royal Elizabeth Yards	Noted. However this area is too remote from the main settlement of Queensferry, or Dalmeny, to be able to form an extension to one of these conservation area. Research would be needed to understand this area's architectural and historic merit before protection or designation could be considered further.
No	Noted
The character of Station Road, ie the main approach to the Rsil Bridge - and its important mixture of treescape boundaries & green open spaces (the High School grounds, Station Park, and the two primary school grounds). This has a unique feel.	Noted. Text amended.
The fact that the management of the special characteristics of the current conservation area are largely ignored by the City of Edinburgh Council and only used for marketing purposes when CoEC forced to consider change, such as this appraisal or in support for Forth Bridge World Heritage application.	Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.
Yes - focus on why the present conservation area appears to be falling into disrepair. It appears that the council is poorly managing the existing conservation area and should focus on making improvements within the current boundary.	Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.
More on the harbour	Noted. Text amended.

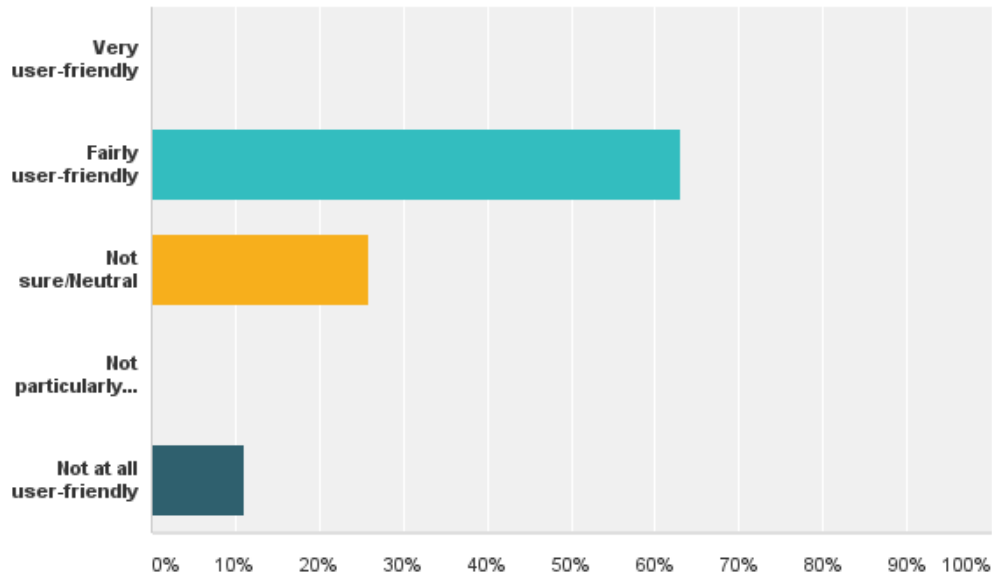
<p>The Back Braes which were an open space allowing panoramic views across the firth of forth have been allowed to become overgrown and the character of the landscape completely changed. The 1940's aerial map clearly shows that there were no trees on this small stretch of land - now the area is overgrown, the views lost and 100 per cent of the residents living adjacent to this land are unhappy about this, not to mention the many people who remember how wonderful the Back Brae walk used to be. South Queensferry greatest appeal is surely the panoramic landscape - this should be restored.</p>	<p>Noted. Text amended.</p>
<p>Attractive Cobbles on the High Street which are adversely affected by the impact of heavy vehicles and the volume of traffic. The gridlock which occurs along the High Street most weekends between April and September which detracts from the "calm" atmosphere of the town.</p>	<p>Concerns noted. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.</p>
<p>The area to the east of Dalmeny station is geographically compact but comprises the railway station itself, the railway yards, Bankhead Road, Forth Park and many other Bankhead Grove properties which cover a range of architectural forms, aged buildings, trees and mature gardens. It would appear that the revised appraisal is both flawed and limited in scope for the area to the east of Dalmeny station. Therefore can the inclusion criteria be clearly defined and communicated to all residents in this area? Also, there is no detail on how CEC will support the new conservation areas such as via environmental improvements, tree maintenance on the old railway embankment adjact to those properties that skirt the proposed consevation boundary, or details of any CEC grants available for residents who are now subject to conservation area restrictions.</p>	<p>An opportunity for further information and discussion is to be arranged with local residents.</p> <p>The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit. Further information incorporated into Appraisal.</p>
<p>Yes. the importance and value of the diversity of wildlife</p>	<p>Wildlife and biodiversity are covered in the Landscape and Biodiversity section.</p>
<p>Rosshill Terrace - Historical association with the Rail Bridge</p>	<p>Noted</p>



Organisation comment	Council response
Network Rail (by email)	
The appraisal acknowledges that there will be change within the CA and that this will be appropriately managed to preserve the character and heritage features which makes this area quite special. Network Rail is keen to develop its proposals to reflect these objectives.	Noted
Comment	Council response
This is not yet a conservation area. Issues relating to residents have not been taken into account. The council has stated elsewhere that it will refuse to apply the same regulatory interference to businesses in the area (Network Rail among them) so the management will not be equal and fair. They have also failed to share with us (or devise?) their scoring criteria for making these decisions, or the rationale and financial incentive to them of making these changes. In other words, it cannot be trusted.	Concerns noted. Further explanation already sent by email. An opportunity for further information and discussion is to be arranged with local residents.
It is good to see that erosion of the character of the high street identified as key - Ironwork should ideally be restored and the terrace better looked after. It is also disappointing to see the roadsurface, so recently relaid its original cobbles, so poorly patched with tarmac in various places. A supplementary question is whether, (given the fragile historic, road surface, and the appropriate restrictive traffic calming measures in place) coaches should be permitted along the high street at all. They are a danger to pedestrians, a constant nuisance and must impact on many examples of road surface collapse, furthermore they never stop IN the town but proceed to the coach parking near the Hawes Inn - which could be much more easily reached via the wider, more appropriate station road before passengers walked up to the historic village.	Noted
It doesn't seem to be able to provide a strong protection of the area	Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.
The Council does not appear to be active in either monitoring, maintaining or making any significant improvements within the existing conservation area. Some creative photography in an expensive looking glossy publication only serves to perpetuate the myth that Queensferry's conservation status is working.	Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.
The new bridge and large scale housing developments will put new pressures on the town and its amenities.	Noted
The conservation plans do not provide sufficient detail about how CEC would support and commit to the new Queensferry conservation areas. For example there is precious little coverage of how CEC will plan to manage, monitor and oversee these newly designated conservation areas. Will CEC commit to improving these areas environmentally - such as extending parking restrictions (via double yellow lines) around Rosshill Terrace and Forth Terrace, or regularly lopping/trimming the trees growing along the old railway line adjacent to Forth Terrace and Bankhead Grove properties impacted by the proposed conservation status?	Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.
as before- i dont feel enough value is given to wildlife and wildlife habitat	Noted

Q8 How user-friendly do you feel the format of the revised appraisal is?

Answered: 27 Skipped: 8



Public comment

User-friendly should not mean dumbed down and withholding information. It is not in line with the council's stated principles of honesty and transparency.

Council response

Concerns noted. Further explanation already sent by email. Further information incorporated into Appraisal.

An opportunity for further information and discussion is to be arranged with local residents.

Yes. The use of the green italics to outline suggested actions was useful.

Noted

as I complete this survey, I'm wondering why all the questions so far are about the quality of the Appraisal rather than focussing on the recommendations with associated action and next steps in the light of increased visitors to the town with the opening of the 3rd bridge in 2016. The Appraisal is fine.

Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.

Would like a clear map of the proposed changes.

An opportunity for further information and discussion is to be arranged with local residents.

The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit.

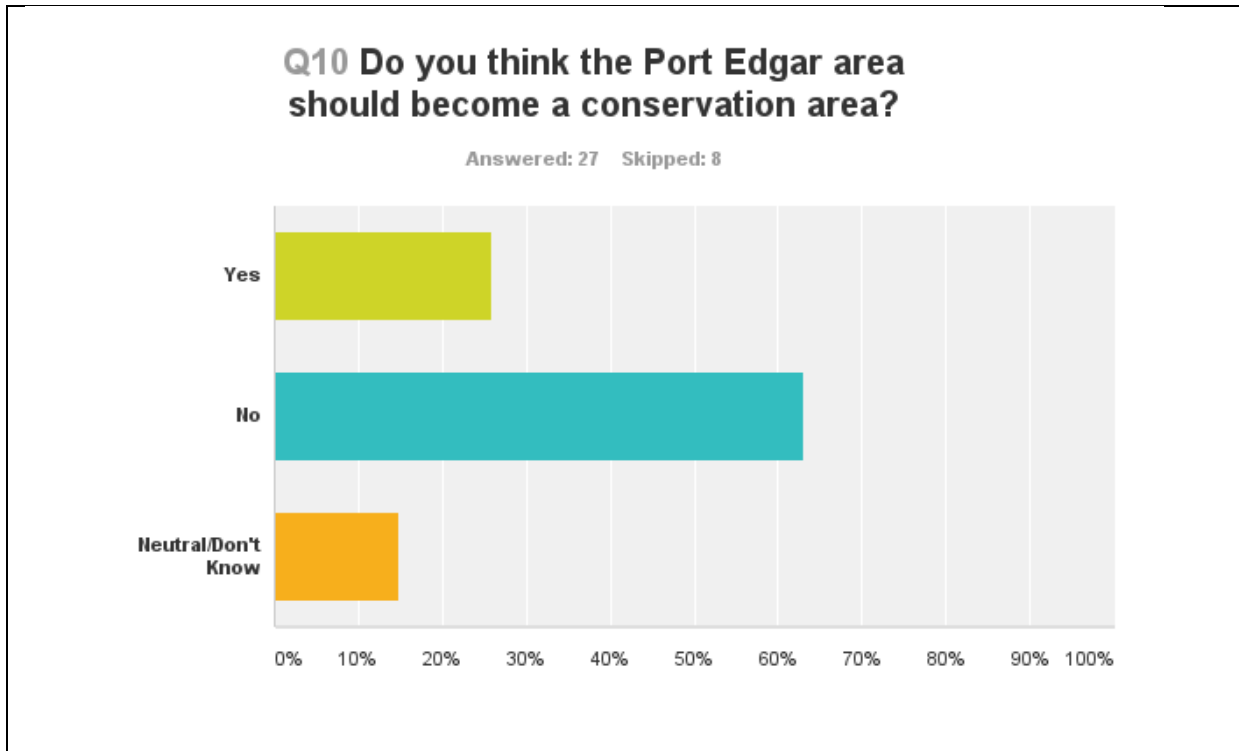
a little too much to read

Noted. The interactive format is designed to allow the reader to navigate directly to the sections of most interest to them, without having to read the entire document from cover to cover.

Q9: Do you have any further suggestions for changes or improvements to the document?

Organisation comment	Council response
<p>Historic Scotland, Heritage Management (by email)</p> <p>We also do have some detailed comments on the text;</p> <p>Page 8 – Please delete ‘Rail’ from Forth Rail Bridge. We aim to standardise the term Forth Bridge and indeed this is used generally throughout the document.</p> <p>Page 12 – The third sentence I’d suggest replacing “may be” with “is being” to reflect more accurately what we are going.</p> <p>Page 18 – “earliest surviving buildings” - add “secular” as the episcopal church is medieval, albeit re-worked.</p> <p>Page 27 - The World Heritage List now stands at 1007 sites, but the numbers will grow so we suggest you don’t give numbers here. Instead of the “final decision”, please say “...The earliest possible date for a decision will be at the meeting of the UNESCO World Heritage Committee in the summer of 2015”.</p> <p>Page 28 – View Protection Framework – I’m not quite sure of the second sentence. It might be worth saying that we’re doing this to aid assessment of development proposals, i.e. “This will help assess impact of development proposals and to inform its nomination...”</p> <p>Page 30 – Suggested additional sources:</p> <p>Historic Scotland, <i>The Forth Bridge - Nomination for Inclusion in the World Heritage List: Nomination Document</i>. Edinburgh, Historic Scotland for the Forth Bridges Forum, 2014 http://www.forth-bridges.co.uk/forth-bridge/world-heritage.html</p>	<p>Noted. Text amended.</p>
Public comment	Council response
<p>Highlight how conservation is actually managed in the conservation areas and showcase areas of best practice.</p>	
<p>A full disclosure of the origins of and benefit to the council of this idea, and honest commitment to a two way consultation.</p>	<p>Concerns noted. Further explanation already sent by email.</p> <p>An opportunity for further information and discussion is to be arranged with local residents.</p>
<p>To mention the unique character of the conservation area boundary on Station Road which reflects the history of the road - the former gardens of Ashburnham and Rosshill Houses, and the field system that used the bound the old town. Some of the original field hedges can still be seen. The key aspect of keeping this character of tree boundaries to Station Road and green space along the road on the approach to the rail bridge from the west should be protected.</p>	<p>Noted. Text amended.</p>
<p>Add an appendix that links straight to the online questionnaire</p>	<p>Noted.</p>
<p>The document supplies no detail and to that end fails to provide anything of worth for those being caught-up in the process.</p>	<p>Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.</p>
<p>see 8 Above. It's changes or improvements to Queensferry I'm looking for, not this document.</p>	<p>Concerns noted. Protection of the conservation area is achieved by a range of agencies and individuals. The Queensferry Infrastructure Improvement Group, chaired by the Local Environment Manager from the West Neighbourhood, is looking into issues of environment and infrastructure in the area.</p>

No	Noted
Comments on state of repair of road and pavement surfaces may be appropriate, with some indication of who is responsible for their upkeep.	Noted.

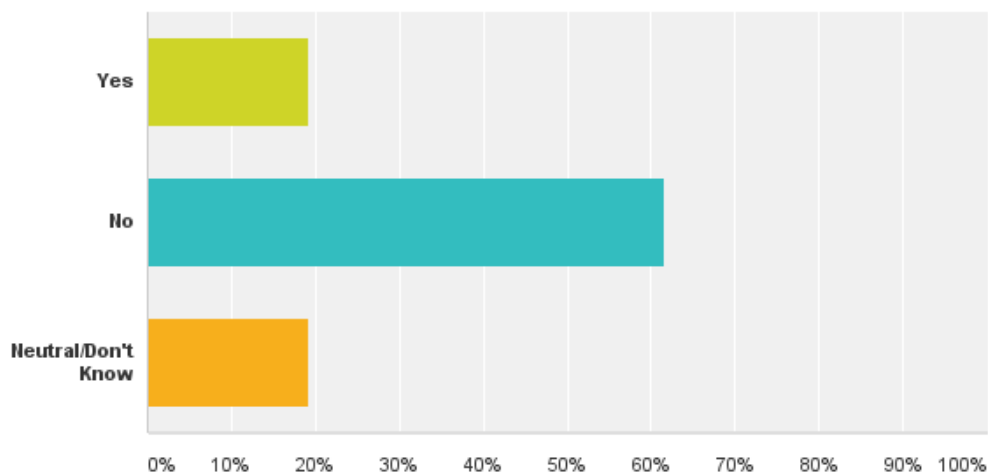


Organisation comment	Council response
Port Edgar Holdings Ltd and Port Edgar Marina Ltd (by email)	
<p>...Having regard to this background and the early stages of the inward investment programme following approved Demolitions, in accordance with Building Warrant Ref No 13/04402/DEM granted on 15th January 2014, the Company strongly believe any Conservation Area Character Appraisal in inappropriate at the present time and premature at best.</p> <p>The underlying Character of the improved and fully invested Port Edgar Area has yet to be fully established, and planning applications for new Buildings will be unnecessarily constrained by any Conservation Area appraisal at the present time.</p> <p>... Port Edgar Marina are continuing to work with various departments of City of Edinburgh Council in terms of implementing an overall Master Plan and would strongly request that the Conservation Area Character Appraisal does not "cut across" this co-operative activity which was only commenced in January 2014.</p>	Noted. See Committee report for proposed next steps regarding Port Edgar.
QDCC (by email)	
<p>[Request that] the Stakeholders in the site be made aware and asked for their views.</p> <p>In light of the ownership changing hands recently and that we can start to see the benefits and some prospect of future development... then I would not wish to see additional constraints placed upon development.</p>	Noted. See Committee report for proposed next steps regarding Port Edgar.
Historic Scotland, Heritage Management (by email)	
<p>We also feel it's character is quite different from that of Queensferry. The Forth Road Bridge is an effective end stop to Queensferry, beyond which building materials are either brick or sheet metal. It would appear more logically for this to be considered as a separate area. The question of whether the planning brief has helped to guide development will be a factor in your council's consideration.</p>	Noted. See Committee report for proposed next steps regarding Port Edgar.

Public comment	Council response
I'm not sure that Port Edgar actually part of South Queensferry?	Noted. See Committee report for proposed next steps regarding Port Edgar.
Port Edgar is a small working port.	
The old town of South Queensferry already has a large conservation area. I do not see the need to expand the boundary further.	
As a Queensferry resident and business owner I think that there are more than sufficient conservation areas in the town. No additional conservation areas are needed.	
We need thriving active business in the area which this will stifle. It is a working marina, not a tourist attraction.	
Although I think it might make sense for elements of the site to be separately listed - port Edgar is of a totally different character and the same set of considerations do not apply.	
Port Edgar lies on the western extremity of the town and indeed could be argued that it is a separate and distinct area & not part of Queensferry. The area requires significant investment to upgrade and the imposition of conservation status will only add layers of bureaucracy and stifle innovation and potential investment.	
Years of neglect and underinvestment by City of Edinburgh Council has seen this whole area fall into disrepair particularly road infrastructure, buildings, pier and landscaping. Having recently off-loaded the lease to new vendor then trying to impose conservation status on them is particularly devious and underhand.	
The new crossing will bracket Port Edgar by bridges and speeding traffic and by including it in the conservation area, neglect and deterioration can be averted.	
I think it should be a working, light industrial area reflecting its original use. Housing etc would be welcome if traffic management is planned from the outset.	
would be good to see more development round the port to be more consumer friendly - shops cafes etc	
The area is a fabulous facility close to town.	
Port Edgar is a historic and architecturally distinct part of South Queensferry and should be given the opportunity to highlight it's history and importance on the town. However, CEC investment, support and maintenance needs to be significantly increased from present day levels.	
redevelop the brown space at port edgar and protect the green space surrounding it. do not allow even more new houses to encroach the area	
...the case for safeguarding some aspects of Port Edgar is self-evident given its role as part of one of the UK's key twentieth century naval installations.	See above

Q11 Do you think the Rosshill Terrace area should become a conservation area?

