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All U Store.
FAO: Mr Norman Whitmey
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Decision date: 17 May 2019

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.
At Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Application No: 19/01414/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 19 March 2019, this has been decided by . The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to Policy Hou7 and Policy Des4 of the LDP as it introduces a commercial storage business within a residential area likely to result in a detrimental effect on living conditions and amenity of nearby residents.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.


Drawings 01-04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is contrary to the Development Plan. The proposal is not acceptable in this location as it will introduce a commercial business in a residential area and as a result will have a detrimental impact on the residential amenity contrary to LDP Policies Hou 7 and Policy Des 5. There are no material considerations that outweigh this conclusion and refusal is recommended.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Keith Miller directly on 0131 469 3665.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

Report of Handling

Application for Planning Permission 19/01414/FUL At Land East Of 30 Forrester Park Avenue, Edinburgh, EH12 9AW

Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Item

Application number 19/01414/FUL

Wards B03 - Drum Brae/Gyle

Summary

The proposal is contrary to the Development Plan. The proposal is not acceptable in this location as it will introduce a commercial business in a residential area and as a result will have a detrimental impact on the residential amenity contrary to LDP Policies Hou 7 and Policy Des 5. There are no material considerations that outweigh this conclusion and refusal is recommended.

Links

[Policies and guidance for this application](#)

LDPP, LDES04, LDES05, LEN18, LHOU07,

Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application involves a site bounded on three sides by two main railway lines, the Fife line and Glasgow line, and is at the east end of Forrester Park Avenue. Part of the site has been previously been surfaced and is used for informal car parking but is in poor condition, the rest of the area is used as informal open space. To the west of the site is existing housing.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

Planning permission is sought to create two terraced rows of single storey secure garage units accessed via an existing tarmac driveway.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

a) The proposal is acceptable in principle;

- b) The proposal is of an appropriate design and in keeping with the character of the area;
- c) The proposal will adversely affect neighbouring residential amenity;
- d) The proposal will adversely affect open space protection.
- e) Any traffic impacts are acceptable;
- f) Any impacts on equalities or human rights are acceptable; and
- g) Any public comments raised have been addressed.

a) Principle of Use

The site is identified as Urban Area in the Edinburgh Local Development Plan (LDP) and is an established residential area. The proposal is for 23 garages to be available for let for private storage purposes. There is no evidence in the applicant's supporting statement to suggest that the garages will be utilised by existing residents of Forrester Park Avenue. As a result the proposal represents a commercial storage business. LDP Policy Hou7 sets out policy on inappropriate uses in residential areas. Developments, including changes of use, which would have a detrimental effect on the living conditions of nearby residents are not supported. The intension of the policy is to preclude the introduction of non-residential uses incompatible with predominantly residential areas. The proposal is likely to result in regular additional vehicle trips to and from the commercial storage units for commercial purposes and this could result in 24 hour a day activity to the detriment of living conditions of nearby residents. Therefore, the development is contrary to LDP Policy Hou7 and is not acceptable in principle.

b) Design

Policy Des 4: Development Design - impact on setting states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings having regard to:

- a) Height and form
- b) scale and proportions, including spaces between buildings
- c) position of buildings and other features on the site
- d) materials and detailing

The proposed garages are of an appropriate design and in keeping with the character of the area. The proposal complies with Policy Des 4.

c) Amenity

LDP Policy Des 5: Development Design - Amenity states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected. There is a risk of noise from businesses or private individuals accessing the commercial storage units 24 hours a day, and activity not associated with a residential area.

Therefore, the proposed commercial storage units will adversely affect the amenity of neighbouring properties and are contrary to LDP Policy Des 5.

d) Open Space

LDP Policy Env 17: Open Space Protection states that loss of open space will not be permitted unless it is demonstrated that there will be no significant impact on the quality or character of the local environment and the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of

open space serving the immediate area. The area concerned has already been surfaced and will still retain an area of open space to the east of the proposed garages. In addition, the area does not meet the open space standard and the loss of the area will not result in a detrimental impact on the open space provision in the locality. The proposal complies with Policy Env18.

e) Traffic Impacts

The comments from Transport state that the application is contrary to LDP Policy Tra2, which states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance, on the grounds that the proposal is not associated with any development. It is also noted that the area is already used for parking and any displaced vehicles are likely to have an impact on on-street parking. Furthermore that although it is unlikely to have significant impacts on traffic levels or road safety, it is unclear what the proposed traffic level will be and there is an existing turning head within the road boundary.

f) Equalities and human rights

The application has been assessed and has no impact in terms of equalities or human rights.

g) Public comments

86 letters of representation objecting to the application have been received. The following material points were raised;

- Proposal is likely to result in increased traffic and more speeding vehicles as no traffic calming in the existing street. Addressed in section 3.e above.
- The use of the garages will be misused. Addressed in section 3.a above.
- Children use the area for play and garages will create safety issues. Addressed in section 3.d above.
- Area used for dog walking. Addressed in section 3.d
- New garages will reduce space for parking, which is already lacking. Addressed in section 3.e.
- Garages will reduce area for vehicle turning. Addressed in section 3.e.
- Loss of green area of open space. Addressed in section 3.d
- 24 hour access will create noise and pollution issues. Addressed in section 3.c
- Concerns over control of use. Addressed in section 3.a
- Should be area for residents' only not commercial storage. Addressed in section 3.a

Other non-material points;

- Concerns regarding land ownership of land.
- Will increase risk of criminal/anti-social behaviour activity.
- Use of land for community gardens and allotments more appropriate.
- Abundance of garages already many of which are run down encouraging fly tipping.

