

Development Management Sub Committee

report returning to Committee - Wednesday 17 February 2021

Application for Planning Permission in Principle

16/01797/PPP

at Land 288 Metres Southwest of 10, Builyeon Road, South Queensferry.

Mixed use development to provide residential, employment, primary school and associated uses - acknowledging BP Pipeline (Edinburgh LDP Site HSG32) (Scheme 3).

Item number

Report number

Wards

A01 - Almond (Pre May 2017)

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

The Development Management Sub-Committee determined that it was minded to grant this application on 21 February 2018 subject to a legal agreement being concluded within six months to secure delivery of affordable housing and financial contributions towards educational infrastructure, healthcare provision and transport mitigation measures.

Under the Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six-month period for concluding a legal agreement to nine-months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. However, the nine-month period has now been exceeded and therefore the matter requires to be returned to Committee for a decision.

Main report

There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 21 February 2018 that it was minded to grant this application subject to a legal agreement first being concluded to secure necessary infrastructure requirements.

In addition to the requirements to deliver affordable housing, the Section 75 legal agreement sought financial contributions towards educational infrastructure, healthcare provision and transport mitigation measures. The Council's Action Programme proposes the delivery of a new 14 class primary school and nursery on the site with an estimated delivery date of 2023. This site falls within the ' Sub-Area Q1 of the 'Queensferry Education Contribution Zone'. The application is for planning permission in principle. The required contributions are based on the established £19,177 per house and £3,930 per flat contribution figures with unit land contribution requirements of £2,282 per house and £532 per flat.

The application site is also located within the Queensferry Transport Contribution Zone (TCZ). This includes improvements to the cycle parking at Dalmeny Station (estimated cost £2658), road infrastructure improvements (£1,408,750), bus priority measures - £490,000, pedestrian/cycle measures £306,066, and bridge to Ferrymuir to the east of the A90 (estimated cost £3,766,875 excluding land costs).

The application site is located within the South Queensferry Health Care Contribution Zone (North West) where development of this site requires the expansion of the existing medical practice to accommodate the additional patients generated. The expected rate of contribution is £210 per household.

Conclusion of the legal agreement process has been delayed due to a new developer taking the site forward rather than the private landowner. Meaningful progress has been achieved in negotiating the terms of the legal agreement. It is considered that a further 3 month extension to the period to conclude the legal agreement will enable the planning permission to be released for this application.

It is recommended this application be approved to extend the deadline for concluding the legal agreement to enable planning permission thereafter to be released.

Links

Policies and guidance for this application

LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES09, LEN07, LEN09, LEN12, LEN16, LEN20, LEN21, LEN22, LEMP09, LHOU01, LHOU02, LHOU04, LHOU06, LTRA02, LTRA08, LTRA10, NSGD02, NSDCAH, OSS1, NSGSTR, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O5653VEW05000>

Or Council Papers online

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