Answered: 26 Skipped: 9



Organisation comment	Council response
<p>Network Rail (by email)</p> <p>Network Rail is likely to support this but we would be interested to see more detail about the proposed boundary change; particularly as the road access to the bridge works depot runs between the houses on Rosshill Terrace. This depot is in permanent use and we wish to ensure its continued operation.</p> <p>Network Rail would be keen to be part of further consultation with owners, the wider community and other interested groups about these changes to the CA boundary.</p>	<p>Noted. The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit.</p> <p>An opportunity for further information and discussion is to be arranged with local residents.</p>
<p>Historic Scotland, Heritage Management (by email)</p> <p>Three terraces south of Station Road and some villas north of Station Road appear to have been a small company town erected as part of the construction work for the Forth Bridge and have historic significance. The detailing of the buildings have been altered over the years and Forth Terrace to the south is unusual in that it has no conventional front elevation. This may indicate that amenities like kitchens and bathrooms were added after their initial purpose was over with completion of the bridge, as the workforce had a communal dining hall.</p> <p>As this area is associated with the adjacent Rail Bridge, and being relatively small, we can see the argument that it will sit better within the existing Queensferry Conservation Area.</p>	<p>Noted. Further information incorporated into Appraisal.</p>
<p>Public comment</p> <p>Is this area actually Dalmeny or Queensferry.</p> <p>There are already many conversions, additions, driveways, etc, that have been passed in this area by the council over the years. It seems particularly absurd to be imposing Draconian rules on an area when such work has already been done. The process itself has been unclear, and in terms of working together and putting the customer first, both council</p>	<p>Council response</p> <p>Noted. See Committee report for proposed next steps regarding the Rosshill Terrace area.</p> <p>Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.</p>

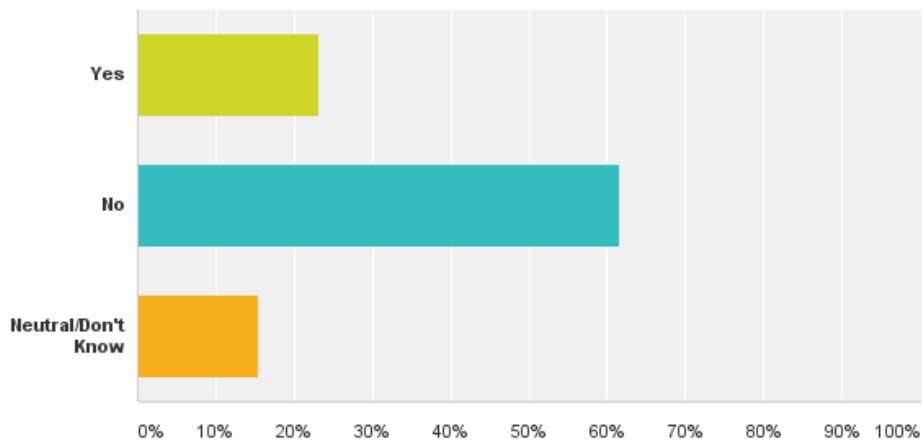
core values, it has failed miserably.	
The old town of South Queensferry already has a large conservation area. I do not see the need to expand the boundary further.	Noted. See Committee report for proposed next steps regarding the Rosshill Terrace area.
No additional conservation areas are needed in the South Queensferry area.	See above
This area has seen considerable development over the past sixty or more years. Imposing a conservation area will penalise who have not yet been able to modernise their properties - or indeed, make much needed repairs to roofs and other essential weather-proofing, whilst others have already built new builds, extensions, conversions and other adaptations, free of charge and lengthy process. It is arbitrary.	Concerns noted. An opportunity for further information and discussion is to be arranged with local residents.
On balance I think this might be a good idea - so much new development around this area that its character must come under pressure unless actively conserved.	
Bankhead Grove is a mixture of modern housing stock so none of the properties on this street should even be considered in any conservation area proposals. They are unconnected with the old railway properties in Rosshill Terrace, Forth Terrace and Station Road.	Noted. The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit.
The former railways cottages comprise different fascia styles and colours, windows, doors and fences. The terraced cottages may be of some historical interest to the railway but they are aesthetically so far from the original it's hard to imagine what value conservation status would bring to them. Don't understand why Bankhead Grove is even under consideration. That street has nothing to do with the railway & comprises modern housing.	See above
The whole process is opaque and completely at odds with the supposed core values of "honesty and transparency". I have met with and been at 1 meeting and still am no clearer about 1. the implications, 2. the process you are following and 3. how you will evaluate comments and feedback. This whole process is flawed and has so many holes it would seem to allow CEC to cherry pick whatever answer they want ... this is not democracy. I also see no reason for the 2 modern houses to the North of Rosshill Terrace to be included in this scheme, both are well back from the terraced properties that are of interest and behind large hedges, current planning laws will stop any further expansion on those sites so they have no relevance to the main concern of the proposal. I would also comment that the road "cushions" are probably causing more damage to the conservation of these properties than anything else, the traffic vibration that is being caused by these road obstacles must be affecting the foundations of the buildings, I find your representative's comments that it was not their role to advise other council departments what to do quite ridiculous ... if that is the case then what is the point in making a conservation area if you are not getting the council onside to help with the conservation? You have not made a case, there may be one, but based on the information (lack of) and opaqueness of any responses to questions and a flawed evaluation process the answer has to be a no to this proposal.	Concerns noted. Further explanation already sent by email. The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit. Further information incorporated into Appraisal. An opportunity for further information and discussion is to be arranged with local residents.
I don't know enough about the quality of the houses (other than their charming external appearance) to give an opinion.	Noted
There are interesting historic buildings there.	Noted
This is a different map from the earlier one produced in the planning committee review dated 7 Aug 2014. The boundary there omitted the housing at 23 and 24 Forth Terrace, which are 1970's houses of no particular relevance to the conservation area - ie, they do not share any of the same characteristics of the other terraces, as they are two modern detached housing... The original boundary which omitted 23/24 Forth Terrace would have my support, however.	Noted. The proposed line of the boundary has been shaped by consultation responses to better reflect the areas/buildings of historic merit.
protect the green space from developers	Noted
Many of the residents of Rosshill Terrace would be very interested to know why this area is not a conservation area and would be very pleased if you could give us the reason!?! As I understand it, Dalmeny Village is a conservation area and the houses we live I would assume should be in a conservation area i.e. they were built for the engineers etc. who built the Forth Bridge and are well over 100-years old.	Noted

I believe there is a strong case for establishing some additional protection for the dwellings around Dalmeny Station that owe their existence to the Forth Rail Bridge. They all follow a distinctive style and they are of historical interest in relation to the construction of the Bridge itself... The houses remain substantially unaltered since they were built although they are now surrounded by newer properties to the north and east... It would perhaps offer some protection against the ill-advised development of adjacent land...

Noted

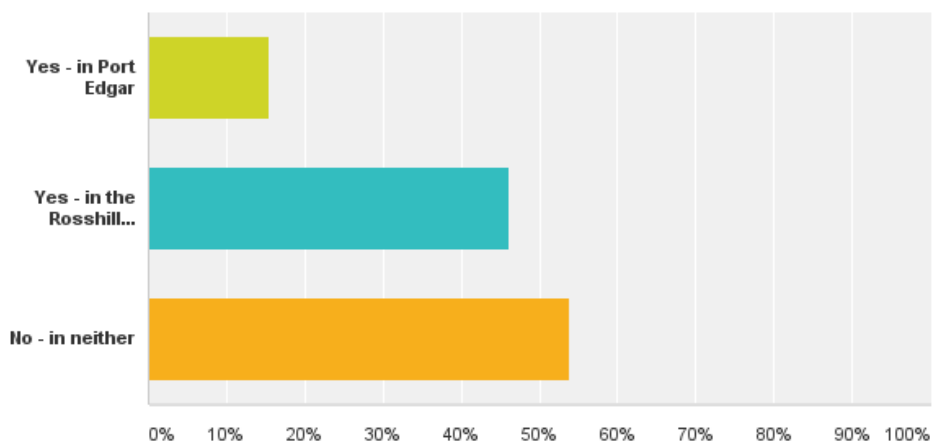
Q12 If these areas became conservation areas, there would be some additional controls over demolition, works to trees and alterations and extensions. Do you support this?

Answered: 26 Skipped: 9



Q13 Do you have an interest in one or both of these areas, as a resident, owner or a business interest?

Answered: 26 Skipped: 9



**SOUTH QUEENSFERRY CONSERVATION AREA
CHARACTER APPRAISAL**

Contents

1. Summary information		2
2. Conservation area character appraisals		3
3. Historical origins and development		4
4. Special characteristics	4.1 Structure	6
	4.2 Key elements	10
5. Management	5.1 Legislation, policies and guidance	14
	5.2 Pressures and sensitivities	19
	5.3 Opportunities for development	20
	5.4 Opportunities for planning action	21
	5.5 Opportunities for enhancement	23
6. Sources		24

1. Summary information

Location and boundaries

Queensferry lies on the south shore of the Firth of Forth, around 13km west of the centre of Edinburgh. The nucleus of the conservation area is formed by the historic old town, and also includes Ravel Bank, the heavily wooded area of the Hawes, and an area of land east of the rail bridge Forth Bridge known as Gallondean which all contribute to the landscape setting of the town.

The conservation area is bounded on the north by the City of Edinburgh Council boundary at the mean low water spring; on the west by the Forth Road Bridge; along the south by the southern line of the disused railway, Hopetoun Road and Station Road (excluding 19-33 Station Road and St. Margaret's Primary School). The boundary then includes Dalmeny Station and Rosshill Terrace before turning north and eastwards to a point on the shore known as Long Rib east of the rail bridge Forth Bridge.

The area falls within Almond ward and is covered by the Queensferry and District Community Council. The population of Queensferry Conservation Area in 2011 was 937.

Dates of designation/amendments

The original South Queensferry Conservation Area was designated on 13 October 1977. A conservation area character appraisal was completed in 2001. The boundary was amended in 2003 to include the villa area at Station Road and again in 2015 to include the group of dwellings around Rosshill Terrace and Forth Terrace, associated with the construction of the Forth Bridge.

Statement of significance

The architectural form and character of Queensferry is rich and varied with many fine historic buildings dating from its origins as a medieval burgh and following through several periods including Georgian and Victorian, to the present day. The materials are traditional: stone and harl, slate and pantiles, timber windows and doors. The roofscape is important with its variations in form and features, such as crow-step gables, a variety of dormer styles and chimneys with cans. The shoreline setting embraces the waterfront buildings and the historic settlement is framed within the Victorian rail bridge and the 1960s road bridge.

Acknowledgements

This document has been produced with the assistance of Queensferry and District Community Council; Queensferry Ambition; Queensferry History Group and Queensferry Trust.

2. Conservation Area Character Appraisals

Purpose of character appraisals – why do we need them?

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.” From PAN 71, Conservation Area Management.

How to use this document

The analysis of Queensferry’s character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections: **4.1 Structure**, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and **4.2 Key elements**, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. Section **5 Management** outlines the policy and legislation relevant to decision-making in the area. Issues specific to Queensferry are discussed in more detail and recommendations or opportunities identified.

3. Historical origins and development

A review of the historical development of Queensferry is important in order to understand how the area has evolved in its present form and adopted its essential character.

Origins

The settlement of Queensferry probably has prehistoric origins and owes its name and existence to the ferry passage across the Forth. Its Gaelic name, *cas chillis* or *cas chaolas* means a fast-running strait. The linear rock formations of the foreshore created natural landing points and were later enhanced with piers and harbours. Queen Margaret, wife of Malcolm III (Canmore), King of Scotland 1057-1093, endowed the ferry crossing with boats, hostels and a right of free passage for pilgrims travelling to St Andrews and Dunfermline Abbey. As a result the crossing became associated with her royal title. This association was strengthened by her canonisation in 1250 and interment in Dunfermline.

A Carmelite Friary was established close to the ferry landing, possibly as early as 1330, and a church and monastery were built c.1450. At the Reformation the Carmelite church building became the parish church. This was abandoned when worship moved to the Vennel in 1635, and was then restored in 1889 to form the current Episcopal Church, known as the Priory Church. It is the only medieval Carmelite church still in use in the British Isles.

Growth and trade

By the early 14th century, Queensferry had emerged as one of four Burghs owing allegiance to Dunfermline Abbey and in 1576-7 was made into a 'Burgh of Regality', with certain privileges of trading and customs. By the 1630s, Queensferry had become a flourishing seafaring town and in 1636 it became a Royal Burgh. Its leading burgesses were captains and shipmasters whose vessels were chartered, often by Edinburgh merchants, to carry cargoes such as timber, salt, fish and wine to and from other parts of Britain, Europe and Scandinavia. Their prosperity is reflected in the number of 17th century buildings in the town and tombstones surviving in the Vennel kirkyard marked with ships, anchors and navigational instruments.

In the late 17th and 18th centuries the merchant fleet dwindled and the Burgh's revenues fell. Fishing and herring salting brought intermittent prosperity. 18th century turnpike roads and fast stagecoach services from 1765 brought more trade to the ferries and this resulted in demands for greater efficiency and better landings. During the latter half of the 18th century, innovations in agricultural methods began to change the face of the rural landscape. The former open field system gave way to an enclosed field system and many woodlands, tree belts and estate landscapes around the area such as the Dalmeny and Dundas Estates date from this period.

The hamlet of New Halls to the east of the original settlement developed a pier and inns catering for the crossing traffic. Its name evolved into Hawes and it was

eventually amalgamated into the Royal Burgh. It later became the base for construction yards and workers' accommodation for the Forth Bridge.

Crossing the Forth

An Act of Parliament in 1810 introduced a Board of Trustees to take control of the ferry service. The Trustees were empowered to build new piers, buy new boats and generally to improve the quality of service. It is recorded that during the year 1810-11, four large sailing boats and four smaller yawls carried 1,515 carriages, 4252 carts, 18,057 cattle and 25,151 sheep, plus an average of 228 passengers per day. Sailing ships were gradually replaced with steam vessels, however, rail ferry links via Granton and Leith had captured much of Queensferry's passenger trade by the mid 19th century. From 1878, a rail steamer service linked Edinburgh and Dunfermline via the Trustees pier at Port Edgar. This seems to have been used by local traffic and in 1890 the opening of the Forth Rail Bridge made it redundant.

Bridges

Another brief but significant boom came in the 1880s and 90s, with the construction of the Forth Rail Bridge. The workforce of 4,600 men and tourists who came to see the work in progress brought trade and prosperity. Workers and engineers employed on the Bridge were housed in a purpose built company town adjacent to the construction yard, at Rosshill Terrace, Forth Terrace and Forthview.

A report on possible routes for a road bridge was commissioned in 1929, but plans were not approved until 1947, with the bridge opening in 1964. The arrival of the Road Bridge brought an end to the car ferry passage at Queensferry. In 2011 construction began on a third bridge, to the west of the Road Bridge and intended to relieve pressure on it, to be named the Queensferry Crossing.

Twentieth and twenty-first centuries

The naval base at Port Edgar, commissioned in 1917, a distillery and the shale oil works at Dalmeny benefited the town during the 20th century. Beyond the Burgh boundaries, the surrounding landed estates provided a steady source of trade and employment. The 1975 Local Government (Scotland) Act reorganised local authority boundaries and Queensferry's status as a Royal Burgh was removed. Electronics, tourism and the Hound Point tank farm and oil-loading facility have been more recent sources of employment for the area.

Summary

The medieval core of the Queensferry Conservation Area, with its rigg development pattern, remains fairly intact. Alternating periods of modest prosperity and gentle decay have left a richly varied townscape spanning five centuries. As a result, significant evidence of each phase of the town's history can still be read in the street pattern and buildings surviving today.

4. Special Characteristics

4.1 Structure

- Natural crossing point of the Forth, sheltered by the bay and steep escarpment.
- Unique setting framed by the Forth, steep rising landscape, the Forth Bridge and Forth Road Bridge.
- Woodland and open space surround the core of the town to south and east.
- Historic designed landscapes form the wider setting.
- Spectacular views out to the firth and bridges.
- Open views down from the bridges onto the picturesque roofscape.
- Dense medieval core in a linear pattern with riggs running north and south.
- Sculptural, multi-level townscape form.
- Bridges form gateways at east and west ends of town.
- Later villa areas have a separate and contrasting character from the historic core.
- Vertical, pedestrian circulation a unique feature.
- Wooded landscape and private amenity spaces predominate; public open space is less common.

Topography

Queensferry is located at one of the narrowest points of the Forth estuary before it broadens out eastwards to the sea, explaining its long history as the preferred crossing point. The early part of the town is located on the shoreline, at the foot of a steeply sloping bank and within a bay formed by two promontories, the Binks to the west and the Craigs to the east. The historic core is therefore set back from the Forth within a natural harbour and shelter. From Victorian times the town expanded at the top of the slope, first along the main access roads and more recently along the north bank in a semicircle around the old town.

Setting

The historic core of Queensferry is bounded by areas of woodland extending from the Gallondean/Hawes Brae in the east, through Jock's Hole and Back Braes to the former railway lands between Hopetoun Road and Shore Road. These areas have a high amenity and biodiversity value to the town and are included within the conservation area boundary.

The conservation area as a whole is bounded by twentieth century residential areas to the south and west and by the Forth Road Bridge and Port Edgar to the west. To the east and in its wider setting the protected gardens and designed landscapes of the Dalmeny, Dundas and Hopetoun estates add to the area's historic character. The

historic estate village of Dalmeny to the south-east is designated as a separate conservation area. To the north, most of the coastline and islands of the Forth are protected by national and international designations covering important habitats, species and geology.

Views

Views of the Firth of Forth and Forth Bridge originating in Edinburgh city centre are defined by the Council's Skyline Study. Prominent development within and around Queensferry would potentially impact in the fore- and middle ground of several key views. A similar system of viewpoints and associated policies ~~may be~~ **is being** developed to support the protection of the setting of the Forth Bridge.

In more local views, the sheltering topography of Queensferry means that its historic core is only visible in longer views from its piers and on the water. Views down from the rail and road bridges and from pathways at the upper levels of Back Braes and Ravel Bank provide panoramas of the town's picturesque roofscape against the backdrop of the Firth.

Within the conservation area, mid- and short-range views are important along the gently curving High Street and out towards the Forth, the Fife coast and the bridges through gaps in the northern building line and from the Hawes Promenade. Glimpse views along pends and narrow lanes, of the harbours and Forth to the north and gardens to the south, add to the picturesque qualities of the townscape.

Development pattern

Topography dictated the earliest development of the town within a restricted strip between the harbour and the southern escarpment. Development along the High Street follows a linear pattern and reflects the curve of the bay. The gentle curve in the street is emphasised especially on its south side by raised pavements. The building line forms an unbroken terrace wall, but widens and narrows in places such as the Black Castle. To the south, the narrow rigg ownership pattern radiates back from the High Street up the banks towards the former railway line.

On the north or seaward side, development largely fronts the High Street, turning its back to the harbour. There are a few survivals of L-shaped buildings with gables facing the coastline, typical of Scottish fishing villages. The building line is interrupted by wider breaks giving an awareness of the lower plane of the beach. These different levels following the coastline give the High Street a strong sculptural character. This multi-layered effect is continued with the spectacular separation in height between the rail or road deck levels of the bridges and the streets below. This gives a sense of calm isolation to the town, protected from the high-speed traffic flying past above.

The three road approaches on the landward side of the conservation area follow the historic routes connecting the town with Linlithgow, Kirkliston and Edinburgh. The road bridge at the west and the rail bridge in the east act as gateways and provide a sense of arrival. Seals Craig creates a kink in the line of the road and forms an inner

gateway and shelter to the High Street. The parish church and manse, and St. Margaret's Church on either side of the top of the Loan (Kirkliston Road) also function as a gateway.

The Hawes and the area of Victorian villa development at the west end of Station Road are notable for their physical separation and contrasting character from the High Street. Victorian expansion created a generous layout with wide streets and large plots. The Hawes and the developments along Station Road are notable for their physical separation and contrasting character from the High Street. Their separation from the historic core allows the woodland to almost reach the water's edge, provides amenity and acts as a visual break between these areas of different character.

The former Forth Bridge company town towards the east end of Station Road has a distinct character, closely defined by the two adjacent rail routes and Dalmeny Station. Victorian villa development at the west end of Station Road created a generous suburban layout with wide streets and large plots. Station Road forms an interesting approach and edge to the conservation area, with contrasts between modern development, historic houses and railway infrastructure, large expanses of open space and mature treescapes.