Conclusion

The proposal will result in a commercial storage business within a predominantly residential area and result in an unacceptable impact on residential amenity. The proposal is therefore contrary to Policies Hou7 and Des5 of the Edinburgh LDP.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to Policy Hou7 and Policy Des4 of the LDP as it introduces a commercial storage business within a residential area likely to result in a detrimental effect on living conditions and amenity of nearby residents.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

86 letters of representation objecting to the application have been received.

The following material points were raised;

- Proposal likely to result in increased traffic and more speeding vehicles as no traffic calming in the existing street. Addressed in section 3.e above.
- The use of the garages will be misused. Addressed in section 3.a above.
- Children use the area for play and garages will create safety issues. Addressed in section 3.d above
- Area used for dog walking. Addressed in section 3.d
- New garages will reduce space for parking, which is already lacking. Addressed in section 3.e.

- Garages will reduce area for vehicle turning. Addressed in section 3.e.
- Loss of green area of open space. Addressed in section 3.d
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- Should be area for residents' only not commercial storage. Addressed in section 3.a

Other non-material points;

- Concerns regarding ownership of land.
- Will increase risk of criminal/anti-social behaviour activity.
- Use of land for community gardens and allotments more appropriate.
- Abundance of garages already many of which are run down encouraging fly tipping.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

**Statutory Development
Plan Provision**

The site is within the Urban Area as defined by the
Edinburgh Local Development Plan

Date registered

19 March 2019

Drawing numbers/Scheme

01-04

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Keith Miller, Senior planning officer
E-mail: keith.miller@edinburgh.gov.uk Tel: 0131 469 3665

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Appendix 1

Consultations

Transport Comments - 16 May 2019

The proposed application should be refused.

Reasons:

1. The proposed development is considered to be contrary to Local Development Plan Policy Tra2. This states that "planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance". As the proposed development is not associated with any development, it is considered that the proposal is contrary to Policy Tra 2.

Notes:

- o It is noted that the proposed development area is currently used for parking;
- o Any displaced vehicles are likely to have an impact on on-street parking;
- o Whilst the proposed development is unlikely to have significant impacts on traffic levels or road safety, it is unclear from the submitted documents what the proposed level of traffic will be;
- o The area is outwith the extent of the road;
- o There is an existing turning head within the road boundary.

END

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Natalie Webster

Address: 24f forrester park avenue edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I would like to object to this planning permission. The land on which this person wishes to build these garages is largely used for parking of residents as we do all have title deeds which shows we do own parts of the land. Parking is extremely tight between 22-30 on the avenue as it is never mind diggers etc taking up more room when the building is being done and then once completed there will be additional traffic in and out of the street. I do not think that this is acceptable that we as residents have to suffer for someone else to attempt to make some quick money. The residents of forrester are trying very hard to improve the reputation of the area and the area itself we do not need garages built which can be miss used and bring the area back down. there has been trouble in the past with garages within the area being used incorrectly and causing trouble the good people of forrester do not need this to happen again.

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Case Officer: Keith Miller

Customer Details

Name: Mr Scott Gibson

Address: 24f forrester park avenue edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in 24 forrester park avenue and would like to note my objection to the planning permission of garages at the bottom of the avenue. parking is hard to come by in the avenue and works traffic and then non residents potentially coming to use the garages will make parking even harder which has in the past caused friction between some residents on the avenue. there are also a lot of children in the area who play football and cycle their bikes down on the land which keeps the noise away from the stairs which can sometimes be very excessive in the area as there are a lot of children running around.

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Case Officer: Keith Miller

Customer Details

Name: Miss roxanne pearson

Address: 7/9 arneil drive edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:when I visit my friend who lives on the avenue I struggle 99% of the time to get a parking space I feel that this will make it even harder

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs debbie webster

Address: 227 south gyle wynd edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:my daughter lives on the avenue and has continually had parking troubles. The land the garages are requesting to be built on is used by a number of residents for parking because of the lack on the road itself. If this is approved it will only make parking harder for all residents which is unfair

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr Elliot Maison

Address: 16f Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This new series of building will spoil what's left of the resident green area. Children has limited play areas around here and with these new garages being built will bring extra traffic (commercial and private) and speeding motorists. Parking in the estate is more than adequate and no extra garages are needed. The area around the buildings need to be kept for the residents of the area, not used by people who want to make money. We have little green space here so let us have this one area where we can have resident summer gatherings.