Grain and density

Density of development within the historic core is high, consistent with its constricted site and the relatively crowded character of medieval urban development. The solid building line conceals the open spaces of rear plots from the High Street except in glimpse views. Some of these riggs are divided into small garden courts, while others still retain early development, creating intimate groupings of small-scale spaces, buildings and narrow access ways. This is particularly evident on those plots that back on to Hawthornbank.

The Hawes is of a much lower density, with large Edwardian villas facing the spectacular view. Many of these have been converted to hotels, cafés and gift shops catering for visitors. Kirkliston Road, Station Road and Stewart Terrace have a strongly coherent pattern of well-spaced, detached villas set in generous, rectangular plots. These villa plots stand out from both the narrower but often longer plots of the historic core and from the smaller and denser pattern of later 20th century suburban development. The Forth Bridge company town around Roshill Terrace consists of three terraces of modest cottages with long strip gardens, plus a pair of larger villas.

Streets

The sinuous curve of the High Street is reflected by its street surfacing and the alignment of pavements, terraces, railings and building frontages. Vertical circulation, formed by steps, closes and wynds, connects the various levels of beach, High Street, terraces, gardens and upper brae beyond. The Back Braes and Hawes Inn walkways connect the later Victorian development and Dalmeny Station right into the historic core. Station Road and the pedestrian links leading from it are

important in connecting Dalmeny Station both with the High Street and the wider suburbs to the south.

20th century traffic engineering altered the townscape at the west end of the High Street, isolating Hopetoun Road from the main town centre and creating an artificial gateway at the Bell Stane.

Spaces

Queensferry has an abundance of open space with a variety of roles and characteristics. Private open space of gardens and courtyards play a significant role, softening the density and hard frontages of the historic core and providing visual relief and glimpse views.

Urban, public open space is less prominent but there are examples of small squares and formal gardens such as the garden around the Provost's drinking fountain next to Rosebery Hall, and the square opening onto the beach access steps between Mid and West Terrace. The Hawes esplanade is the most significant example of this type of space. Its value as amenity space is eroded by the visual dominance of parking alongside it. A small public park and bowling green are also located within the conservation area, just off Station Road, as well as a playspace to the south of Forth Terrace. The beaches, harbours and piers provide distinctive spaces within the town and spectacular, panoramic viewpoints.

Woodland and landscape amenity space are critical to the character of Queensferry, enclosing the historic core and providing visual breaks between contrasting areas.

4.2 Key elements

- Buildings dating from 17th to mid-20th century reflecting gradual evolution.
- Overall unity created by regular scale and proportions.
- Villa areas have detached buildings in generous plots with strong, formal compositions.
- The bridges are the dominant landmarks in long range views; local landmarks are more evident from within the High Street.
- Restricted palette of materials given variety through differing treatments and architectural styles.
- Gardens preserve historic rigg features.
- Ferry Glen and Back Braes are the key public green spaces.
- Distinctive raised terraces over projecting shops with historic ironwork
- Good quality historic and more recent streetscape and boundary features.

Scale

Buildings are mainly 2 to 3½ storeys in height. Narrow frontages set up a rhythm along the street, and vertical planes are emphasised by the subtle variation of heights which expose parts of gables. The continuity of frontages and narrow proportions of the street create a strong sense of enclosure. The buildings are also relatively shallow in depth. This results in regular contrasts of enclosure to openness, revealed in views down narrow wynds and low close entrances.

Building types and styles

The earliest surviving **secular** buildings are the merchants' houses of the 17th century, such as Plewlands House and the Black Castle. These are characterised by an L-plan form of main range and projecting jamb, steeply-pitched roofs with straight or crowstepped skews, small windows and, occasionally, surviving forestairs. Elements of buildings of this period are likely to survive elsewhere, disguised by later alterations and additions.

Georgian and early Victorian buildings predominate within the historic core and provide its underlying coherence through the largely continuous building line, the uniformity of building type, similar heights, narrow frontages, solid to void relationships and window sizes. It is difficult to distinguish which buildings are flatted, except possibly over shops, and those which are town houses.

Shoreline structures, including piers, harbour, retaining walls, steps and other related features are key to the waterfront character of Queensferry. They are mainly of Victorian and later origin, although often on earlier foundations.

Later insertions into the High Street largely conform to the earlier pattern of scale, building line and materials but add variety of style and decoration. These include the Baronial Clydesdale Bank at 35 High Street, and the Rosebery Memorial Hall built in the Scots Renaissance style in 1894. The Council offices and museum at 53 High Street form an eye-catching, white-harled block with some Arts and Crafts features. The municipal housing at Hill Court, built in 1964, forms an L-plan at the corner of the High Street and The Loan. This is an interesting example of architecture of its date, and relates to the contemporary regeneration of historic fishing communities in Fife such as Dysart and Burntisland. However its siting and mass disrupt the strong historic pattern around it.

The Hawes and Station Road villa areas share some characteristics, being large dwellings set back from the road frontage in generous grounds. Apart from the Hawes Inn these buildings date from the Victorian and Edwardian expansions of the town. Station Road villas are relatively uniform in layout, scale and character, generally having formal, symmetrical front elevations, pitched roofs, large plate-glass sash and case windows and tall stacks. Tudor-inspired multi-gable forms also feature. The Hawes villas are more varied with no predominant style, although all have been heavily altered and extended reflecting their change from original domestic use to hotels, public houses and restaurants.

The Forth Bridge development around Rosshill Terrace consists of three rows of cottages and a pair of villas. Forth Terrace is unusual in that it has no conventional front elevation. This may indicate that amenities like kitchens and bathrooms were added after the initial purpose was over with completion of the bridge, as the workforce had a communal dining hall.

Landmarks

The Forth **Bridge Rail and Forth Road Bridges** are the outstanding landmarks, dominating the town and the wider area with their sheer scale and presence. However, the bridges are often hidden from view within the enclosure of the High Street, allowing local landmarks to become more evident. These include the Tolbooth steeple, the Seals Craig Hotel and the spire of the parish church, viewed on the skyline from the north.

Materials and details

A significant level of uniformity is achieved from the use of local building materials, despite the considerable range of building styles. The predominant materials form a restricted palette of rubble and dressed sandstone, render and slate roofing. The variety of treatment provides interest with decorative tooling and carved stonework, often reflecting maritime connections, pediments, doorframes and marriage lintels, dressed or rendered margin bands, chamfered corners, gable windows and crowsteps, cast iron signs and railings.

The later villas are built in a more sombre and formal dressed stone and with more intricate and decorative detailing of entrances, bay windows, dormers and front

gables projecting out on exposed decorative trusses. There are also examples in the Arts and Crafts style with white render, painted timberwork and complex roof forms.

The historic buildings in the Rosshill Terrace area contrast with most of the conservation area, constructed in a palette of brick with shallow slate roofs, tripartite windows with narrow margin lights, arched detailing to ground floor openings and paired, recessed porches. Forth Terrace has undergone more significant change but retains its unusual mansard roof form with raised party walls. Although some detail and materials have been eroded, such as by painting or replacement of roof materials, the overall impression remains of an intact grouping from a single historic phase of development, with regular massing and rhythm.

Trees and gardens

Gardens and landscapes are a dominant feature of the conservation area, both private gardens and publicly-accessible green spaces. The garden ground relating to the High Street preserves the historic rigg pattern of the medieval burgh. The managed, domestic scale and character of these spaces, along with the profusion of ornamental species, provide a rich green environment.

The large plots of the villa areas have a more open character with formal garden landscaping with prominent individual mature trees and hedges. The former gardens of large houses in Station Road, such as Rosshill and Ashburnham House, have been developed for housing but preserve some of their trees and boundary features. The conservation area contains only one tree preservation order, off Station Road between Ashburnham Gardens and St Mary's RC Primary School.

These areas contrast with the informal, semi-wild planting and sinuous pathways of the Ferry Glen and Back Braes. The profusion of trees at various stages of maturity, along with the rich biodiversity they support, are important for their extent and cumulative effect rather than any single specimen or specific area.

Streetscape

The raised terraces of the High Street, providing pedestrian access across the roofs of ground-floor shops to terraced entrances above, are one of the outstanding streetscape features of Queensferry. Natural stone treads, paving, setts and cast iron railings survive along their length, although in poor condition in places. Examples of modern ironwork along the High Street have also added to the quality of detail in this area.

The majority of the traditional, natural stone finishes of the High Street are the result of streetscape enhancement works of the 1990s. However, the general design and material palette reflect the historic character of the street and respond to its distinctive features. Footway and carriageway surfaces elsewhere are generally in modern finishes.

In the Hawes and villa areas, property boundaries are generally formed by rubble walls – dwarf walls with hedges and gate piers in the villa area, and more substantial,

high walls at the Hawes and Edinburgh Road. Stubs of traditional railings removed for the war effort occasionally remain. Relatively low, timber picket-style fences predominate in the Rosshill Terrace area. The Hawes waterfront is bounded by 1930s esplanade railings, adding to its distinctive, seaside air.

Activity

Queensferry is the largest settlement in rural west Edinburgh with four primary schools, a high school, library, churches, community centres, a leisure centre, museum, police station, health and welfare services. The High Street retains a variety of shops, bars and restaurants although most residents' convenience shopping is done in the larger supermarkets outwith the historic core of the town.

This sense of activity along the High Street contrasts with the peace and quiet of the villa area on the ridge above. The high ground behind the High Street to the south is used for informal recreation such as dog walking, walking and running. The Gallondean to the west has a coastal path linking with Cramond.

Visitors are a major factor in the town's activity, drawn by views of the bridges and access to the water. The Hawes Pier is used by boat trippers to the islands in the Forth and the harbour is used for private boat moorings. The Forth itself is a busy shipping channel, and provides a range of watersport activities. Cruise liners berth in the Firth and visitors are ferried to Hawes Pier. Dalmeny Tank Farm is situated in the Forth and linked by pipeline to the tanker terminal at Hound Point. The Firth of Forth is one of Scotland's busiest commercial shipping channels and performs a key role in Scotland's economy given its link as major export location for Scotland's oil and gas. It is also a destination for Cruise liners which berth in the Firth and ferry passengers to Hawes Pier. In addition, a range of watersport activities take place within it. Dalmeny Tank Farm is situated in the Firth of Forth and linked by a pipeline to the tanker terminal at Hound Point. The works depot and yards adjacent to Dalmeny Station remain the main hub of activity for maintenance of the Forth Bridge.

5. Management

5.1 Legislation, policies and guidance

Conservation areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see [Trees](#) for more detail).

The demolition of unlisted buildings considered to make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Listed buildings

A significant proportion of buildings within Queensferry are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

National policy

The Scottish Historic Environment Policy (SHEP) is the strategic statement of national policy relating to the historic environment.

The development plan

The Rural West Edinburgh Local Plan (RWELP) sets out policies and proposals for the development and use of land in and around Queensferry. The policies in the Plan are used to determine applications for development. In broad summary, the key policy areas affecting Queensferry Conservation Area are:

- The Coastline E12, E13

- Designed Landscapes E14
- Trees and Woodland E15, E16
- Nature conservation and biodiversity E17-E22
- Archaeology E29-E31
- Historic buildings E32-E34
- Conservation areas E35-E40
- Design of new development E41-E44
- Open space E51-E52
- Economic development and tourism ED2, ED11
- Transport TRA5-TRA7
- Retailing R1-R3, R5

The proposed City of Edinburgh Local Development Plan (LDP) contains broadly similar policies and is a material consideration in current planning decisions.

Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to Queensferry Conservation Area are:

- [Guidance for Householders](#)
- [Guidance for Businesses](#)
- [Listed Buildings and Conservation Areas](#)
- [Developer contributions and affordable housing](#)
- [Edinburgh Design guidance](#)
- [Communications Infrastructure](#)
- Street Design Guidance – *in draft, published May 2014*

In addition, a number of statutory tools are available to assist development management within the conservation area:

GPDO and Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in conservation areas which can cumulatively lead to the erosion of character and appearance. Queensferry Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- 18 The carrying out on agricultural land in an agricultural unit of works for the erection, extension or alteration of a building; the formation, alteration or maintenance of private ways; or any excavation or engineering operations, for the purposes of agriculture.
- 38 Development by statutory undertakers for the purpose of water undertakings
- 39 Development by a public gas supplier
- 40 Development by an electricity statutory undertaker

Trees

Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. TPOs are used to secure the preservation of trees which are of significant stature, in sound condition, and prominently located to be of public amenity value. When assessing contribution to amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development. One Tree Preservation Order applies within the conservation area, off Station Road between Ashburnham Gardens and St Mary's RC Primary School.

Vegetation management to protect and restore important viewpoints of the Forth Bridge is listed as an action in the Forth Bridge Management Plan. [Trees in the city](#) [link] contains a set of policies with an action plan used to guide the management of the Council's trees and woodlands.

Landscape and Biodiversity

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions. The rich garden wooded landscapes, and open spaces and foreshore of the conservation area

give it a high amenity and biodiversity value. The conservation area boundary overlaps with the local biodiversity sites of Hopetoun Road, Dalmeny Estate and the Newbridge to South Queensferry Walkway. The Gallondean forms part of the Leuchold Wood ancient woodland.

~~The Firth of Forth is protected by a range of local, national and international landscape and environmental designations including the Firth of Forth Ramsar site, Special Protection Area and site of special scientific interest (SSSI).~~

The Firth of Forth is protected by a range of local, national and international landscape and environmental designations including a Site of Special Scientific Interest (SSSI), the Firth of Forth Special Protection Area (SPA) and Ramsar site. In accordance with the Habitat Regulation any development affecting the Firth of Forth SPA may be subject to a Habitats Regulations Appraisal (HRA) to determine that there will be no adverse effect on the integrity of the site.

Three historic landscapes included in the national Inventory of Gardens and Designed Landscapes surround Queensferry Conservation Area: Dalmeny, Dundas Castle and Hopetoun House. The wider coastal landscape including the Cramond coast, Lauriston policies, Dalmeny policies and Queensferry waterfront, forms the Southern Forth Coast Special Landscape Area (SLA).

Archaeology

Queensferry has been continuously inhabited for in excess of 1000 years. Its current townscape contains surviving elements from at least 700 years and there may be evidence of earlier occupation surviving below existing structures or landscapes. Canmore notes various discoveries of bones, funeral urns, etc in Queensferry and its immediate neighbourhood. Several cists, with skeletons and other remains of interment were reported found during railway construction from the 1850s and onwards.

The area may contain the remains of a wide range of historic sites and uses including the Carmelite friary complex, medieval (and later) ferry landings and facilities for pilgrims and travellers, maritime industries, activities associated with the rigg system, post-medieval land-based industries such as brewing and distilling, shale oil extraction, quarry sites, railway infrastructure and sites associated with the construction of the ~~R~~ail and ~~R~~oad ~~B~~ridges. Marine archaeology is also present along the foreshore.

Remains of these structures may survive below existing development, although the extent of their survival is currently unknown due to the lack of modern archaeological investigations in the area. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-determination evaluation in order to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may be recommended.

There are no scheduled monuments located within Queensferry Conservation Area.

DRAFT

5.2 Pressures and sensitivities

In contrast with many conservation areas, the main pressures in Queensferry Conservation Area are not principally a result of private development but relate to infrastructure and the public realm. Their central role in the character and appearance of the conservation area makes all of the following issues key opportunities for enhancement.

Many of these issues are longstanding in origin, and solutions must involve community engagement and creative collaboration between multiple agencies. Community-led efforts to resolve some of these are already underway. The recommendations made below assume the historic environment is used as the starting point for creative decisions.

Historic streetscapes

Queensferry has a rich legacy of historic ironwork, complemented by high quality modern examples. The raised terraces unique to Queensferry are deteriorating in places, risking the loss of quality and special character of the High Street. The vennels leading north and south from the High Street are also at risk from privatisation of access, blocking of glimpse views and pedestrian routes, and erosion of traditional surfacing materials.

Recommendation: Historic surfacing materials, ironwork and detailing should always be retained and repaired where they survive. Lost features should be reinstated where there is evidence. Training and education in specification and maintenance of appropriate materials would assist in protecting these features in the longer term.

Development of riggs and gardens

The secluded green spaces of the historic riggs are a key amenity for the conservation area. Development of gardens and backland spaces has the potential to impact significantly on the area's special character, landscape quality and biodiversity. Archaeological remains may also be impacted by development.

Recommendation: The character, density and pattern of the context must be respected in any development proposal. Standing remains should be recorded and understood before proposals are developed. Where development is acceptable in principle it should be deferential in scale, appropriate in its use and enhance the distinctive character of the space.

Pedestrian connectivity

As a result of topography, maintenance and some 20th century traffic management decisions, disparate areas of the town centre have become isolated from each other. Access difficulties particularly affect vulnerable age groups, those with mobility problems, and visitors with no prior knowledge and in need of orientation. This reduces the attractiveness, vibrancy and active economic use of the historic town centre, which in the long term threatens its economic health and the protection of its character.

Recommendation: Historic routes and connections should provide the basis for enhancements to connectivity. Historic features can help to re-join fractured areas of the town and provide an appropriate context for new development. Sensitive traffic engineering and wayfinding should redress the balance between vehicular and pedestrian users, in conjunction with other infrastructure improvements such as parking.

Traffic management and parking

Existing pressures from visitors, residents and workers, along with projected increases in visitors as a result of enhanced interest in the Bridges, create serious pressures on existing traffic routes and parking areas.

Recommendation: The historic character of the town is a key amenity for all users of the town. Potential solutions for roads and parking must therefore respect the character of the conservation area. A variety of solutions are likely to be necessary, including investigating new, peripheral parking areas, incorporating environmental enhancements into new or redesigned central parking areas and removing pressure from vehicular traffic by investigating alternative, sustainable transport methods where possible.

Shoreline, piers and harbours

The approach to Queensferry from the Forth was historically of central importance but this aspect of its character has been diminished since the loss of the ferries and fishing trade. Greater appreciation of the town from the water, piers and shoreline could create additional viewpoints as draws for visitors and generate interest in fuller, more productive, income-generating use of these facilities. The treatment of waterfront facades is also of key importance in protecting the character and appearance of the conservation area.

Recommendation: Proposals to develop and regenerate waterfront features should protect and repair historic fabric, and reinstate lost features where there is evidence for them. The historic character of these areas should be emphasised in proposals for change of use or development. The outstanding landscape and natural environment significance of these spaces will also be a critical consideration.

5.3 Opportunities for development

Small-scale development opportunities for infill or replacement may arise within the historic core, and will be considered under the policies and guidance listed at 5.1.

Development on a significant scale is unlikely to take place within the conservation area although a number of sites on its peripheries may be affected, such as Port Edgar, the Corus site adjacent to the Forth Bridges Contact and Information Centre and at the wider edges of the settlement, particularly when the Queensferry Crossing comes into use. In most instances development is unlikely to have a significant visual impact on the setting of the conservation area or the Bridges owing

to the topography, domestic scale and intervening development. However, proposals will be monitored to ensure the sensitivities of these features are taken into account. View protection (discussed below) also has a role to play in this issue.

A development brief has been produced for Port Edgar.

5.4 Opportunities for planning action

The Forth Bridge as a potential World Heritage Site

World Heritage Sites are places of outstanding universal value for their cultural, natural or combined qualities inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) under the World Heritage Convention. There are currently 981 sites globally, with 28 in the UK and dependent territories, and 5 of these five World Heritage Sites located in Scotland.