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Miss Michelle Owenson

Address: 24H Forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The parking is already absolutely terrible, people already parking on embankment because there isn't enough spaces for parking plus my kids play there so they are a reasonable distance away from flats with their footballs etc but I can still see them and keep an eye on them. Also the traffic going up and down my street would be horrendous.

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr MARTIN NICOL

Address: 4E FORRESTER PARK GREEN EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm extremely concerned about the increase in traffic along Forrester park avenue gaining access to the garages. Several children live and play in the area and the danger to them will only increase. All of the residents I have spoke to that believe the garages are only for residents of the area, these same residents have no intention of renting the garages so they will remain empty which could result in vandalism and further danger to the children of the area. Thank you for your time

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Miss Sue Gaffing

Address: 24 D Forrester park Avenue Edinburgh

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to this happening we have been through this with him before .As far as the owners of the block 22 to 30 forrester park Avenue are concerned any garages erected on said plots shall be used solely as a private garage for the the houses in connection with that plot. We all have a plot for a garage in our title deeds for the area concerned.

Comments for Planning Application 19/01414/FUL

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Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Katherine Hegarty

Address: 6F Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking at this end of the street is already in very short supply, building garages on this land will reduce it even further, especially if there is no proviso to rent the garages to residents of Forrester Park.

Other garage developments in the area are lying unused and in disrepair making an ugly potential hazardous environment for residents and particularly their children.

If rented to persons other than residents of Forrester Park, this will increase the traffic around the estate, making it much more dangerous for children playing outside (which is one of the best things about the area)

Also many of the garages already built are poorly done, increasing the likelihood of theft both from the garages and the surrounding areas.

The residents of Forrester Park do not want more garages

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr Darren Russell

Address: 4H forrester park drive edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: parking is already restricted on the avenue we also don't want unknown people using the garages at all hours of the day - all u store the company who is requesting to rent these garages out once built offer 24 hour garages. the residents of the avenue all have young children and don't need noise from these new plots at all hours of the day and night.

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr Scott Mackintosh

Address: 20d forrester park avenue edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:there is already enough traffic on the avenue with limited parking spaces we do not need increased numbers this would pose a threat to many children who play in the area. Us residents shouldn't have to suffer with further reduced parking because of people constantly travelling up and down the street to get to the units.

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr Davy Bryan

Address: 2a Forrester park green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to the deed burdens of these property no non resident may rent or use for commercial purpose. this would attract non residents to our private area. An increase in traffic and if mr Whitney has owned this land for the last 18 years he has not maintained it at any point the residents have maintained it therefore should stake claim of this land. after consultation with mctaggart and meikle they have stayed they have not sold this land to mr Whitney

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mr Paul Millar

Address: 24b Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Paul Millar object to the building of the garages the extra traffic will be very dangerous for our local children

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs Lesley Lalmas

Address: 18b Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: Forrester Park is a residential area, with all flats and houses privately owned. These garages will be used for commercial purposes, bringing unwanted and undesirable traffic into what is a very family orientated area. To my knowledge, NO commercial premises can be set up within the confines of the Forrester Park Estate. Has the applicant and whoever is responsible for letting him apply for planning permission checked on the legality of this? Have McTaggart and Mickel (the builders and still owning parts of the estate) been contacted? Is this the same person who arbitrarily fenced off the land in question some months ago, only to be told he could not build anything? Are these to be constructed in close proximity to the railway line? If so, has Network Rail been consulted?

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs Sonya Cunningham

Address: 24e Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I am objecting to this proposal, as I feel that this would have a mass negative impact on the local community.

Kids play in the area

Dogs are taken into the area

The person whom owns this property has never maintained the area eg grass cut or cleaned the area since I have been a property owner in this area

It would increase car flow to the area which is already at max

There would be absolutely no benefit to the community

Many garages that are already built round the area are vacant and or not suitable for use as they have not been maintained

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs Samantha Mogg

Address: 22E Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this strongly because it would lead to increased traffic

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs Jeanette Robb

Address: 12 Forrester park loan Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposal of garages in forrester

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs Laura Mallen

Address: 2f Forrester park grove Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Do not like the idea of random people passing through my area to use these rented garages , we live in a reasonably busy estate as it is, without having to worry about extra traffic and the possibility of fast cars coming in and out of an area where my children play, as there is no through way here, so they have to come back and forth down my street in order to use the garages, also concerned about who controls what they could be used for,

Comments for Planning Application 19/01414/FUL

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Case Officer: Keith Miller

Customer Details

Name: Mrs LA Shaw

Address: 2E Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Creating an unsafe amount of traffic along an already narrow roadway with no proper pavement for pedestrians.

Small children playing out in busy residential area and no speed reducing measures in place to prevent speeding and putting children in increased levels of danger.

Increased congestion likely with large building/construction vehicles and future large vehicles accessing storage facility.

Garages for storage will be at risk of attracting thieves to the area which will then attract them to attempt breaking into local flats which do not have secure entry systems.

If there are break-ins they will likely be driving fast to get away...see above reasons for putting pedestrians/children in extreme danger.

This is a quiet residential area and should not be spoiled by commercial/storage vehicles being allowed to access garages at the rear of the estate through already very limited space on roads due to limited parking (vs numbers of residents)

Comments for Planning Application 19/01414/FUL

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Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Caroline Smart

Address: Forrester Park grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More garages in an already over crowded residential area is not required. It will increase the traffic flow through Forrester and potentially cause more trouble and draw thieves to the area. The children all play on the land in a relatively safe environment adding garages and more cars will endanger the safety of the children

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Deborah Fallon

Address: 1c Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object as Forrester Park is a private housing estate and according to title deeds land cannot be sold. Any garages can only be built and used by residents on their land. It will also cause more traffic issues in Forrester which is not good as children play nearby.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Sharon Howe

Address: 10B Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already a large amount of traffic and cars parked on this street, these garages will increase the traffic in the street and will cause a blockage at the end of the street

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Ross Fleming

Address: 5E Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this plan as I believe the addition of 23 garages will increase traffic past my house. Forrester Park Avenue is already a busy street and as there are no traffic calming measures can be dangerous as many drivers exceed the speed limit. I feel the site would better serve the local community as open green space.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Gary Davidson

Address: 21c Forrester park drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: They is no garages there at the moment.

The land is for people staying at Forrester park only on the title deeds

Edinburgh council cut the land

Kids play hear

Lots of spending in the area

On title deeds no garages should be used for business use

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Zoe Brown

Address: 26e Forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:Reference 19/01414/FUL

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Andrew Skinner

Address: 26e Forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:19/01414/FUL

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Lynn Crossan

Address: 9C Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these planned garages due to the fact that there's already a large volume of traffic in this area and more traffic would most certainly cause noise and disruption to local residents and possible accidents with people not observing the speed limit. If they are in use 24 hours this will increase noise levels as well at unsocial hours. I strongly object.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Stewart Smith

Address: 3d Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: Increased traffic on an already busy road with parked vehicles on a narrow road which has already a poor road surface. The increase in business traffic in an area that is residential, could increase accidents to any local, as there are no pavements when parking or using the back doors of properties. We live 2 minutes from an industrial area, Forrester Park should be kept residential.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Geoff Smith

Address: 24 forrester park loan Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are enough garage areas in the area most of which are unused after another builder attempted to do the same, these have come into disrepair and now lead to fly tipping even in the garage areas that the residents own are plagued with rubbish being dumped. A lot of garages would make the problem worse.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Patricia Davidson

Address: 16 forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not his land and not legal

Taken away green land

Not many spaces in this area

Traffic busy

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Mirosław Gawin

Address: 28e forrester park avenue Edinburg

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Its a nice quiet arek where our kids love to play so we dont need garages there

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Alison Fairgrieve

Address: 2 Forrester park green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increase traffic of non residents accessing garages that are meant to be for private residents of the neighbouring dwelling properties only according to my deeds.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Walid Thabet

Address: 7F forrester Park loan Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to garages getting built on this plot as it will generate more traffic in the area, noise and risks to kids playing around.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Laura Robertson

Address: 5g Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Forrester Park is a quite residential area and in my opinion the building of said garages would increase traffic in the area by a considerable amount and parking would suffer also.

They would be detrimental to the appearance of the area

Noise and disturbance would in my opinion increase in what is presently a solely residential area accessed only by residents and visitors.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Sian Ruscoe Silva

Address: 6D Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Forrester Park is a quiet residential area, NOT an industrial estate where any Tom, Dick or Harry can build to make a profit.

This area already struggles for parking, with many people parking on the side of the road allowing only for one way traffic. The building of these garages will remove even more parking space and make this problem worse.

In addition, the garages will create an increase in traffic which, coupled with the parking problem mentioned above, will cause chaos for the area. Not to mention the extra noise and pollution caused by the extra traffic.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Sharon-lee Bow

Address: 28f Forrester Park Loan Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: Despite original land use being designated for garages it is no longer appropriate and doesn't meet the needs of the local residents. The development would have a materially detrimental affect on residents, road access and current parking isn't good enough as is, without increased traffic in and out of the proposed site.(Policy HOU7). Also there are an abundance of garages already in the area, many of which are run-down and increase crime and anti-social behaviour in the area, such as arson, theft, vandalism. Also within less than a mile is Sighthill industrial estate which boast many, cheap self storage units, there is 0 residential demand for garages in the area- competition is high, how long before the new garage development becomes like the rest?