The UK Tentative List of potential world heritage sites was reviewed in 2010/11. The Forth Bridge was included in the shortlist of eleven candidate sites, and was subsequently chosen as the first site from that list to be submitted to UNESCO for consideration. An intensive period of research and consultation resulted in a nomination dossier being submitted in January 2014.

The nomination document makes the justification for the site's inscription, based on the criteria set out by UNESCO, includes a description of the site, details on the existing protection and management of the site, its state of conservation, and information on known threats and potential opportunities. This will undergo a demanding 18-month process of scrutiny and evaluation by UNESCO and its advisory body ICOMOS (International Council on Monuments and Sites). The final decision will be made at the meeting of the UNESCO Committee in summer 2015. The earliest possible date for a decision will be at the meeting of the UNESCO World Heritage Committee in the summer of 2015.

Statutory designations surrounding the bridge, particularly those covering the bridgehead communities of North and South Queensferry, will be the principal means of protecting the outstanding universal value of the Bridge and its setting.

This document aims to demonstrate the safeguards given by the planning authority to the setting of the bridge. It also offers a means for communicating local community support and interest in its historic environment.

Conservation area boundaries

The boundaries have been re-examined through the appraisal process. Suggestions were considered for various changes, both to include wider areas (such as Port Edgar, the wider suburbs of the town or the historic Bridge construction yard and workers cottages at Forth Terrace) and to reduce its size (for example by removing modern development along Station Road).

The current extent of the boundary, adopted in 2003, was carefully considered in order to encompass the most distinctive architectural and historic features of the

settlement, and to include a suitable belt of the wooded landscape surrounding the core of the town. This is considered to provide a zone of suitable breadth and quality to protect both the historic town core and the immediate setting of the Bridges. Reductions in its extent are not considered appropriate.

Most of the suggested areas of expansion are not considered to meet the criteria of being of special architectural or historic merit. Port Edgar however is considered to be of interest in its own right. Its national significance as a naval base, and the evidence for that history remaining in situ in the form of historic buildings, spaces, street layout, piers etc. potentially meet the criteria for selection and would merit further research.

However, its character contrasts with that of the main town of Queensferry and it is not considered appropriate as an extension of Queensferry Conservation Area. The majority of its significant structures are already protected by listing and the planning brief above sets out the key considerations for its potential future development. The merits of designating this area as a separate conservation area will be considered further as plans for its development evolve.

The area of the historic Forth Bridge construction yard and workers' cottages at Forth Terrace and Rosshill Terrace, east of Dalmeny station, is also considered to potentially meet the criteria for designation. The three terraces of cottages to the south of Station Road and the area including Forthview West and East to the north are surviving evidence of the construction and development of the Forth Bridge and its impact on the development of the town. They form an interesting grouping of buildings and gardens, related to the existing railway line, the station and the disused line to the west now used as a footpath and cycleway. They are not protected by listing and may be at risk from uncontrolled demolition or erosion of character. However some degree of unsympathetic alteration and infill development has already occurred.

It is recommended that the merits of expanding the boundary to include the Forth Terrace area are investigated further, including consultation with owners, the wider community and other interested groups.

View protection framework

Historic Scotland has carried out a study of key viewpoints and viewsheds around the Forth Bridge. ~~This helps to understand its role and impact in views around the area and to inform its nomination~~ This will help assess the impact of development proposals and inform its nomination as a World Heritage Site. The key viewpoints identified in the nomination document are a material planning consideration. If the nomination is successful, the merits of adopting a formal view protection system, complementing that already in place for the neighbouring Old and New Towns of Edinburgh World Heritage Site, will be considered.

5.5 Opportunities for enhancement

The pressures and sensitivities listed at 5.2 are considered the key opportunities for enhancement of the conservation area. Solutions, or improvements, to these issues would make a significant difference to the quality and vitality of the historic environment in the town. Quality of life would be enhanced for residents and other users, and the visitor experience would be improved.

DRAFT

6. Sources

Print

Dennison, E. Patricia and Coleman, Russell, *Historic North Queensferry and Peninsula – the Scottish Burgh Survey*, Tuckwell Press, 2000

Forth Bridges Forum, *The Forth Bridge Management Plan 2014-2019*

Harris, Stuart, *The Place Names of Edinburgh*, Steve Savage, 2002

Historic Scotland, *The Forth Bridge - Nomination for Inclusion in the World Heritage List: Nomination Document*. Edinburgh, Historic Scotland for the Forth Bridges Forum, 2014

McWilliam, Colin and Wilson, Christopher *The Buildings of Scotland: Lothian except Edinburgh*, Penguin, 1978

Mullay, S., *The Illustrated History of Edinburgh's Suburbs*, Breedon, 2002

Web

Canmore (RCAHMS online database), <http://canmore.rcahms.gov.uk/en/search/>

Edinburgh Skyline Study,

http://www.edinburgh.gov.uk/info/20065/conservation/249/the_skyline_study

Fife Council, *North Queensferry Conservation Area Appraisal and Conservation Area Management Plan*:

http://publications.1fife.org.uk/uploadfiles/publications/c64_MicrosoftWord-NQFINAL.pdf

Forth Bridges, <http://www.forth-bridges.co.uk/forth-bridge/world-heritage.html>

James, Heather F., GUARD Coastal Assessment Survey, *The Firth of Forth from Dunbar to the Coast of Fife*, Historic Scotland 1996:

<http://www.scapetrust.org/pdf/Forth1/forth1.pdf>

Museum of the Scottish Shale Oil Industry:

<http://www.scottishshale.co.uk/GazVillages/DalmenyVillage.html>

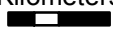
PAN 71, Conservation Area Management

Queensferry and District Community Council:

<http://queensferrycommunitycouncil.co.uk>

Queensferry History Group: www.queensferryhistorygroup.org.uk



Kilometers

 0.00510.02

• EDINBURGH •
 THE CITY OF EDINBURGH COUNCIL

Rosshill Terrace area proposed boundary

© Crown Copyright and database right 2011
 All rights reserved. Ordnance Survey
 License number 100023420



Planning Committee

10am Thursday 26 February 2015

Inverleith Conservation Area – Review of Conservation Area Character Appraisal

Item number	8.2
Report number	
Executive/routine	Executive
Wards	Forth, Inverleith, Leith Walk

Executive summary

This report seeks approval of the revised Inverleith Conservation Area Character Appraisal in draft for consultation. The content has been updated to reflect changing issues in the area, the community's views and concerns, and to produce a more user-friendly format.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Inverleith Conservation Area – Review of Conservation Area Character Appraisal

Recommendations

- 1.1 It is recommended that Committee approves the attached revised Inverleith Conservation Area Character Appraisal in draft for consultation.

Background

- 2.1 On 3 October 2013, the Planning Committee approved a programme of review of Edinburgh's conservation areas. Inverleith was assessed as one of the initial six priority areas and is the third to be reviewed, following the Grange and Queensferry.
- 2.2 Lessons learned from earlier reviews have informed the process and consultation approach for Inverleith. Early discussions with community groups have taken place to help direct the process and gain early feedback.

Main report

- 3.1 The revised Inverleith Conservation Area Character Appraisal is intended to reflect changes that have occurred in Inverleith since the previous appraisal was published in 2006, to be more tightly focused on the analysis of character and townscape, and targeted at guiding decisions more clearly. Research has focused on community concerns and areas of information which have been omitted or require updating.
- 3.2 Early engagement with the community and others to inform the draft appraisal has consisted of:
 - discussions with Stockbridge and Inverleith Community Council and the Inverleith Society;
 - an on-line survey;
 - drop-in information sessions at Stockbridge Library; and
 - internal discussions with officers and the Inverleith Neighbourhood Partnership.

These activities produced invaluable information on the community's priorities and current concerns regarding the nature of change and pressures on the area.

- 3.3 The on-line survey was designed to encourage debate on how well completed developments in the area have reflected the existing conservation area character. 33 responses to the survey were received and 32 visitors attended the library information sessions. A summary of the results of the community survey is attached at Appendix 1. Comments fell generally into two groups; those concerning the detail and content of the conservation area character appraisal itself, and those more generally directed towards the planning and decision-making processes. Issues to be addressed within the appraisal include the design, type and scale of new developments; parks, open spaces, trees and views.
- 3.4 It is interesting to note that the Edinburgh People Survey 2013 for the Inverleith neighbourhood as a whole showed 78% of respondents were satisfied with the quality of new buildings and the spaces around them. This showed a slight reduction from the 84% level of satisfaction in 2012.
- 3.5 The draft Inverleith Conservation Area Character Appraisal attached at Appendix 2 reflects the feedback received during this initial engagement process. For example, greater emphasis has been given to the different types of character across the area, important streetscape features, the character of open spaces and the need for management recommendations to address key pressures.
- 3.6 To reflect better the active role of the appraisal in guiding decisions, a Management section has been introduced which summarises the controls and policies which apply in the area and identifies a series of pressures and sensitivities, with recommendations made to address each type. Opportunities for development or enhancement are identified. This section incorporates the issues previously contained in the Inverleith Conservation Area Management Plan.
- 3.7 A number of suggestions for changes to the conservation area boundaries were received. These all involved areas suggested for removal from the conservation area and mostly involved areas of modern development or those not considered to make a positive contribution to the character of the area: Werberside/Rocheid Park; Ettrickdale/Liddesdale Place; Warriston Drive/Eildon Terrace; areas to the north of Ferry Road between Boswall Drive and Clark Avenue, and Warriston Cemetery and Crematorium.
- 3.8 Most of these areas are not considered suitable candidates for removal from the boundary. Warriston Cemetery and Crematorium are considered essential elements in the series of significant landscapes which make up the conservation area. Some of the more recent 20th century housing developments have not been particularly sympathetic to the character of the conservation area. However, they are either isolated away from existing boundaries and therefore cannot be removed without creating damaging gaps within the conservation area, or have appropriate mitigation measures in place such as screening landscaping which preserve the character and setting of their context.

- 3.9 The only area which may be appropriate for removal from the boundary is the strip of development to the north of Ferry Road. The characters of the two sides of Ferry Road are quite different and this area is considered to relate more closely to the developments to the north, in Trinity, than to the character of Inverleith. Most of the buildings are of good quality but not particularly special or unique to Inverleith. The better examples of villa development here are already protected by listing. Any development would be required to take into account the settings of these listed buildings and of the Inverleith Conservation Area. The principle of removal of this area from the boundary will be tested through further consultation.
- 3.10 Much of the Inverleith Conservation Area is made up of school playing fields and the schools were approached with a view to participating in a project based on the conservation area. Heriots Junior School took up the offer and primary six pupils have been involved in looking at the development and character of the conservation area. 85 pupils completed the design survey during November 2014. Planning staff then took part in a presentation and map study exercise with the pupils. The project will continue during 2015 with a site visit and project work encouraging the pupils to actively look at planning, the environment and activities in the area, helping to link together its historical development and future decision making. The school's project plan is attached at Appendix 3.

Next steps

- 3.11 Once approved, the draft conservation area character appraisal will be presented in the interactive format developed for the previous appraisal reviews. Public consultation on the draft appraisal and potential boundary changes will then be carried out during spring and summer 2015. The consultation will consist of information presented on-line with a feedback form, an exhibition, and information events in Inverleith, with officers on hand to discuss and explain the appraisal.
- 3.12 The consultation information and related events will be promoted by posters and press in the local area, on social media and the Council website. Local and city wide amenity groups, and local Councillors, will also be notified. Further promotion will be carried out by local community groups through their websites and email networks. Residents and landowners directly affected by potential boundary changes will be consulted individually.

Measures of success

- 4.1 Completion of a programme of public consultation on the draft appraisal.
- 4.2 Incorporation of public feedback and production of the finalised Inverleith Conservation Area Character Appraisal.
- 4.3 Positive lessons learned for the ongoing review of appraisals.

- 4.4 Positive engagement with younger age groups about planning and placemaking.

Financial impact

- 5.1 The work will be undertaken within existing staff resources. There are no immediate financial implications for the Council arising from this report. There may be financial implications arising from recommendations for specific projects such as enhancement schemes. However, these will require further approval from the relevant Committee as projects are developed.

Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the document as recommended. Completion of the review of the appraisal ensures the Council's compliance with its statutory duty to review its conservation areas contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 6.2 If not approved, there are implications for the loss of momentum of the appraisal review process and the consequent impact on the quality of decision making in the area. There may be a negative impact on the Council's relationship with community groups owing to delay or the failure to complete the review process.

Equalities impact

- 7.1 The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.
- 7.2 No infringements of rights have been identified. No negative impacts on equality have been identified.

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. Relevant Council sustainable development policies have been taken into account.
- Conservation of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions.
 - Protection of the large areas of open space in the conservation area contributes to the mitigation of the impacts of climate change.
 - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include

the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

- 9.1 Engagement has been carried out with community groups and individuals in Inverleith to inform the content and emphasis of the draft appraisal. Stockbridge and Inverleith Community Council and the Inverleith Society have provided invaluable support and feedback to this process. Once approved for public consultation, the draft appraisal will be taken to a broader audience for detailed comment.
- 9.2 Primary 6 pupils from Heriot's Junior School have been involved in a project investigating the development and character of the conservation area, which will continue through 2015.

Background reading/external references

Report to Planning Committee of 3 October 2013, Review of Conservation Area Character Appraisals.

Inverleith Conservation Area Character Appraisal.

John Bury

Acting Director, Services for Communities

Contact: Rachel Haworth, Planning Officer

E-mail: rachel.haworth@edinburgh.gov.uk | Tel: 0131 529 4238

Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	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. CO23. Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community. CO26. The Council engages with stakeholders and works in

partnership to improve services and deliver on agreed objectives.

Single Outcome Agreement

SO4. Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

*

1. Consultation results
2. Draft Inverleith Conservation Area Character Appraisal
3. Heriots Junior School – Inverleith Conservation Area Project Plan

APPENDIX 1

Inverleith Conservation Area Character Appraisal Review

Design Evaluation Survey

Analysis of responses

An on-line SurveyMonkey questionnaire was set up to capture residents' views on a selection of recent developments in Inverleith Conservation Area and to encourage comments about the character and appearance of the area. The survey ran from 29 September to 25 November, and was advertised via the Council website and social media, posters around the local area, and local community groups' networks. Drop-in information sessions were held in Stockbridge Library on 30 September and 8 October.

33 responses were received. 80-90% of respondents completed the evaluation of recent developments section, answering the following two questions about each development with a multiple-choice answer on a five point scale from 'Very well' to 'Very badly':

Q1 How well do you feel the development has taken account of the special characteristics?

Q2 How well do you feel the development has preserved or enhanced the character or appearance of the area?

Development 1: 13 Kinnear Road side extension



Responses were mixed but the majority felt that the special characteristics had not been taken into account, or were neutral. The majority also felt the development had not preserved or enhanced the character or appearance of the area.

Development 2: 32 Inverleith Terrace side extension



The majority felt this development took account of the special characteristics very or fairly well, but felt less strongly positive about it preserving or enhancing the area.

Development 3: 37-39 Inverleith Place alterations and extension



Most respondents felt this development had taken the characteristics of the area into account fairly or very badly, and that it did not preserve or enhance the area.

Development 4: 50-52 East Fettes Avenue flatted development



This development divided opinion fairly evenly, but with a slight majority responding positively to its use of the special characteristics. However more respondents felt it had a negative effect on the character and appearance of the area.

Development 5: Royal Botanic Gardens new Alpine House



Most respondents felt this development took account of the special characteristics very or fairly well, and that it preserved or enhanced the character of the area.

Development 6: Bangholm Terrace flatted development



Again, this development divided opinion with almost equal numbers considering it reflected the special characteristics well, or badly. However very slightly more respondents felt it did not preserve or enhance the character of the area.

Development 7: East Fettes Avenue synthetic pitch



The majority of respondents felt this development had responded to the special characteristics very or fairly well. More also responded positively than negatively to whether it preserved or enhanced the character of the area. However the largest response group to this second question was neutral.

Detailed comments

15 people provided detailed comments on issues of concern regarding the character appraisal, special characteristics or development in the area. Text analysis reveals the most commonly mentioned issues:

Attention Trees Conservation Development
Inverleith Park Planning Taken
Big Design Ignored Malta House Open
Space Park Place Planning
Permission Playing Fields Terrace Views of the City

Looking at these issues in more detail, they fall generally into two groups; those concerning the detail and content of the conservation area character appraisal itself, and those more generally directed towards the planning and decision-making processes. These two groups are addressed separately below (with each issue listed in descending order of number of mentions):

CACA content

Views (4) - The importance of views was emphasised, particularly those across Inverleith Park and from Ferry Road.

Concerns regarding contemporary architecture being favoured over traditional/pastiche designs (4) - This generally reflects the development questionnaire, where the larger-scale, more contrasting or clearly contemporary designs tended to create a more strongly negative reaction. Some respondents felt that a fashion for contemporary design is causing each area of Edinburgh to look the same; that modern development pressures are forcing developments to be pushed ever larger/taller/more dense; or that the scale and grandeur of historic design is more appropriate to the character of Inverleith Conservation Area.

Appropriate tree management/selection of species (3)

Protect open space; brownfield sites only should be developed (3)

Amendments to designs creates a hotch potch – area of new flats between Fettes and Ferry Rd lacks a cohesive feel (2)

Concerns regarding inappropriate type/scale of development at Botanic Gardens (2)

Impact of changes in patterns of road/car use over time (2)

Importance of biodiversity/green routes through area (2)

Concentration of flatted developments in some areas affects setting of open spaces (1)

Appraisal needs to be more specific so it can be used by objectors to prevent inappropriate development (1)

Street furniture should be considered (1)

Edges/anomalous areas should be considered and protected (eg. Canonmills Bridge) (1)

Concentration on small scale/individual/domestic buildings, ignoring transport/ shopping/ sports impact on area (1)

Erosion of open space through piecemeal development (1)

Natural playing fields being overtaken by synthetic pitches and floodlighting (1)

Concerns regarding scale and design of some side extensions (1)

More tree planting in new developments (1)

Planning/decision making

Omission of controversial cases (6)

Several respondents criticised the absence of recent, controversial developments, such as the Edinburgh Academicals sports ground, Malta House or Canonmills Bridge, from the development questionnaire. The main reason for this is the fact that these proposals are not yet complete on site – the development examples needed to be physically present and complete on the ground in order to be included in the survey. It is appreciated that these cases have generated a great deal of debate and concern regarding the conservation area, on which respondents wished to make specific comments. These additional issues will be researched through application reports and the representations made to them, to feed into the review process.

Local plan not followed/CACA ignored (4)

Survey was not user-friendly (2)

Lack of 'teeth' of enforcement when unauthorised work is carried out, despite neighbours' objections (2)

Planning reports rarely answer valid material planning objections raised (1)

Planning policies have been watered down by both Local Councils and Scottish Govt in favour of 'sustainable economic development' (1)

Beauty seems not to be a planning consideration (1)

Conservation area status should not be used to prevent modern constructions of sympathetic design and materials (1)

APPENDIX 2

INVERLEITH CONSERVATION AREA CHARACTER APPRAISAL

Contents

1. Summary information		2
2. Conservation area character appraisals		3
3. Historical origins and development		4
4. Special characteristics	4.1 Structure	7
	4.2 Key elements	10
5. Management	5.1 Legislation, policies and guidance	15
	5.2 Pressures and sensitivities	20
	5.3 Opportunities for development	21
	5.4 Opportunities for planning action	22
	5.5 Opportunities for enhancement	22
6. Sources		24

1. Summary information

Location and boundaries

The Inverleith Conservation Area is located to the north of the New Town Conservation Area, 1.5 kilometres north of the city centre and covers an area of 232 hectares.