Furthermore, since the proposed development isn't providing any economic benefit to the local area (Policy EMP9) and only the developer is going to make any money the local community have been gathering momentum in cleaning up, regenerating the area and getting the whole community involved. A more suitable use for the site would surely be community gardens or allotment spaces, as these are often found near railway lines whilst providing added benefit to the community and improving the wider area

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Olivia Dunnett

Address: 2C Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I strongly object to this application due to and not limited to:-

Unnecessary increased traffic in a residential area

Building on land that is not owned by the individual

Renting out garages to individuals that do not live and own property in the area brings issues with again increased traffic, safety to children in the area, congestion increased, environment impact on our area with increased vehicle usage.

Location of garages is in the root of the estate which residents in that area do not need more disruption.

We already have an issues with the vast amount of cars in the area and adding this is a detriment to the environment and to the real owners in this area.

Uncertainty of the use of these garages and brings questions around whether they will be used legally and not used as storage/criminal activity due to the location of the land

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Moira Jamieson

Address: 22b Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a dead end street which is already busy with residents parking and limited space. Further traffic would have a detrimental impact on the space available to residents and also impact on public safety by increasing the flow of vehicles.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Douglas Mackay

Address: 9c Forrester Park Gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not the intended use as on the title deeds and unfair for local residents it will also increase the traffic and not help with an already congested area.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Lynn Millar

Address: 24B Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the building of garages it will cause a huge amount of chaos to the street , it's a narrow road with only one exit/ entrance and parking is scarce a lot of cars park in that field as there's no spaces

The extra traffic will also be very dangerous to our local children

Please don't let this happen it would be disastrous for the whole of Forrester Park Avenue

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Ryan Millar

Address: 24B Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Only way to get down there is one very narrow road, one which residents park on already. The land is already used as a car park and cars that are already there will cause more clutter on this road, making it an incredibly unsafe place for children (many residents have young children), and restricts already very little parking that's available. If this goes through it's going to be a guaranteed disaster.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Elaine Nicholson

Address: 20B Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: This will be a nightmare!. Hugely increased traffic amounts up and down the street . Increased noise. Less parking for residents which is extremely limited already. More strangers in the street. Children's safety in this residential street has to be taken into account. Why build garages at the end of a one way residential street when there are other locations not detrimental to our housing area?! We have been advised this man does not own this proposed site.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Llinda Mowat

Address: 8c Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Louise Kotey

Address: 5f Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:some of the previous garages built by the applicant are needing repaired/finished and have been in this state for some years bringing a negative look too the area. Other garages are being let commercially to a courier company where the drivers speed along Forrester Park Avenue and turn into FP Grove and across to garages without looking or any concern for locals and children playing. Bringing more traffic to the area and with the street concerned being a relatively straight road with no speed ramps and parking down one side of it, my concern is the increased traffic resulting in congestion with the potential for accidents. I'm also concerned he will not complete these garages like others he had built.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Ken Chapman

Address: 5f Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is to the increased risk of fly tipping due to the garages creating a visual obstruction to illegal activities, at present some residents have visual access to the site which acts as a deterrent. It will also create a place for the drug dealers in the area.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs J Kirkwood

Address: 1A Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Volume of existing traffic already excessive, access to the avenue is already very narrow and adding to it will only cause further problems

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Brian Banks

Address: 30 a forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More traffic bad for kids, plus all extra vehicles

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Lesley Charles

Address: 18 Forrester park loan Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: All sorts would be driving up and down the estate using roads and areas that kids play and people walk dogs. Also one area gets done then another and so on. Forrester is a nice quiet place to reside with locals tidying up rubbish and furniture that's been dumped.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Nicola Manson

Address: 4a Forrester park gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic - danger to kids playing & pedestrians.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Jason Dea

Address: 2b Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the planning proposals for 23 garages to be built on this site, I believe this will adversely affect the traffic flowing up and down Forrester Park avenue and neighbouring streets. There are already cars belonging to residents lining the street due to the alleged purchase of the allocated parking plots for these blocks of apartments on Forrester Park Avenue this makes navigating this corner junction precarious as you can't see traffic coming towards you, adding more commercial traffic to this situation will only add to the congestion. There are already a few garages further down in the estate which are rented for commercial purpose which have led to commercial logistic drivers renting them for storage creating unresidential antisocial behaviour noise when they access their stores at any time they want. I cannot understand how planning can be granted when these spaces were allocated to each residential block as parking for the dwellers of the adjacent apartments when the site was built on in the 60's. Quoting from my title deeds 'Any garage approved by us or our successors and erected by any of said plots shall be used solely as a private garage in connection with the dwelling house erected on the same plot for the purpose of garaging a private motor car or cars owned and used by a party or parties residing in such dwelling house' If this plan is passed it is in contravention of the conditions set out in the eighth Burden of the legal documents pertaining to the use of the land. This could lead to a claim for compensation against the council. If the plan is passed this sets a precedent for more commercial garages on other parts of Forrester. The developer has purchased 250 garage spaces and this will inevitably make it near impossible to own a vehicle in Forrester as all allocated spaces will have been taken.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Margaret Craigens

Address: 30B Forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live right opposite there and the traffic is bad enough at the moment and parking is a nightmare and this is the turning point. I am concerned also for my pets and children who use this as a safe area to play. I'm also concerned about the disturbance of all this traffic as I'm the last flat in Forrester as this is gonna affect me greatly.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Brian Taylor

Address: 22c Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I would like to object to this application on the basis of adequacy of parking/loading/turning, the increase of traffic generation, and the noise and disturbance resulting from use. Thank you

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Chris Gordon

Address: 17 Drum Brae walk Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own 6 properties in the Forrester Park estate as a landlord. 3 of these properties are in Forrester Park Avenue 28e, 28d & 26c.

Each time I bought a property in the estate I was advised by my solicitor that they came with a plot to build a garage. After checking my deeds, the plots for owners of 26 & 28 are on the land of the proposed new garages. I would imagine this land is also for the owners at 30, 24 & 22.

I would like to have the opportunity to build 2/3 garages on this site, as is my right as an owner of the 3 properties on Forrester Park Avenue. This would not be possible if this planning application goes ahead.

When we approached the man that tried to start building on the land last year he advised us that he owned the land, but could not verify this with documentation.

I would therefore like to object to this application.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Ian Henderson

Address: 24G Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

My title deeds give me rights to build a garage on the site this planning application refers to. I don't know how this relates to what is proposed but it seems odd that an application can be made in such circumstances.

If the intention is to rent to people who live outside the estate the extra traffic and the speed of traffic, the proposed use of the garages and possible noise and disturbance resulting are issues that are of concern to me. Little children play happily and Safely in the delightful grounds of our estate. This is the kind of development that militates against that. I suspect the person behind this application is someone who has already tried to fence off the area and started digging trenches without any your leave from anyone: very very dodgy.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Susan Goudie Scott

Address: 4D Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: As a resident and home owner in Forrester Park Green, I am appalled by this application to build garages by a business owner who is not a resident in the area. The proposed site is one that is currently used by residents for parking and has been for many years. The green space surrounding it is widely accepted as a play area for the local children who have goal posts etc in situ.

The proposed business/garages will mean increased traffic in the area and huge disturbance to residents. The site is at a "dead end"/ turning point which will result in bottle neck traffic issues on a road which already has issues with overcrowded parking for residents. The extra traffic generated will require the council to consider and implement traffic calming measures in the area for the safety of the residents and property nearby. The environmental impact of increased traffic in an already busy area will be considerable, with pollution from vehicles and the impact of significant noise pollution from people accessing these garages, not to mention the risk of rubbish and fly tipping as a result on businesses using the proposed build.

For the residents directly adjacent to the proposed site the visual impact of unsightly garages where a green space once was, will be very significant and consideration must be given to the negative impact this will have on property values.

The residents of Forrester Park are currently working hard to make the area a better place to live with the much appreciated assistance of councillor Mark A Brown. We have arranged litter pick ups and removal of unsightly graffiti on existing garage walls. With the upcoming formation of a residents committee we hope our voice is loud enough to stop this planning permission for a build that can only be of significant detriment and risk to our area

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Donna Ramsay

Address: 7a Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel the traffic in the Forrester area is bad, now with the projected 30 new garages the potential of having 30 more vehicles using our small non speed bumped streets are more dangerous.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Scott Sanford

Address: 49 north gyle loan Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area should be for residents only with no commercial storage

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Linda Macdonald

Address: 26 Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would cause a lot of disruption to the street and residents with more traffic. There is little space for turning traffic as this is a dead end. Children play in that area and residents take their dogs up there

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Laura Leonard

Address: 3B Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic

Already not enough parking

Noise pollution

Loss of safe area that children currently play football

And also this land according to the owners deeds belongs to the dwelling flats

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Adam Mullan

Address: 3B Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic

Already not enough parking

Noise pollution

Loss of safe area that children currently play football

And also this land according to the owners deeds belongs to the dwelling flats

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Robert Stokes

Address: 30F Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Comments on Application Form

Q: Has the work already been started and/or completed?

A: No

The answer should be 'Yes - Started'.

The site was taken over on Tuesday, 12 June 2018 to begin the development of garages without planning permission: a ditch was dug and top-soil removed. This work was halted after protests by residents. The damage done was only partially put right by the sub-contractor hired for the development.

Q: Are you/the applicant the sole owner of ALL the land?

A: Yes

The answer should be 'No'.

a. The Title deeds of property owners at 22-30 Forrester Park declare that:

"Mactaggart & Mickel Limited DISPONE:

"A common right of property [...] to the ground [...] marked "Vehicle Access" and the footpath leading thereto..."

The 'Vehicle Access' area is positioned between the North and South garage sites in the proposed Mactaggart & Mickel plan.

b. The Title deeds of property owners at 22-30 Forrester Park Avenue allocate spaces for 34 garage units to be allocated to the 34 property owners.