The conservation area is bounded by Ferry Road to the north, the western boundary of Fettes College, the eastern boundary of Warriston Cemetery and Comely Bank/Water of Leith/Glenogle Road to the south. The boundary includes Fettes College, Inverleith Park, the Royal Botanic Garden, Warriston Cemetery and Tanfield.

The area falls within Inverleith, Forth and Leith Walk wards and is covered by the Stockbridge/Inverleith, Trinity and New Town/Broughton Community Councils. The population of Inverleith Conservation Area in 2011 was 4887.

Dates of designation/amendments

The conservation area was originally designated in October 1977. The boundary was amended in 1996 and again in 2006 to exclude areas which no longer contributed to the character of the conservation area. A conservation area character appraisal was published in 2006, and a management plan in 2010. The Stockbridge Colonies were removed from the Inverleith Conservation Area boundary in 2013 to form a separate conservation area. Article 4 Directions were approved in 1996. The content of the management plan has been integrated into, and superseded by, this appraisal.

Statement of significance

Inverleith Conservation Area consists of a layered pattern of landscaped open spaces, surrounded by development dating principally from the early 19th to the mid-20th century. The quality and variety of spaces for recreational, sporting and memorial use, with their cumulative scenic qualities and views across the city, are the area's most significant feature. High quality, primarily residential buildings in a restricted palette of traditional, natural materials, laid out in a street pattern, density and form reflecting the adjacent open spaces, complement the scenic characteristics.

Acknowledgements

This document has been produced with the assistance of Stockbridge and Inverleith Community Council and the Inverleith Society.

2. Conservation Area Character Appraisals

Purpose of character appraisals – why do we need them?

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.” From PAN 71, Conservation Area Management.

How to use this document

The analysis of Inverleith’s character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections: **Structure**, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and **Key elements**, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. The **Management** section outlines the policy and legislation relevant to decision-making in the area. Issues specific to Inverleith are discussed in more detail and recommendations or opportunities identified.

3. Historical origins and development

A review of the historical development of Inverleith is important in order to understand how the area has evolved in its present form and adopted its essential character.

Origins

The name Inverleith may come from the British or Gaelic *inver* and *leith*, the lower basin of or the mouth of Leith, although some documents refer to 'Inner Leith'.

Inverleith is mentioned in 1128 in David's charter founding Holyroodhouse, and associates the name with the place that was to become North Leith. However, the estate charters in 1315-21 place the centre of the medieval Inverleith estate close to the site of the present Inverleith House. The Inverleith estate was acquired by the Rocheid family in 1665, and the present Inverleith House was built in 1774 for James Rocheid. The farm which occupied much of the estate was reorganised into North and South Inverleith Mains during 18th century improvements.

The Warriston estate, recorded from 1467 onwards, was divided into East and West Warriston estates in the late 18th century. East Warriston House, built in 1818, was later converted into Warriston Crematorium. West Warriston House of 1784 was located to the east of Inverleith Row and cleared for housing in Warriston Grove and Eildon Terrace in 1966. A single gatepier from the house remains on the east side of Inverleith Row, opposite the entrance to the Botanic Garden.

Estates development

With the opening of Canonmills Bridge in 1767, Inverleith Row developed as a key link between the city and Ferry Road, the route linking the Port of Leith with Queensferry. Development started in the south-east corner of the Inverleith and Warriston estates, west of Canonmills Bridge, beginning in 1807 with Warriston Crescent, following the curve of the Water of Leith. The road from Stockbridge into the Fettes estate of Comely Bank was developed with a new terrace of houses in 1817.

The relocation of the Botanic Garden to Inverleith in the 1820s stimulated development of Georgian villas along its eastern and northern edges on Inverleith Row and Inverleith Place. These villas represent some of the earliest suburban houses in Edinburgh. Development was inhibited at the south end by the nearby industries of Tanfield.

During the 19th century, feuing of single house plots continued westwards and northwards around the developing blocks of open space at Inverleith Park, Fettes College and the numerous sports grounds. The busier junctions at the north and south ends of Inverleith Row were developed in the later 19th century with tenement blocks with ground floor shops.

Parks, gardens and institutions

The Royal Botanic Garden began as a Physic Garden on a small site near Holyrood Palace in 1670. By 1676 it occupied an area where the north-east corner of Waverley Station now stands and was known as the Town Garden. The Royal Botanic Garden received a Royal warrant as early as 1699, and in 1763 moved again to Leith Walk in the grounds of what was the old Trinity Hospital.

Constantly outgrowing its various locations, it finally moved to a new site on the east side of Inverleith House between 1823 and 1824. The move from Leith Walk was carried out by William McNab, supervised by the Professor of Botany Robert Graham, and involved the transplanting of some large specimen trees. In 1877 the government and the City bought Inverleith House and its policies from the Fettes Trust and added them to the Botanic Garden. The extension was opened in 1881.

The present day layout largely results from a reorganisation of the plant collection made in 1889 by the then Regius Keeper Sir Isaac Bayley Balfour, although successive improvements followed. A wealth of plant material brought back by collectors, such as Forrest Ludlow and Sheriff from Asian expeditions, helped to establish the Botanic Garden as a major centre for taxonomic research.

Grounds at Tanfield, alongside the Water of Leith, were developed for industry in the early 19th century. Works were erected in the 1820s for two companies manufacturing gas from whale oil. The Oil Gas Company premises was later converted to Tanfield Hall which hosted the historic first General Assembly of the Free Church of Scotland in 1843. The former printing works on the site was later incorporated in the development of the Standard Life Offices.

Warriston Cemetery was laid out in 1842 by the Edinburgh Cemetery Company. It was the earliest of the commercial cemeteries laid out in the mid-19th century by David Cousin, and features neo-Tudor catacombs, picturesque grounds and paths.

Fettes College was established in 1870 through a legacy of £166,000 gifted by Sir William Fettes, merchant and underwriter, to provide a school for needy children. The Scottish Baronial-French Gothic masterpiece was designed by David Bryce, the principal Victorian country house architect of Scotland, with sculptures by John Rhind. The Fettes grounds were laid out by Archibald Campbell-Swinton and were enclosed with iron fences by David Bryce in 1874.

Open fields at the north end of Inverleith Row and along Ferry Road were used as nursery gardens during the 19th century. These were later converted to playing fields, in the ownership of many of Edinburgh's prominent schools.

South Inverleith Mains Farm to the west of the Botanic Garden was bought by the City from the Rocheid family in 1889. It was rapidly developed into Inverleith Park with the construction of paths, roadways and drainage, greenhouses, a pavilion, boating pond, gymnasias, bowling greens, tennis courts, and golf courses.

The Grange Club and Edinburgh Academy cricket grounds in Raeburn Place hosted the first ever rugby match between Scotland and England in 1871. Stewart Melville's ground on Ferry Road was Scotland's home ground for rugby from 1899 to 1925 when the Scottish Rugby Union moved to Murrayfield.

DRAFT

4. Special Characteristics

4.1 Structure

- Landscaped spaces dominate the area, contrasting with surrounding, denser development.
- The substantial amount of open space allows panoramic views across to the city skyline.
- The conservation area is layered with playing fields, a public park, cemetery and the Royal Botanic Garden.
- The urban form comprises a finger-like development pattern, with some denser development to the east and around the margins.
- The predominant character is one of large Victorian houses in large plots, with Georgian villas and terraces to the east of the area.
- The street layout follows a loose grid pattern with wide streets.

Topography

The conservation area lies on a south facing slope rising to a ridge formed by Ferry Road which forms the northern boundary.

Setting

Different periods of the City's development frame the conservation area: the New Town to the south, Leith Walk to the east and 20th century suburban development to the west and north. In long-range views towards the conservation area its green character stands out against the more uniformly built-up surroundings.

Views

The conservation area is characterised by panoramic views from various locations southward to the characteristic skyline features of Edinburgh. These views are made possible by the gentle slope down from Ferry Road, long straight streets, generally low-rise built form and significant areas of open space. Views from high points in Inverleith Park and the Royal Botanic Garden are filtered through the framework of their perimeter trees and avenues. In addition, the sports grounds at Eildon Street allow views across to Arthur's Seat.

Framed localised views are also important to the conservation area. The main examples are views of the towers of Fettes College northward along Fettes Avenue and west along Inverleith Place; and south along East Fettes Avenue to the rising tenemental structures of Comely Bank.

Landscape character

The quality and variety of spaces for recreational, sporting and memorial use, with their cumulative scenic qualities and views across the city, are the area's most

significant feature. The open space provides an attractive green setting to the built environment and a high quality townscape. The scale of many open spaces is generous enough to accommodate trees of large proportions to form a landscape structure of a scale appropriate to the buildings.

Development pattern

The built fabric of the area forms a finger-like development pattern, framing and overlapping the areas of open space. The pattern reflects historic ribbon development outwards from the city centre and peripheral cores of Stockbridge and Canonmills. The concentration of institutional and open/recreational ownership and use preserved the character of the open spaces and forced development around their edges. Later infill residential areas of a more suburban character appear along the eastern edge of the conservation area and to the north of Fettes College.

Grain and density

Density in the conservation area is generally very low with linear strips of single dwellings, either terraced or detached villas in generous garden plots, framing large blocks of open space. Although building styles vary, the plot density and pattern of single dwellings remains relatively consistent through the different construction phases across the area.

The area to the east of Inverleith Row is more densely developed with terraces and maisonettes. Similarly, later development around the perimeters of playing fields at the north-western side of the conservation area tends to be higher in density, in flatted blocks.

Streets

The street layout follows a loose grid pattern surrounding large blocks of open space. Some of the streets are very wide and developed on a single side. Others are enclosed not by buildings but by the visually-permeable edges of playing fields or public open space, often lined with trees, stone boundary walls and railings. These features, combined with the open space and private garden ground, emphasise the spaciousness of the area.

The area is generally very permeable and legible due to the grid pattern of wide streets combined with open spaces allowing visual connections and easily identifiable routes. The Water of Leith Walkway and cycleway routes on the disused railway network provide access to areas further afield.

Spaces

The open spaces in the conservation area vary greatly in their character, function and ownership, and cumulatively dominate the character of the conservation area. As a result it contains the most open space of any conservation area in the city. The area is layered with sports fields and grounds associated with private schools and clubs. Those along the northern boundary of the conservation area consist of flat expanses of grass with few trees, and provide panoramic views from Ferry Road south across to the Edinburgh skyline.

Other sports grounds such as Grange Cricket Club are not easily visible behind their high stone boundary walls but provide an important break in the surrounding building line and an open, green backdrop to the streetscape. Different open spaces are visually linked by lines of trees, enclosed views and gaps in the built form surrounding them to create an overall dominant, open landscape character. The Fettes College grounds provide a picturesque, wooded setting to the listed school building and substantial grass playing fields to the north.

The most significant of the accessible open spaces are Inverleith Park, the Edinburgh Royal Botanic Garden and Warriston Cemetery, each with a markedly different character.

Inverleith Park consists of neatly maintained, mostly flat open grass parkland with a strong framework of mature trees on its perimeter and along its striking avenues. The space is well defined by hedging, perimeter iron railings and grand gated entrances.

The Royal Botanic Garden is contained by walls or railings on all four boundaries and includes part of the former policies of Inverleith House. The east side of the Garden is level, but rises steeply to the hill on which Inverleith House stands, from where there is a panoramic view of the Edinburgh skyline. The site includes extensive outdoor planting of mainly non-native species (although one section is devoted to native flora), glasshouses containing exotic species, an exhibition hall, cafés, shop and visitor facilities. Its primary role is in botanical and horticultural research, but the garden is also a major public amenity and has an important role in education.

The garden is divided into a number of character areas, including the Heath Garden, Rock Garden, Peat Garden, Woodland, Arboretum, Herbaceous Border and Demonstration Gardens. These various areas have plant collections from wide ranging origins and climatic regions including many specimens of rare plants and world famous plant collections such as the Dawson Chinese garden. Three substantial ponds of different character with streams and waterfalls leading to each, combined with wetland areas provide habitats for aquatic and marsh plants. Overall the Gardens have an estimated living plant collection of some 14,000 plant groups. The Botanic Garden's listing on the Inventory of Gardens and Designed Landscapes confirms its national historical, horticultural and architectural importance and outstanding significance. The Garden is open daily and has approaching 800,000 visitors a year.

Warriston Cemetery has an overwhelmingly wooded character with a diversity of tree species, and is an important node in the wildlife network. It contains a fine collection of funerary monuments and mausolea, laid out along serpentine walks.

4.2 Key elements

- Georgian and Victorian dwellings of restricted height, generous scale and fine proportions.
- The variety of architectural forms and styles contribute to the overall character.
- Unusual building types such as historic estate houses, educational buildings, churches and landscape features add to the area's interest.
- Fettes College dominates the skyline.
- A common palette of traditional, natural materials gives the area a sense of uniformity.
- Spacious streets, with some surviving traditional detailing and boundaries.
- The predominance of recreational open spaces and parkland uses.
- The contrast between activity in Inverleith Row and the general tranquility in other areas.
- The concentration of educational establishments.

Scale

The predominant built character consists of large Victorian houses in substantial gardens. Georgian villas and terraces occur on the eastern side of the conservation area. Residential properties are mostly of two to three storeys, sometimes with attics or basements. The tenements of Inverleith Row and Goldenacre, and later flatted blocks in the west of the area, generally have four storeys. Wide roads and pavements, and the open landscapes spread through the area, give a sense of openness and generosity of scale.

Building types and styles

The architectural character is dominated by rows of Georgian, Victorian and Edwardian villas and terraces. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials - sandstone and slate. Many of the large Victorian houses in Inverleith Place have been converted into flats.

This prevailing villa pattern breaks down at the north end of Arboretum Road and the north side of Kinnear Road, with a variety of twentieth century, low-density development in the form of bungalows.

From the south side of Kinnear Road and westwards, flatted blocks dating from the early twentieth century onwards become more common. Often of three to four storeys these denser blocks make use of their height to allow views over the open

spaces to the south. The playing fields in this area therefore tend to be characterised by taller, denser boundary development and overlooking than those of the eastern side of the conservation area.

Two of the original estate houses of the area, Inverleith House and East Warriston House, survive in new uses and both remain the focus of their respective grounds. Inverleith House, now offices, gallery and café, dominates the central mound in the Royal Botanic Garden. The House is a severe mansion of three storeys and basement with a broad elliptical bow staircase and pedimented entrance porch. East Warriston House of 1818 was converted into Warriston Crematorium in 1928-29 by Lorimer & Matthew. The south side was completely remodelled with tall arched windows and a south east cloister. The north west cloister is part of Esme Gordon's modern extensions of 1967.

South Inverleith Mains farm also survives, converted to offices within the maintenance yard of Inverleith Park. The park also contains interesting built features including a memorial fountain (1900) in the form of a granite obelisk and formal north and east gates of 1891 by Sydney Mitchell.

The Royal Botanic Garden houses a unique and self-contained collection of buildings, notably the range of palm houses and glass houses dating between 1834 and the 1970s; the Laboratories (1909), an octagonal classroom and museum building (1848-51), the former Royal Caledonian Horticultural Society Hall (1842), the Herbarium and Library (1960-64) and the more recent additions of the John Hope Gateway and Alpine House (2009 and 2013).

The Baronial presence of Fettes College is outstanding within the conservation area in terms of its size and architectural distinction. Built in a mix of Scottish Baronial and French Gothic styles, with distinctive soaring spires and turrets, it consists of a three storey block with tall central tower and smaller flanking towers. The architectural composition forms a stunningly romantic symmetrical feature which dominates this part of the north west city skyline, with its massive central tower centred on Fettes Avenue.

Ancillary buildings to the school uses in the area are another distinctive feature of the conservation area. These include gates, lodges, boarding houses and sports pavilions. Fettes College in particular contains a very distinguished collection of associated buildings in a variety of dates and styles, ranging from the David Bryce gates, railings and boarding houses of the 1870s, in an anglicized baronial style with canted bays and barge boarded gables, to the 1967 William Kininmonth dining hall.

The following churches add to the architectural character of the area:

- Inverleith Parish Church, Ferry Road (1881) is in a Gothic style by Hardy and Wight.
- St James Episcopal, Inverleith Row (1888) in a Gothic style in red Corsehill stone by R. Rowand Anderson.

- St Serf's, at the corner of Ferry Road and Clark Road (1901) in a Decorated Gothic style with polygonal apse to the east.
- St Stephen Comely Bank (1901), red sandstone with Neo-Perpendicular detail by J.N. Scott and A. Lorne Campbell.
- Former First Church of Christ, Scientist, Inverleith Terrace (1910-11) in a tall and compact Scots Romanesque style by Ramsay R. Traquair, based on Old St Giles at Elgin. Now offices.
- True Jesus Church, East Fettes Ave (1907-8), Neo-Romanesque former St Luke's Parish Church by P. Macgregor Chalmers.

The mid-twentieth century housing developments in the grounds of the former Warriston House, around Eildon Terrace/Warriston Drive, are of a generic type found in many suburbs of Edinburgh and are not of particular special merit. The four-in-a-block maisonettes of Warriston Avenue and Warriston Gardens however have an attractive rhythm and uniformity with good quality detailing and materials including six-over-one pane glazing, timber doors, red sandstone dressings and regular boundary treatments.

Landmarks

The spires of Fettes College add a distinctive feature to the city skyline, and provide the most prominent landmark feature in the conservation area.

Vertical features on a smaller scale, including the numerous churches and the Palm House of the Royal Botanic Gardens, act as important local markers.

Materials and details

A common palette of traditional, natural materials gives the area a sense of uniformity. However the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time.

The earliest terraces and houses of the Georgian period, at Inverleith House and the developments in the south-east corner of the conservation area, tend to be fairly severe in treatment. Surfaces are in rubble or polished ashlar with simple, rectilinear dressings to openings and a strong vertical and horizontal rhythm of window openings, parapets and chimney stacks. The larger villas along the west side of Inverleith Row also have a strict symmetrical character but often with more showy architectural detail such as double-height pilasters, classical doorpieces, Venetian windows or ornate pediments with ball or obelisk decorations.

Most six-over-six pane sash and case glazing survives, along with historic doors and fanlights. Very few dormers have been introduced to break the regular rooflines. Front boundaries are generally formed by tall cast iron railings around areas in the terraces, or dwarf walls with low railings (often replaced in simplified form since the Second World War) to front gardens in the villas.

The later Victorian tenement blocks in Inverleith Row and Goldenacre retain the simple material treatment of the earlier development but with added features of

applied Classical decoration or canted bay windows and plate glass glazing. A good collection of historic shopfronts survives in this area.

West of Inverleith Row, the typical villa development of the conservation area consists of single or paired houses of a very generous scale in sandstone rubble or ashlar with slated roofs. Two common types prevail: simpler, more classically-inspired styles and more ornate, picturesque styles. The classical types often have shallow roofs, pedimented doorpieces, asymmetrical bay windows and cast-iron brattishing to rooflines. The latter type are reminiscent of Arts and Crafts architecture with steeply pitched roofs, complex roof forms with gables, bay or oriel windows, exposed rafter ends and half-timbered detail. Red sandstones are common for main walling and detailing, as well as the blond Craighleith type more typical of Edinburgh. Red or yellow clay cans and six-over-one pane glazing are common in both types.