"whereas the areas of ground marked "Garage Area A" and "Garage Area B" [...] have been reserved to the said Mactaggart and & Mickel Limited and their foresaids [successors] as Superiors for the construction thereon when desired of a garage for each of the flats in the said five blocks"

As the owner of 30F Forrester Park Avenue I also own "... that plot of ground known as garage plot 232 lying on the north side of the vehicle access leading from Forrester Park Avenue, ..."

Source:

Registers of Scotland

General Register of Sasines

County of Midlothian

Fiche 2114 Frame 27

Presented & Recorded on 11 August 1997

2. Loss of amenity

a. Each property owner in 22-30 Forrester Park Avenue has a designated garage in their Title deeds in the proposed Mactaggart & Mickel plan. The proposed 'All U Store' plan takes away this right, with garages to be made available to all residents of Forrester Park.

b. The Mactaggart & Mickel plan proposes 34 garages, but the 'All U Store' plan proposes 23 garages.

c. The use of a garage in the Mactaggart & Mickel plan is rent-free, but a rent will be charged to use a garage under the 'All U Store' plan. This runs counter to current practice in Forrester Park, as a current owner of a lockup pays no fee.

3. Governance

If development costs of the 'All U Store' plan are to be met by leasing 23 garages, the cost of renting a garage could be prohibitive: if not all garages are taken up by Forrester Park residents this might lead to customers being sought elsewhere. Given the impracticality of a non-resident of Forrester Park renting garage-space, as noted in the Planning Design Statement, there is a danger that garage-space could be used for purposes other than parking motor vehicles.

There is no evidence of safeguards to prevent the garages being leased to non-residents of Forrester Park.

There is no evidence of safeguards that the garages (which are referred to as 'for private storage' in the Planning Design Statement) will only be used for motor vehicles.

4. Traffic congestion

The road leading to the proposed 'All U Store' site is a typical 1960s suburban street, only 20' wide, and with a habitual line of parked cars on the South side rendering it virtually single-track. An additional 23 motor vehicles using this road morning and evening would place an unacceptable blight on the neighbourhood, increasing accident risk and noise and air pollution, considerably lowering the quality of life of residents.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Colin Campbell

Address: 24D Forrester park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object the parking is already a problem the space at the end where the proposed garages are going to be is our turning point if cars park outside their garage this will make it impossible. Also the grass area is where all the children play as it is at the moment a safe environment! There would be an added worry for are pets. A total loss of privacy and added noise from use of said garages!!!

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms GEORGINA Armstrong

Address: 4c Forrester Park green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm concerned the land was purchased illegally as residence have allocated garage space in their deeds.

I'm concerned about increase in traffic and children's safety.

I'm concerned that parking will become an issue in an over crowded area.

I'm concerned it will disadvantage residents due to a potential increase in breakins

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Julie Maison

Address: 16F Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this for all the following reasons.

Increased traffic - already a busy road with no traffic calming measures

Already not enough parking - constant search to park near your own home

Noise pollution - it's a residential area, with commercial garages being built there would be noise when there shouldn't be

Loss of safe area that children currently play football - current safe area for kids to play that doesn't cause issue with noise and balls outside of houses

This land according to the owners deeds belongs to the dwelling flats.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Jamilah Asghar

Address: 3b Forrester Park Loan Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have viewed the proposal and walked around the development site and feel it will be a nuisance to the neighbouring blocks both in Forrester and across the line in Broomhall. I have firsthand experience of living next to a garage block in my property. They are noisy and disruptive at all hours, not to mention are very rarely used by locals but outside businesses/storage so have no benefit to Forrester residents. They are also a magnet for dumping by people using the garages. In my experience I've even had police at my door questioning who was using them as they tried to access one of them with search papers! I previously reached out for help over noise and the council response was an unwillingness to step in as its 'private land', the usual go to answer used for Forrester Park communal ground problems. There are enough unused and derelict garages around the estate that new ones are not needed.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Linda Hewitt

Address: 16D Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residual area with no through road and only one access to the proposed area where the garages are to be built.

This is a narrow road with cars already parked up one side. There is enough residential traffic passing up this road without this being added too by commercial traffic using garages. It will pose a safety risk for families and children who play outside.

The added noise pollution and air pollution will not be acceptable.

The areas residents are at present working hard improving the area and this plan would not enhance the community.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Paul Rutherford

Address: 3b Forrester Park Loan Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are enough derelict, vandalised, empty garages around the estate which makes me feel the addition of new garages is not required. It would be much better if these were brought back into use first.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Andrzej Ast

Address: 13D Forrester Park Drive, Edinburgh Edinburgh Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Charles Craigens

Address: 30/b Forrester park avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Excessive traffic, security issues this area is currently used as a kids play area

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Linda Gillespie

Address: 136/9 albert street Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will not be good for the area

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Denise Casey

Address: 8F Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal would not enhance our area at all. Infact it would be detrimental to the area, taking away a safe environment for our children to play. Our children use this are to play football, and the area is maintained by the neighbouring properties to accomodate this.