The earlier examples of flatted blocks in Kinnear Road maintain the materials and detailing of the nearby earlier villa development. Later examples around the northern end of East Fettes Avenue vary more widely, often incorporating traditional features but applied over larger-scale blocks. More recent, late twentieth and early twenty-first century examples tend to be more contemporary in character, using some traditional materials such as sandstone in cladding but modern in detail and form.

Trees and gardens

The significant open spaces contrast between the heavily wooded or parkland character of Inverleith Park, the Royal Botanic Garden, Warriston Cemetery and Fettes College, and the remaining open space in use as playing fields which are largely treeless apart from perimeter planting.

Trees in private gardens also make a significant contribution to the landscape character of the area, with particularly fine, mature examples in Inverleith Place and Inverleith Terrace. Many streets have the character of tree-lined avenues although strictly these trees are mostly located within property adjoining the footway, rather than being street trees, within the public realm.

Streetscape

Broad, generous streets are typical of the area, sometimes with surprisingly narrow footways. This is a reminder of their historic role as broad carriage drives but can lead to a feeling of car and parking dominance where road markings and junction details are not sensitively handled. Surfacing materials are mostly modern but there are some surviving whin kerbs, setts at junctions and channels, and horronisation. Royston Terrace, Inverleith Place Lane and Inverleith Terrace Lane retain the majority of their setted surfaces. Most of Inverleith Row is paved in grey concrete slabs in a large, rectangular format and staggered bond, emulating traditional flags. The majority of street furniture is of modern, generic design but a few historic postal pillar boxes remain in place.

Footways are generally bounded by stone dwarf walls and gate piers with railings and/or hedges. Boundaries are generally low or visually permeable, enhancing the sense of spaciousness of the streets. Some excellent historic ironwork survives, particularly around Fettes College and the Georgian terraces of Inverleith Row/Warriston Crescent. The northern edge along Ferry Road has a slightly bleaker character, dominated by heavier traffic. The road is bounded by taller boundary walls than those common elsewhere, topped with high ball-stop fencing to playing fields.

Activity

Recreational open space and parkland uses predominate with a fringe of good quality residential uses. The conservation area contains some of the most attractive areas of open space in the City. The Royal Botanic Garden is an important recreational area and Scotland's national botanic garden, providing a centre for research, education, and the conservation of plant life from across the world. Inverleith Park accommodates a variety of uses and activities including sports pitches and club pavilions, bowling greens, allotment gardens, a play area, a boating pond containing a wetland area, Council offices and depot. The playing fields in the conservation area cater for various sporting activities. The Water of Leith valley, Warriston Cemetery and the disused railway network are used extensively as an area for play, walking, jogging and dog exercising.

Fettes College is one of the premier public schools in Scotland with a reputation for academic and sporting excellence. The Edinburgh Academy also has a prominent presence within the conservation area.

The general environment of most of the area is of high amenity and serenity. However, this is in contrast to Inverleith Row, the main through route, which is a place of activity in terms of social and commercial uses, and which carries northbound traffic from the city centre to the busy artery of Ferry Road. The southern end of Inverleith Row houses a cluster of speciality shops, while Goldenacre, an area of tenements with shops at the ground floor, is the main retail centre of the conservation area.

5. Management

5.1 Legislation, policies and guidance

Conservation areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see [Trees](#) for more detail).

The demolition of unlisted buildings considered to make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Listed buildings

A significant proportion of buildings within Inverleith Conservation Area are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

National policy

The Scottish Historic Environment Policy (SHEP) is the strategic statement of national policy relating to the historic environment.

The development plan

The Edinburgh City Local Plan sets out policies and proposals for the development and use of land in the City. The policies in the Plan are used to determine applications for development.

In broad summary, the key policy areas affecting the Inverleith Conservation Area are:

Design of new development DES 1, 3, 5, 11, 12
Listed buildings ENV 2-4
Conservation areas ENV 5-6
Historic gardens and designed landscapes ENV 7
Archaeology ENV 8-9
Trees ENV 12
Natural heritage and nature conservation ENV 10-16

The proposed City of Edinburgh Local Development Plan (LDP) contains broadly similar policies and is a material consideration in current planning decisions.

The proposed City of Edinburgh Local Development Plan (LDP) contains broadly similar policies and is a material consideration in current planning decisions.

Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to Inverleith Conservation Area are:

- [Guidance for Householders](#)
- [Guidance for Businesses](#)
- [Listed Buildings and Conservation Areas](#)
- [Developer contributions and affordable housing](#)
- [Edinburgh Design guidance](#)
- [Communications Infrastructure](#)
- Street Design Guidance – *in draft, published May 2014*

In addition, a number of statutory tools are available to assist development management within the conservation area:

GPDO and Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in conservation areas which can cumulatively lead to the erosion of character and appearance. Inverleith Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

- 38 Development by statutory undertakers for the purpose of water undertakings
- 39 Development by a public gas supplier
- 40 Development by an electricity statutory undertaker
- 41 Development required for any tramway or road transport undertaking

Trees

Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development. Tree Preservation Orders apply in Warriston Cemetery and Eildon Terrace.

Trees in the city [\[link\]](#) contains a set of policies with an action plan used to guide the management of the Council's trees and woodlands.

Landscape and Biodiversity

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions. The conservation area's rich parkland landscape and open spaces give it a high amenity and biodiversity value. The area is protected by a range of local and national landscape and natural heritage designations:

The Royal Botanic Garden is included in the national Inventory of Gardens and Designed Landscapes for its national significance as the second oldest botanic garden in the UK, hosting a vast plant collection and interesting architectural features. Landscapes of regional or local importance in the area are Fettes College, Tanfield, Warriston Cemetery and Warriston Crematorium. Inverleith Park and the Royal Botanic Garden comprise the Inverleith Special Landscape Area (SLA).

The roof garden of the former Standard Life building at Tanfield is a good example of how green roof technology can mitigate the effects of development in a sensitive area in terms of biodiversity, visual and Sustainable Urban Drainage System issues.

Local nature conservation: The Water of Leith corridor, the former railway line, Warriston Cemetery and the Royal Botanic Garden are local nature conservation sites forming part of a wider wildlife corridor network. These are recognised for their nature conservation, amenity and recreational value. They link many other important sites allowing otherwise isolated populations to survive natural and other fluctuations and are of city wide as well as local importance.

A river habitat survey of the Water of Leith was undertaken in 2002 as baseline data for the preparation of the Water of Leith Flood Prevention Scheme. This survey provides details of the botanical and species interest of adjacent habitats. The survey shows that as well as woodland cover there are small pockets of botanical interest along the stretches of the river within the conservation area. There are signs of mammals and these are favourable stretches of the river for foraging bats, with potential roosts in trees and stone buildings and bridges. A significant problem along the river in this area is the invasive species Japanese Knotweed. Measures are in place for its eradication although a long term programme is required to keep it under control.

The disused railway network is used extensively as a cycling and walking resource. Mature woodland is found along some sections and scrub dominated by goat willow and birch has grown up in others. These habitats provide important cover and nest sites for many species of birds while providing safe feeding areas for winter visitors. Mammals such as badgers, foxes and hedgehogs use the network extensively for both travelling between larger sites and for breeding. Development is the most serious threat to these sites with dumping of garden refuse and other household waste being a problem in some sections.

Within the **Royal Botanic Garden** the most striking natural asset are vegetation and seed heads providing food and shelter for its bird population. Hawfinches visit regularly during winter as do redwings and fieldfare. Plentiful nectar plants attract many species of butterfly and other insects. Water features throughout the garden are used by breeding wildfowl such as mallard, moorhen and coot with occasional visits from others, most notably swans. There is also a large breeding population of frogs.

Warriston Cemetery is an important node in the wildlife network, bordered by the Water of Leith on one side and parts of the disused railway network on the other. The main botanical value of the cemetery is its diversity of tree species.

The boundary of the cemetery abutting the Water of Leith has some remnants of interesting aquatic vegetation, which may return in full if invasive species are controlled. Mammal records for the cemetery include foxes and badgers both no doubt accessing the area by way of the disused rail line. Bats have been spotted and

a wide range of bird species make use of the extensive area of woodland. Common garden species abound, and tawny owls and sparrow hawks are also present.

The value of the site is severely threatened by the spread of invasive non-native species including giant hogweed, Japanese knotweed and Himalayan balsam. The Edinburgh Biodiversity Action Plan 2010-2015 includes tasks for management of these species. Over mature, diseased or dangerous trees should be felled as a matter of good management and to encourage the development of an under storey and young trees while retaining the wooded character of the area.

Further information on landscape and biodiversity:

[Biodiversity in Edinburgh](#) [link]

[Edinburgh Landscape and Scenery](#) [link]

[Local Nature Sites and Protected Species](#) [link]

Archaeology

Inverleith largely consisted of estates in agricultural use prior to significant development starting in the early 19th century. Its south-eastern edges, adjacent to the New Town, contained a cluster of industrial uses relating to the Water of Leith and its associated mill lade. The area may therefore contain the remains of a range of post medieval sites and uses including lades, weirs, mills, factories and gas works; brewing and distilling; farming structures and activities such as steadings, horse mills; nurseries, ponds and quarry sites. Railway infrastructure remains at the eastern edge of the conservation area where the Edinburgh, Perth and Dundee Railway passed through Warriston.

Remains of these structures may survive below existing development, although the extent of their survival is currently unknown. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-determination evaluation in order to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may be recommended.

There are no scheduled monuments located within Inverleith Conservation Area.

5.2 Pressures and sensitivities

The following pressures are associated with development proposals which conservation area designation, together with the Council's policies and guidance, are designed to manage. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

Townscape

The area is characterised by a high proportion of open spaces which provides the green setting to the surrounding built environment. The most important of these are the Royal Botanic Garden and Inverleith Park but a significant contribution is also provided by school playing fields. In recent years, a number of grass playing fields have been converted to artificial playing fields with associated installation of floodlighting and changes to boundary treatments. There may be pressure for more of these types of developments.

Another pressure on the setting of open spaces is the erection of contemporary flat roof flatted developments on or adjacent to existing playing fields, such as on Bangholm Terrace, Kinnear Road and Fettes Avenue. These types of developments contrast with the traditional appearance of the area and there may be continuing pressure for such development proposals, justified on the basis that they represent a significant improvement from the existing site. This justification could have a negative cumulative effect on the character and setting when viewing development proposals after completion.

Recommendations:

Due to the large number of artificial playing surfaces in the conservation area, there will be a presumption against any further proposals for such development.

Where developments are intended on school campuses, playing fields or other substantial green spaces, such development will require to be placed in the context of an overall masterplan for future change of the site. Schools and other major landowners are encouraged to have a long term strategy in place to constructively manage land release or playing fields conversion as oppose to ad hoc management. See also: Opportunities for Development.

Respect for design should be demonstrated in the way that new buildings are to be inserted within existing townscape framework; respecting the scale, form and producing architecture of highest quality. Development proposals should consider the overall effect created by successive developments to ensure that the character and setting of parks and green spaces, and key views, are not eroded.

Proposals for artificial lighting will be assessed in terms of local development plan policy and Scottish Government guidance, Controlling Light Pollution and Reducing Lighting Energy Consumption (2007). Bad neighbour development involving artificial lighting which will affect residential property will be advertised in terms of Schedule 2

of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

Architectural Character

The area is characterised by the rows of Georgian, Victorian and Edwardian villas and terraces in a variety of styles, with the use of local building materials as a unifying quality. Contemporary developments through new-build and extensions have mainly utilised non-traditional materials that could threaten the character of the area if used indiscriminately or excessively. Multiple such developments in close proximity can have a negative cumulative effect on character.

Recommendations:

The design of interventions should be based on a sound understanding of context. Policy DES1 of the Edinburgh City Local Plan and Proposed Local Development Plan requires that design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place.

The Council's planning guidance generally states a presumption for sandstone and other traditional, natural materials where these form the predominant palette in the surroundings of the development. High quality, innovative modern designs and materials are not precluded, but proposals must be able to demonstrate their respect for the historic character of the host building and the area. The cumulative effect of multiple developments within the same street or area should be taken into account.

Natural Heritage

The area contains some of the most attractive areas of open space in the city, with each having a markedly different character. There is a need to ensure that the landscape, natural and wildlife heritage of the conservation area are protected, acknowledged and understood as integral elements of the conservation area's value.

Recommendation:

Developments should take account of The Edinburgh Biodiversity Action Plan objectives for urban green space and ensure that the identity and quality of the landscape, and its natural and wildlife elements, are not eroded or damaged.

5.3 Opportunities for development

Small-scale development opportunities for infill or replacement may arise within the area, and will be considered under the policies and guidance listed at 5.1.

No sites within the conservation area are identified for significant housing or other development through local development plans. Development on a significant scale is unlikely to take place within the conservation area. However it is recognised that ad-hoc development has changed the character of parts of the conservation area over time, particularly at the peripheries of private open spaces and playing fields, and further pressure for this type of development may arise in future.

Where developments are intended on school campuses, playing fields or other substantial green spaces, such development will require to be placed in the context of an overall masterplan for future change of the site. Schools and other major landowners are encouraged to have a long term strategy in place to constructively manage land release or playing fields conversion as oppose to ad hoc management. See also 5.2, Pressures and sensitivities.

5.4 Opportunities for planning action

Conservation area boundaries

A number of suggestions for changes to the conservation area boundaries were received during the initial consultation process. These mostly involved areas of modern development or those not considered to make a positive contribution to the character of the area: Werberside/Rocheid Park; Ettrickdale/Liddesdale Place; Warriston Drive/Eildon Terrace; areas to the north of Ferry Road between Boswall Drive and Clark Avenue, and Warriston Cemetery and Crematorium.

Most of these areas are not considered suitable candidates for removal from the boundary. Warriston Cemetery and Crematorium are considered essential elements in the series of significant landscapes which make up the conservation area and are not therefore considered appropriate for removal. Some of the more recent 20th century housing developments have not been particularly sympathetic to the character of the conservation area. However, they are either isolated away from existing boundaries and therefore cannot be removed without creating damaging gaps within the conservation area, or have appropriate mitigation measures in place such as screening landscaping which preserves the character and setting of their context.

The only area which may be appropriate for removal from the boundary is the strip of development to the north of Ferry Road. The characters of the two sides of Ferry Road are quite different and this area is considered to relate more closely to the developments to the north, in Trinity, than to the character of Inverleith. Most of the buildings are of good quality but not particularly special or unique to Inverleith. The better examples of villa development here are already protected by listing. Any development would be required to take into account the settings of these listed buildings and of the Inverleith Conservation Area. The principle of removal of this area from the boundary will be tested through further consultation.

5.5 Opportunities for enhancement

Roads and transport

Road safety, traffic management and parking are identified as priority issues in the Inverleith Neighbourhood Plan along with enhanced walking and cycling opportunities. The unique characteristics of the streetscape of the area should be protected and enhanced in any roads and transport proposals. Interventions should be planned and designed taking account of their broader context in order to reinforce the sense of place. This will also involve minimising visual clutter, avoiding generic, 'off-the-peg' solutions, and protecting traditional surfacing materials and design details.

Natural environment

Similarly, enhancing the walking and cycling environment provides an opportunity to promote the unique and valuable open space and landscape characteristics of the area. The aims of the Edinburgh Biodiversity Action Plan should be considered in any enhancement proposal throughout the area.

Warriston Cemetery

The cemetery has suffered long term neglect although it still functions as a memorial ground in its north western parts, and many graves are still visited and maintained. Progress has been made in the clearing of invasive and non-native species. The Friends of Warriston Cemetery was formed in 2012 to bring the site back into a good state of repair, focusing on public access to family burial grounds, encouragement of biodiversity and the site as a local history resource.

DRAFT

6. Sources

Print

Harris, Stuart, *The Place Names of Edinburgh*, Steve Savage, 2002

Gifford, J., McWilliam, C. and Walker, D., *The Buildings of Scotland: Edinburgh*, Penguin, 1984

Web

Canmore (RCAHMS online database), <http://canmore.rcahms.gov.uk/en/search/>

Cassell's Old and New Edinburgh, Vol. V, www.oldandnewedinburgh.co.uk

City of Edinburgh Council, *Inverleith Park Management Plan 2010-14*, http://www.edinburgh.gov.uk/downloads/file/905/inverleith_park_management_plan

Edinburgh Biodiversity Action Plan
http://www.edinburgh.gov.uk/download/downloads/id/260/edinburgh_biodiversity_action_plan

Edinburgh Skyline Study
http://www.edinburgh.gov.uk/info/20065/conservation/249/the_skyline_study

Friends of Warriston Cemetery:
restinpixels.us/Friends_of_Warriston_Cemetery.html

Inverleith Neighbourhood Partnership, *Inverleith Community Plan 2011-2014*
http://www.edinburghnp.org.uk/media/276751/np11_inverleith_2011.pdf

Inverleith Society
www.inverleith-society.org.uk

Peter McGowan Associates, *Edinburgh Survey of Gardens and Designed Landscapes*, 2007-2009
http://www.edinburgh.gov.uk/downloads/download/74/edinburgh_gardens_and_designed_landscapes_survey_summary_and_map

PAN 71, Conservation Area Management
<http://www.scotland.gov.uk/Publications/2004/12/20450/49052>

Scottish Government, *Controlling Light Pollution and Reducing Lighting Energy Consumption*, 2007
<http://www.scotland.gov.uk/Resource/Doc/170172/0047520.pdf>

Inverleith Conservation Area

Social studies Experiences and Outcomes

Learning through the conservation project will enable me to:

- Develop my understanding of the history, heritage and culture of Scotland, and an appreciation of my local and national heritage within the world
- Broaden my understanding of the world by learning about human activities and achievements in the past and present
- Develop my understanding of the principles of democracy and citizenship through experience of critical and independent thinking
- Explore and evaluate different types of sources and evidence
- Learn how to locate, explore and link features and places locally and further afield
- Engage in activities which encourage enterprising attitudes
- Develop an understanding of concepts that stimulate enterprise and influence business

Purpose The character appraisals look at planning issues, protecting and enhancing an area. To involve residents and businesses in the decision making, which ultimately leads to quality decisions and locals being better informed.

Background Edinburgh City Council is in the process of reviewing 6 conservation areas. So far The Grange has been reviewed and Queensferry is being examined. Post graduate students were involved during the consultation period

Remit A group of P6 pupils will look at the special character of Inverleith. What has worked well and survived from the past? What mistakes have been made? Be actively involved in looking at planning, the environment and the recreational uses. In a holistic sense...what does the future hold?

Who will be involved?

P6 pupils taking part in Junior Award Scheme for Schools.

All will take part in online survey with the opportunity to attend Rachel's presentation.

Depending on numbers children can choose to take part or if oversubscribed outline their interest/suitability.

Working with approx. 8/10 children

	Action plan	Completion date
1. Tune in	Complete online survey	November
2. Understanding the brief	Presentation from Edinburgh Planning Department	November
3. Understanding the area	Visit Inverleith conservation area with planning department	December
4. Having a voice/direct involvement to produce a summary of findings	<u>Collaborative task</u> Work as a group using photographs, text and their own plans to produce exhibition (or PREZI?) about Inverleith Conservation Area connecting to 'the brief'	January
5. Report findings	Present to JSLT and planning department	Start of February

Planning Committee

10am Thursday 26 February 2015

Article 4 Direction Orders in the Colony and Pilrig Conservation Areas

Item number	8.3
Report number	
Executive	Executive
Wards	Leith, Craighentiny/Duddingston, Leith Central, City Centre, Inverleith, Sighthill/Gorgie, Fountainbridge/Craiglockhart

Executive summary

This report invites the Committee to agree to the introduction of Article 4 Direction Orders to control work by the statutory undertakers in the Pilrig and Colony Conservation Areas, prior to submission for approval by Scottish Ministers. This will make these more recently designated conservation areas consistent with other areas.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Article 4 Direction Orders in the Colony and Pilrig Conservation Areas

Recommendations

- 1.1 It is recommended that the Committee agrees to the introduction of Article 4 Direction Orders to control work by the statutory undertakers in the Colony and Pilrig Conservation Areas.

Background

- 2.1 The following Colony conservation areas were formally designated on 15 March 2013:
- Abbeyhill Colonies Conservation Area;
 - Dalry Colonies Conservation Area;
 - Hawthornbank (North Fort Street) Colonies Conservation Area;
 - Lochend (Restalrig Park) Colonies Conservation Area;
 - Rosebank Colonies Conservation Area;
 - Shaw's Place (Pilrig) Colonies Conservation Area;
 - Slateford (Flower) Colonies Conservation Area; and
 - Stockbridge Colonies Conservation Area.
- 2.2 The Pilrig Conservation Area was designated on 30 August 2013.
- 2.3 The boundaries of these areas are shown in Appendix 1.

Main report

- 3.1 The features that contribute to the character of conservation areas are extremely fragile and even minor change can have a significant effect on the overall character and appearance. Loss of special character can happen incrementally unless there are effective controls. Standard planning controls do not always provide sufficient protection to maintain or enhance the essential character of conservation areas, and the

introduction of an additional mechanism is considered appropriate for the more effective management of development.

- 3.2 Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission.
- 3.3 The first Article 4 Direction Orders were approved for Edinburgh conservation areas in 1971, and they have been amended and extended over the years. Restriction of Classes 1, 3, and 6 relating to householder development were formerly considered to be fundamental and essential aspects of the protection of architectural character within conservation areas. However, the enactment of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 removed permitted development rights for householders in all conservation areas. Directions for Classes 1, 3 and 6 are, therefore, no longer required.
- 3.4 A conservation area is defined not just by buildings but by the complex inter-relationship of open space, street furniture, street surfaces and signage. Controls over buildings alone are not sufficient protection. The public realm is often altered by statutory undertakers and it is important that it is well managed and works to it are controlled. The streets within the Colonies and Pilrig Conservation Areas often include historic materials such as setts and channels. The relatively small scale of the Colonies also means that minor changes can significantly alter their appearance.
- 3.5 An Article 4 Direction restricting Classes 38, 39 and 40 (development by the water, gas and electricity statutory undertakers), would provide control of the laying of pipes and electricity lines, and provision of plant which may have a significant effect on surface finishes within the Pilrig and Colony Conservation Areas in terms of their location, materials and design. The Colonies are particularly susceptible to such changes due to their domestic scale, tight layout and narrow streets. Article 4 Directions restricting Classes 38, 39 and 40 have already been approved for all other Edinburgh conservation areas. The recommended Article 4 Directions currently apply in the Shandon Colonies Conservation Area so this would ensure that a consistent approach was taken in all the Colony conservation areas.

Consultation

- 3.6 The proposals would place no restriction on individual householders and the consultation was restricted to notifying the water, gas and electricity statutory undertakers. No responses have been received from the statutory undertakers.

Next Steps

- 3.7 Article 4 Direction Orders require the approval of Scottish Ministers. The next step would be the submission of justification for the introduction of the proposed Article 4 Direction Orders to Scottish Ministers along with the results of the consultation with the statutory undertakers.

Measures of success

- 4.1 The protection of the character and appearance of the Pilrig and Colony Conservation Areas.

Financial impact

- 5.1 The implementation of the Article 4 Directions may result in a limited number of additional planning applications which will require assessment and determination. As these applications do not attract a fee, there will be pressure on resources which may lead to a requirement for extra staff.

Risk, policy, compliance and governance impact

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

Equalities impact

- 7.1 The aim of managing conservation areas is to enhance the quality of the area. This has the potential to improve the quality of life and supports sustainable communities. There are no predicted negative impacts on equalities.

Sustainability impact

- 8.1 Management of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions. The proposals in this report will help achieve a sustainable Edinburgh because the management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

9.1 The proposals were the subject of a consultation with the statutory undertakers.

Background reading / external references

Report to Planning Committee on 6 December 2012 – Edinburgh Colonies Conservation Areas.

Report to Planning Committee on 8 August 2013 – Pilrig Conservation Area.

John Bury

Acting Director of Services for Communities

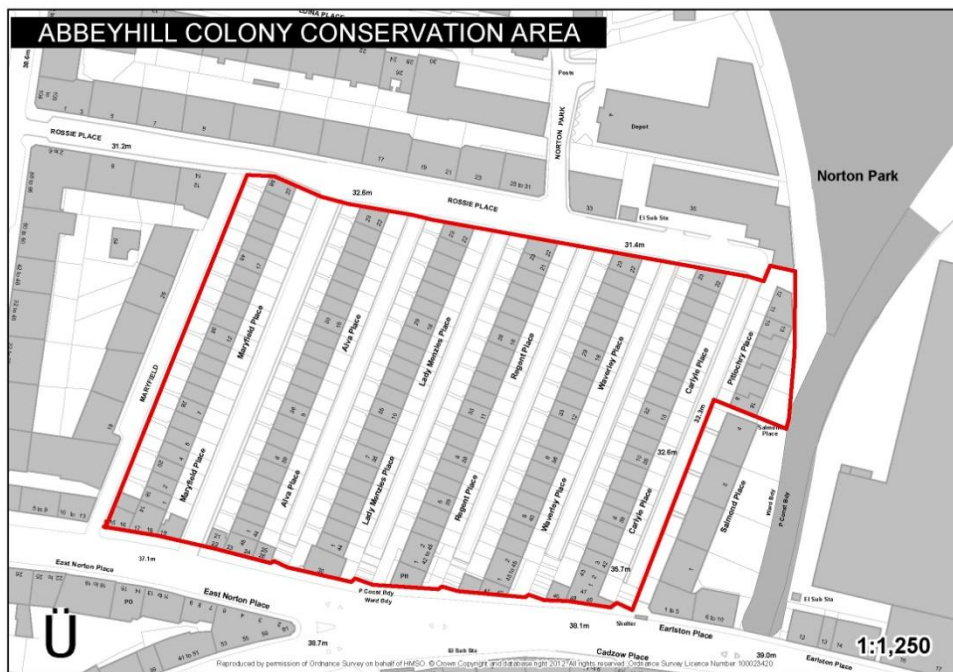
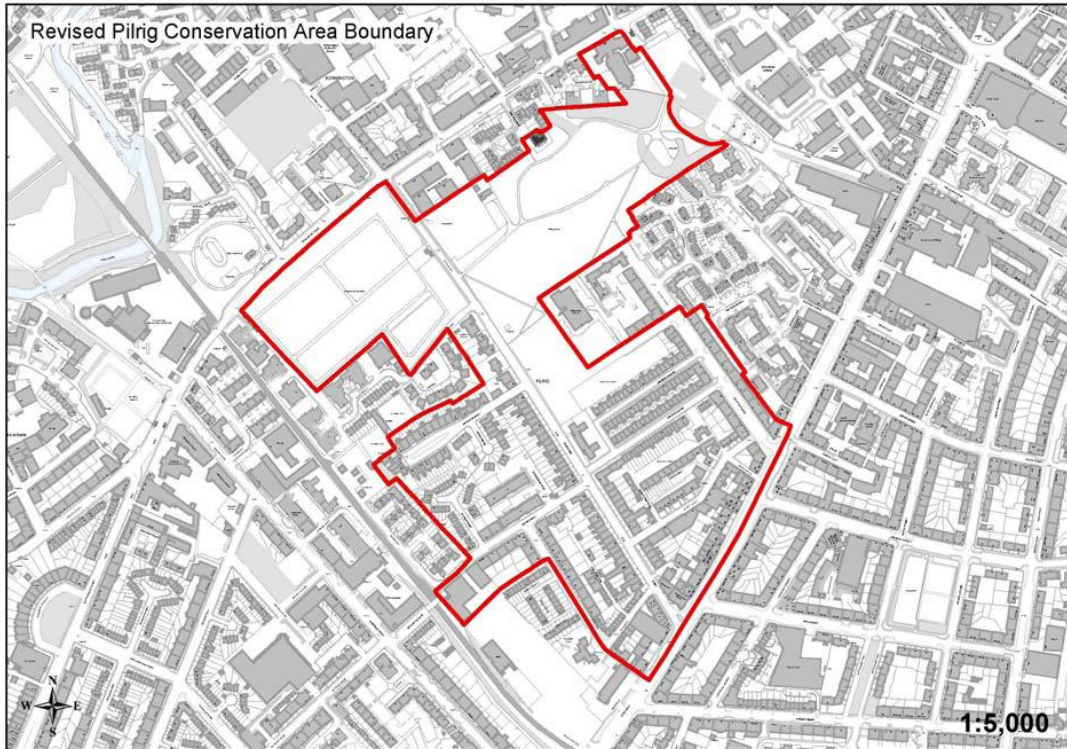
Contact; Jack Gillon, Senior Planning officer

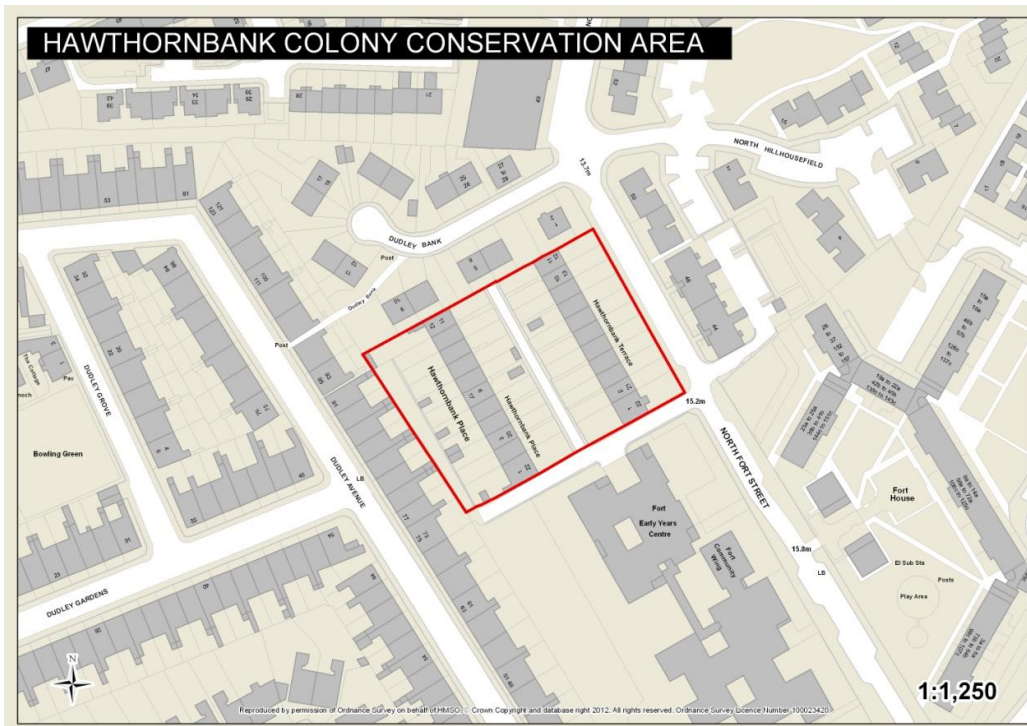
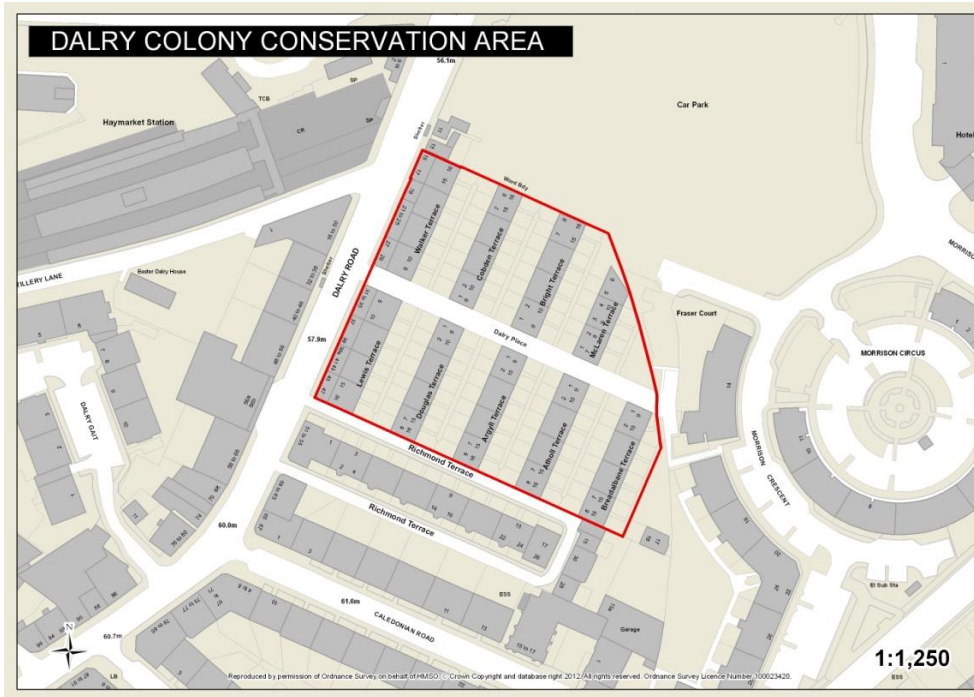
Email Jack.gillon@edinburgh.gov.uk | Tel: 0131 469 3634

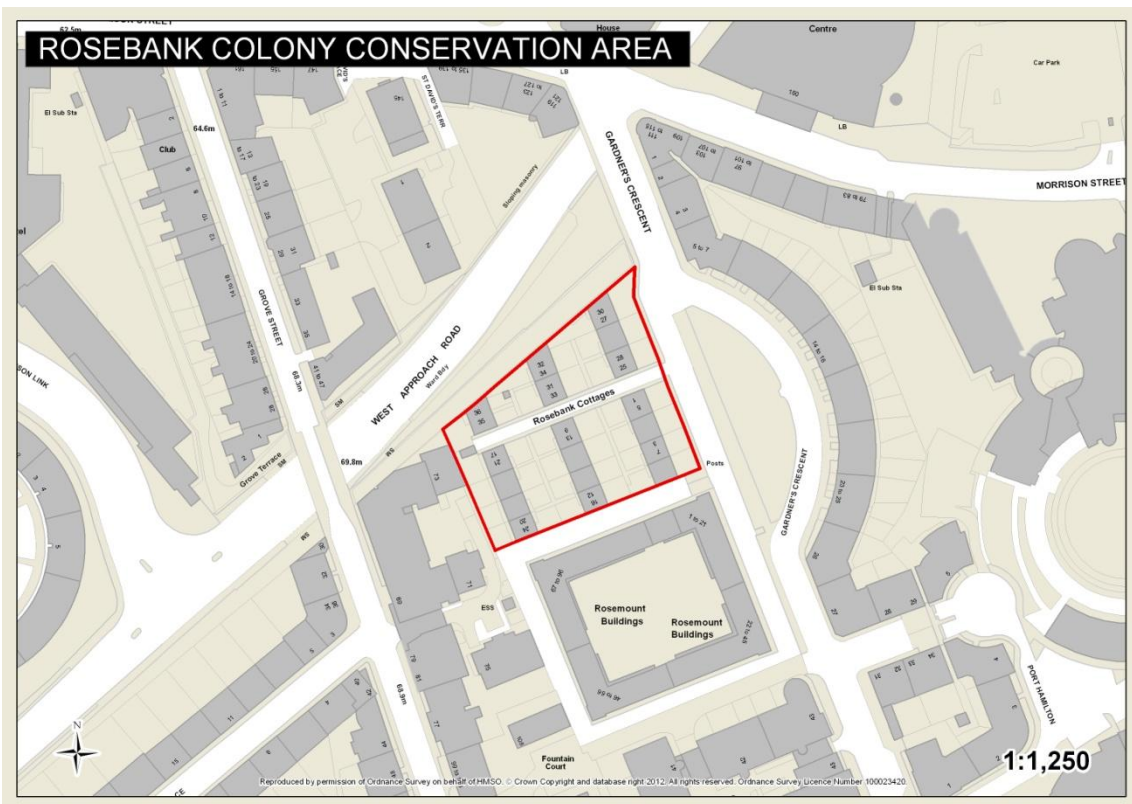
Links

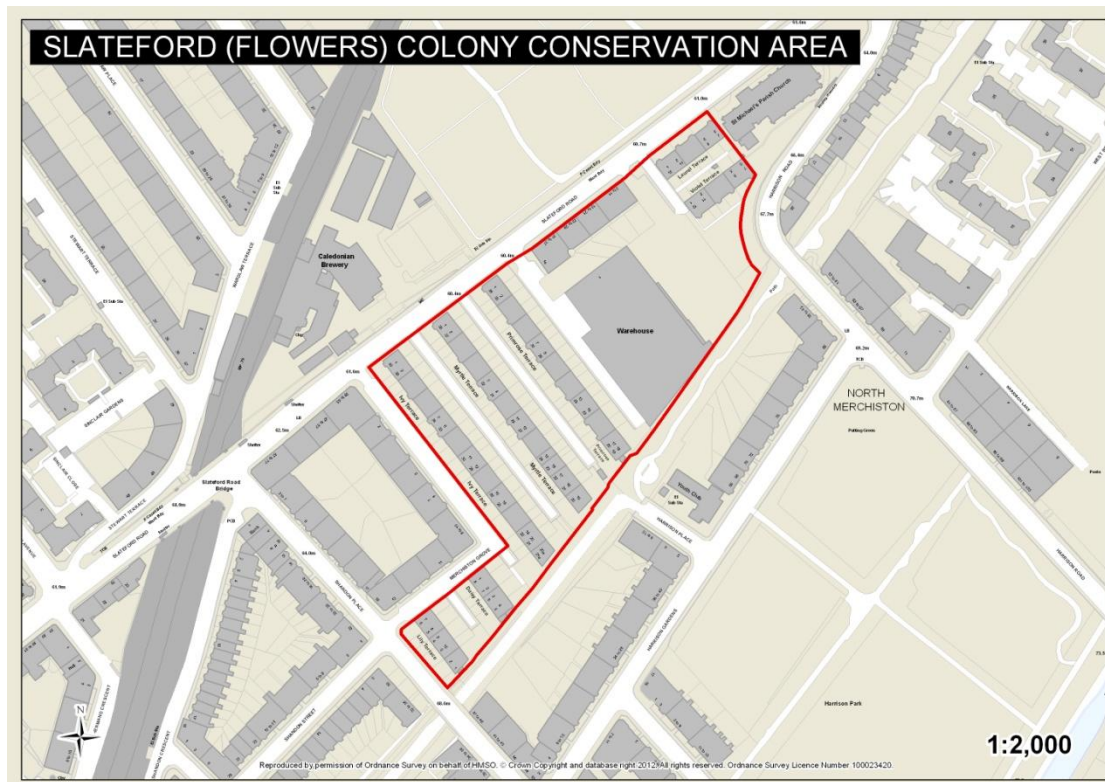
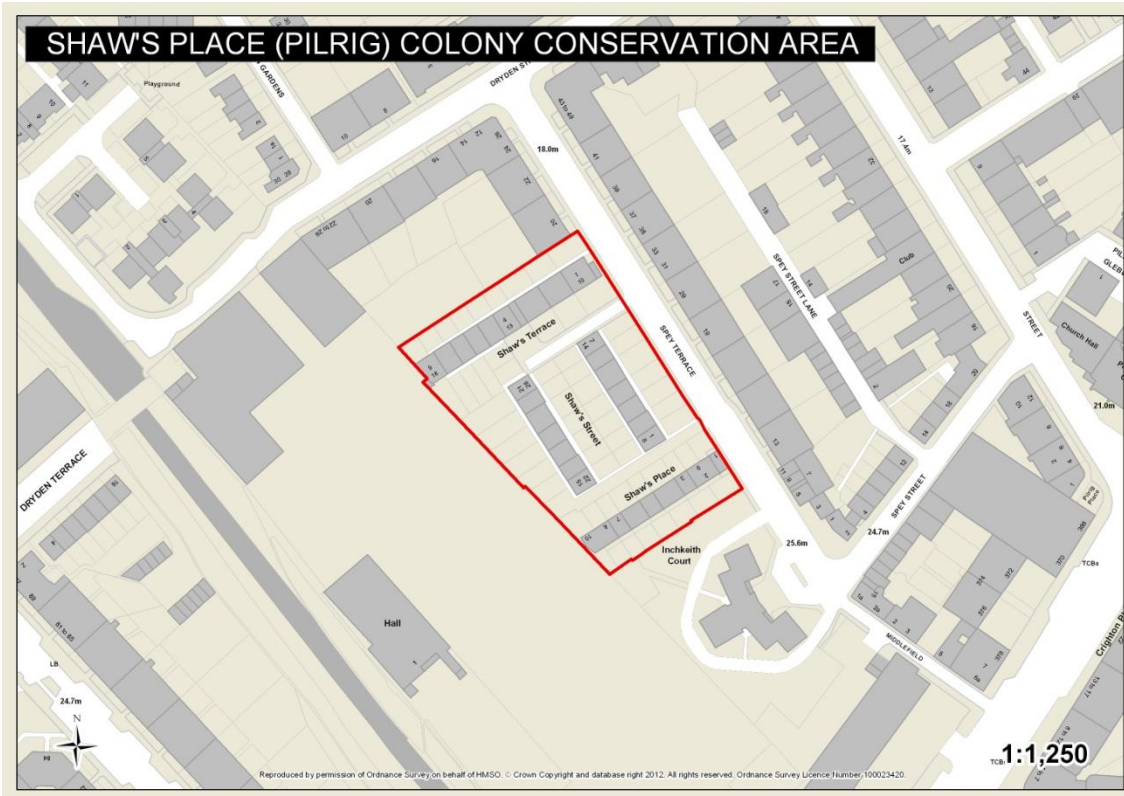
Coalition pledges	P40 Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	CO19 Attractive Places and Well Maintained - Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards.
Single Outcome Agreement	SO4 Edinburgh's communities are safer and have improved physical and social fabric.
Appendices *	1. Conservation Area Boundary Maps

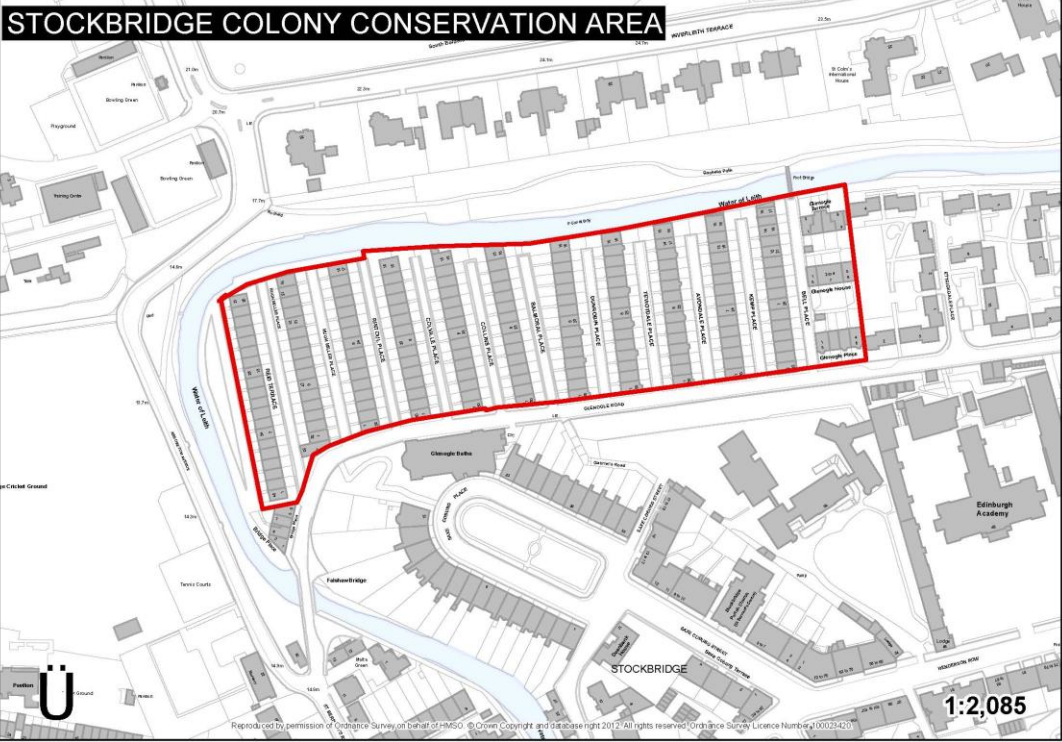
Appendix 1 – Conservation Area Boundary Maps











Planning Committee

Thursday 26 February 2015

Consultation on the Historic Environment Scotland Act 2014 etcetera, Secondary Legislation.

Item number	9.1
Report number	
Executive/routine	Executive
Wards	City Wide

Executive summary

The purpose of this report is to inform Committee of the proposed draft Regulations which follow on from the Historic Environment Scotland Act 2014 and to seek approval of the Council's response to the Scottish Government's consultation on the Regulations.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Consultation on the Historic Environment Scotland Act 2014, etcetera, Secondary Legislation.

Recommendations

- 1.1 It is recommended that Committee approves this report as the Council's response to the consultation.

Background

- 2.1 The Historic Environment Scotland Act 2014 establishes Historic Environment Scotland (HES) as the new Non-Departmental Public Body which will take over the functions of Historic Scotland and the Royal Commission on the Historic and Ancient Monuments of Scotland (RCAHMS).
- 2.2 In addition to changes to legislation reflecting HES' role and legal status, the Act changes procedures for the scheduling of ancient monuments, designation of listed building and listed building and conservation area consents. It also introduces new rights of appeal against certain HES decisions. In particular, HES will become a statutory consultee in relation to listed building and conservation area consents and for Environmental Impact Assessments.

Main report

Introduction

- 3.1 Following on from the Historic Environment Scotland Act 2014 and to set out the detail of these new processes, a set of draft Regulations have been produced. Scottish Government is currently consulting on these draft Regulations. The deadline for submitting responses is 27 March 2015.
- 3.2 Once finalised, the Regulations will be laid before Parliament during the early summer, with a view to them coming into force on 1 October 2015 when HES will take up its full responsibilities.

Consultation

- 3.3 The consultation document contains 22 questions which address the following subjects:
 - Listing and Scheduling;
 - Consent;
 - Appeals;
 - Other changes;
 - Impact Assessments; and
 - Guidance and further comments.

- 3.4 The following outlines the relevant processes, scheduled to operate from 1 October 2015, how the changes will impact on Planning and details the key response.

Listed and Scheduling

- 3.5 It is proposed that, instead of the local authority, HES will notify the owner, occupier and relevant local authority when a building is included or excluded from the list or the entry is amended. The removal of the local authority responsibility to undertake this work raises no concerns.

Consent

- 3.6 The most significant change relates to applications for listed building consent (LBC) and conservation area consent (CAC). Under the present system, planning authorities must notify Scottish Ministers when they are minded to grant consent unless there is a Removal of Duty to Notify in Place (RDN). Under the new system, planning authorities would consult with HES before it determines relevant LBC and CAC consents. Ministers retain their powers to call-in applications where planning authorities are minded to grant consent in cases where HES has objected.
- 3.7 This new arrangement will require procedural changes for the relevant LBC and CAC applications and, although there will be a larger number of applications involved, the procedures will match with those of Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA). The new approach is supported in principle, however further clarification on how the process will work will be required. The main concern will be HES' response time for consultation and subsequent amendments. However, this detail is not contained within the consultation document or the draft Regulations.
- 3.8 Similar to the RDN, HES will be able to agree with planning authorities that it will not generally comment on applications for LBC on certain categories of work where certain conditions are met. These conditions will include consideration of the available capacity and expertise within the planning authority. Such measures will seek to ensure that performance for the LBC applications is maintained and this approach is welcomed.

Appeals

- 3.9 The 2014 Act introduces a new right of appeal to the Scottish Ministers against decisions of HES which lead to the inclusion of a building in the list or an amendment of an entry in the list. It is suggested that the grounds of appeal would be that the building is not of special architectural or historic interest. The input of the local authority in any such appeal is not clear and clarification is also required as to whether this relates to existing list entries or only to new listings and amendments.

Other Changes

- 3.10 HES will carry out the statutory consultee function in its own name from 1 October 2015. This will cover, for example, Environmental Impact Assessments (EIA), Strategic Environmental Assessment (SEA) and development planning. There are no concerns with this.
- 3.11 There will be a number of LBC applications in progress on 1 October 2015 and the consultation paper puts forward two options for transition:
- Option 1: Only apply new regulations to new applications entering the system on or after 1 October 2015 and allow the handling of applications already in the system to be governed by the existing regulations.
- Option 2: Migrate all applications in the system to the new regulations.
- 3.12 The proposed consultation response favours option 1 due to concerns about HES' resources to handle such a large number of consultations under option 2 and the performance implications of this.

Consultation Response

- 3.13 The recommended Council responses are set out in Appendix 1. The approach outlined in the Regulations is generally supported.

Measures of success

- 4.1 The views of the Council are taken on board by the Scottish Government and reflected in the finalised regulations.

Financial impact

- 5.1 The work will be undertaken within existing staff resources. There are no immediate financial implications for the Council arising from this report.

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 No infringements of rights have been identified. No negative impacts on equality have been identified.

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. Relevant Council sustainable development policies have been taken into account.
- Conservation of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions.

- The need to build resilience to climate change impacts is not relevant to the proposals in this report because the proposals are neither positively nor negatively affected by climate change.
- The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

9.1 There is no requirement for consultation.

Background reading/external references

Consultation on the Historic Environment Scotland Act 2014, etcetera, Secondary Legislation, 18 December 2014

Historic Environment Scotland Act 2014

Consultation on the Historic Environment Strategy for Scotland and the Merger of Historic Scotland and the Royal Commission on the Historic and Ancient Monuments of Scotland – Planning Committee report 8 August 2014

The Scheduled Monument (Notification and Publication) (Scotland) Regulations 2015

The Listed Buildings (Notification and Publication) (Scotland) Regulations 2015

The Scheduled Monuments (Applications for Scheduled Monument Consent) (Scotland) Regulations 2015

The Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015

The Town and Country Planning (General) (Scotland) Regulations 2015

The Scheduled Monuments (Appeal) (Scotland) Regulations 2015

The Town and Country Planning (Appeals) (Scotland) Amendment Regulations 2015

The Scheduled Monuments (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Scotland) Regulations 2015

The Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes)(Scotland) Amendment Regulations 2015

John Bury

Acting Director, Services for Communities

Contact: Anna Grant, Senior Planning Officer

E-mail: anna.grant@edinburgh.gov.uk | Tel: 0131 529 3521

Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage.
Council outcomes	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. CO23. Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community. CO26. The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	SO4. Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	1. Consultation Response

*



CONSULTATION ON HISTORIC ENVIRONMENT SCOTLAND ACT 2014, ETCETERA, SECONDARY LEGISLATION

RESPONDENT INFORMATION FORM

Please Note this form **must** be returned with your response to ensure that we handle your response appropriately

1. Name/Organisation

Organisation Name

The City of Edinburgh Council

Title Mr Ms Mrs Miss Dr Please tick as appropriate

Surname

Leslie

Forename

David

2. Postal Address

Business Centre G6

Waverley Court

4 East Market Street

Edinburgh

Postcode EH8 8BG

Phone 0131 529 3948

Email david.leslie@edinburgh.gov.uk

3. Permissions - I am responding as...

Individual OR Group/Organisation

Please tick as appropriate

(a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate

Yes No

(c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site). Are you content for your **response** to be made available?

Appendix 1

(b) Where confidentiality is not requested, we will make your responses available to the public on the following basis

Please tick ONE of the following boxes

Please tick as appropriate

Yes **No**

Yes, make my response, name and address all available

or

Yes, make my response available, but not my name and address

or

Yes, make my response and name available, but not my address

(d) We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Please tick as appropriate

Yes

No

Consultation Questions

* New: Did you know you can fill this form in online, please see https://consult.scotland.gov.uk/consultation_finder

Chapter 1 – No Questions

Chapter 2 – Listing and Scheduling

Q1. Do you agree with the approach taken in the Regulations covering the notification of listing and Scheduling?

Yes No Undecided

Comments

Chapter 3 – Consent

3.1 Scheduled Monument Consent

Q2. Do you agree with the general approach taken in the Regulations covering applications for SMC?

Yes No Undecided

Please give details

Comments

3.2 Listed Building Consent and Conservation Area Consent (LBC and CAC)

Q3. As an NDPB Historic Environment Scotland will be treated in the same way as an external applicant when they are carrying out works at the properties in care (the 345 historic properties conserved and opened to the public by HES on behalf of the Scottish Ministers).

All applications and decisions including HES' will be published. This means that the system will be transparent and the public will be able to compare the approach to internal and external applications. Do you agree with the approach to publish all applications and decisions?

Yes No Undecided

Please give details

Comments

Q4. The current administrative arrangement whereby applicants are given a provisional view on whether or not they are likely to be granted SMC will cease once

Appendix 1

these Regulations take effect. This extra step in the process was useful in the absence of a right of appeal to give applicants the chance to challenge the decision or any conditions attached before the decision was issued. However discussions with stakeholders suggest that they saw pre-application engagement as a more important tool for ensuring a dialogue between HES and the applicant, and the new right of appeal gives applicants a more formal way to appeal the decision to Ministers. Do you agree with the decision to no longer issue a provisional view?

Yes No Undecided

Please give details

Comments

Q5. The draft Regulations do not include the circumstances in which HES, where they intend to grant consent, will be required to notify Ministers about an application for SMC. These circumstances will be set out subsequently in directions and may include cases where the decision is likely to represent a significant departure from established policy or where there are other related consent applications, for example planning consent. Please give details of what you think such criteria might be?

N/A

Q6. Do you agree with the approach taken in the Regulations covering applications for LBC/CAC?

Yes No Undecided

Please give details

The Council supports the new approach in principle, however further clarification on how the process will work will be required. The new process raises the following initial concerns:

- Certainty on the consultation response time and reassurance that HES will have the resources in place to meet that commitment;
- Issue of amendments to resolve objections and how the process for this will work in terms of re-consultation;
- Concern about the appropriateness of using conditions to resolve a problem;
- Ensuring that any specified conditions meet the statutory tests.

Q7. Do you agree with this administrative approach?

Yes No Undecided

Please give details

Early introduction of RDN equivalent would be key to maintain performance.

Appendix 1

Q8. Do you agree that a freestanding access statement should be the exception rather than the rule?

Yes No Undecided

Q9. Would you like to offer any comments, for example in relation to thresholds for such a requirement?

Please give details

Proposals relating to public building. The issue is how this is flagged up to the applicant and whether applications are invalid without the access statement.

Chapter 4 Appeals

4.1 Appeals against Listing and Scheduling

Q10. The draft regulations for appeals against listing and scheduling set out the procedural details for making an appeal. Do you agree with the approach taken in the regulations?

Yes No Undecided

Please give details

The role of the local authority requires clarity; will it be able to comment on the appeal?

4.2 Grounds for Appeal

Q11. Do you agree that this approach will provide a suitable basis for grounds of appeal against scheduling and listing? Are there further areas/ grounds for appeal which should be considered?

Yes No Undecided

Clarity is required as to whether this relates to existing listing or only new listing or amendments.

4.3 Scheduled Monument Consent

Q 12. The draft Regulations for appeals in relation to scheduled monument consent set out the procedural details for making an appeal. Do you agree with the approach taken in the Regulations?

Yes No Undecided

Do you have any further comments?

Comments

4.4 Scheduled Monument Enforcement Notices Appeal

Appendix 1

Q 13. The draft Regulations for appeals in relation to Scheduled Monument Enforcement Notices set out the procedural details for making an appeal. Do you agree with the approach taken in the Regulations?

Yes No Undecided

Do you have any further comments?

Comments

Chapter 5 – Other changes and further information

5.2 Environmental Impact Assessment & the Planning system

Q14. Do you agree with the removal of the requirement to consult the Scottish ministers on EIA's and the new requirement to send a copy of the environmental statement to minister for information?

Yes No Undecided

Do you have any further comments?

Comments

5.4 Scheme of Delegation

Q15. Do you have any comments on this approach?

Yes No Undecided

Do you have any further comments?

Comments

5.5 Transitional arrangements

Q 16. Do you have a preference for which option should be taken forward?

Please select one

Option 1
Option 2
Undecided

Q 17. Are there any particular issues in relation to ongoing cases during the transition phase which you feel might particularly affect you or your organisation?

The concern about option 2 would be the need to consult HES on a large amount of LBC applications at the same time and the ability for HES to be able to respond without delaying the progress of applications and impacting

Appendix 1

on the local authority's performance figures for that period. Operating two parallel systems does not raise any difficulties for the Council. If Option 1 was chosen, is there scope to start consulting prior to 1 October 2015 to ensure that the progress of application was not delayed by the need to consult on outstanding applications?

Chapter 6 Impact Assessments

6.1 Equalities Impact

Q18. Do you think that the proposals presented might impact on people differently depending on characteristics such as age, disability, gender, race, religion or belief, sexual orientation, gender identity, or marriage and civil partnership status? Could the proposals enhance equality or good relations? If so, please tell us more.

Yes No Undecided

Comments

6.2 Business Regulatory Impact

Q 19. Do you think that the proposals presented might impact on businesses, the third (voluntary) sector or have any other impact of concern?

Yes No Undecided

Comments

6.3 Privacy Impact

Q 20. Do you think that the Privacy Impact Assessment has identified the key issues associated with Privacy in the draft regulations?

Yes No Undecided

Comments

Chapter 7 Guidance and further Comments

Q 21. What level and types of information in particular would you like to see in new and revised guidance?

- To cover the issue of amendments where they can resolve objections and how the process for this will work in terms of re-consultation;
- To ensure the validity of any specified conditions in terms of the statutory tests.

Appendix 1

Q 22. Please add any other comments you have on any aspect of the Regulations, or expand on any points that you wish too.

At present, the certification for LBC applications often gets missed because it is at the end of the forms. Is there scope to make the format of the certification more user friendly.