The addition of this business/garages will mean an increase in the traffic entering Forrester Park, and the site is located at a dead end where residents currently park, this is already overcrowded with vehicles, this proposal would cause major issues in this area.

The residents are trying, with the help of the local councillor to make this area a better place to live, this development would not benefit the community in anyway.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Ellie Pollock

Address: 1c Forrester Park Gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the above.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Colin Tough

Address: 5b Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I simply object to these plans to build terraced garages. It will in no way help the current residents, and the building of 23 garages will only add to the congestion of traffic already on the streets of our residential estate.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Anne Marie Printy

Address: 11 Meadow Place Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will mean increased traffic, it's already a very narrow road with lots of parked cars with no pavement for pedestrians who walk that way.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Lilyann Brown

Address: 3C Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residential area and these garages are being rented out for commercial use increasing traffic and noise.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr Murray Brown

Address: 3C Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residential area and these garages are being rented out for commercial use increasing traffic and noise.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Marisa Vicente

Address: 6 A forrester park green Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Stephanie Innes

Address: 26A Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object due to major problem with parking in the area already.

Increased traffic flow, causing added danger for children who play in the area, and increased noise levels.

I believe new garages in the area would also end up being covered in graffiti making the area look rundown.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Lisa Livings

Address: 1f forrester park green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will bring more traffic, noise pollution. The parking is already stretched within the area not to mention it creates unsafe environments for all the neighbourhood children to play due to a the extra traffic and loss of space and b the uncertainty of the types of people who will be renting these garages.

This is a decent friendly and welcoming community that shouldn't be subjected to all of the above.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Karen Davidson

Address: 3B Forrester Park Drive Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There will be a lot more traffic coming along a small road around where a lot of families have young children.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr alan grozier

Address: 7a forrester park drive edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:there are enough cars around the forrester estate and with no speed calming measure the possibility of another 30 cars or vans on the narrow roads sounds like an accident waiting to happen.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss jade stewart

Address: 7 forrester park drive edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:there are enough cars around the forrester estate and with no speed calming measure the possibility of another 30 cars or vans on the narrow roads sounds like an accident waiting to happen

the estate also has a lot of young children living here and they could be injured with increased traffic on the small roads

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Miss Emma Routledge

Address: 6D Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This land should belong to the residents that it was originally planned for. The parking in the area is bad enough without that being taken up.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr D Scott

Address: 52 Robertson Drive Tranent

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object to the above because it is a safe play area for the children to play. It will add additional traffic to the area and bring strangers into the area. It would also be used for business in an area which already has limited spaces for residents to park.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mrs Tracey Gray

Address: 1B Forrester Park Green Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is for the following reasons.

1. Volume of traffic will increase in area, with danger to children as there are no speed reducing measures in the area apart from MPH signs
2. Rise to fly tipping, vandalism, anti social behaviour as this might seem an attractive hang out area for youths.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Ms Amy Bailey

Address: 11d Forrester Park Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I'm object to this application for a number of reasons.

Increased traffic to the area.

Many garages that already exist are used for commercial use, and I am concerned that this will also be the case with these.

Current space is used for residential parking, if this is taken away then there will be less parking for residents. Parking on the street is already at its maximum.

There's a potential that garages could attract anti social behaviour. We already have a graffiti problem in the area. We've had a number of garage fires in the past.

Comments for Planning Application 19/01414/FUL

Application Summary

Application Number: 19/01414/FUL

Address: Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

Proposal: Two terraced rows of single storey secure garage units (10 to the north and 13 to the south) on existing garage plots accessed via existing tarmac driveway.

Case Officer: Keith Miller

Customer Details

Name: Mr David Kenny

Address: 26h Forrester Park Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object as I have looked at my land register, land certificate and it clearly shows are plots and that the residents own part of this land, parking is already a problem. As stated on land certificate.

Any garage approved by us or our successors and erected on any of said lots shall be used solely as private garage in connection with dwellinghouse erected on same plot for the purpose of garaging a private motor car or cars owned and used by a party or parties residing in such dwellinghouses.

Your Name
28F Forrester Park Loan
EH12 9AG
11/07/2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

**Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue
Edinburgh EH12 9AW**

I have chosen to write to you personally to **OBJECT** the appeal into the above planning application proposals in the interests of the local community.

As you will be aware from previous objections, the decision notice and the handling report the proposed garages are detrimental to residents. The appellant undermined local community clean-up efforts in his original planning application, his admiration of Forrester Parks sense of community is sweet however his efforts are lacking. He did not attend any of the local clean ups, which for the record were absolutely NOT for the aid of his garage development, nor the first meeting of the newly established resident's association, at which his garages were a point of discussion.

As suggested the proposed garages will have a detrimental effect on the local community, and doesn't fulfil the LDP. Despite the site being designated as garage space, the development would absolutely have a damaging effect on residents due to a vast range of issues from concerns about the ownership of land, the fact groundworks have been done despite stating in the original planning application that works had not been started, let alone the unsuitable road links and the on street parking situations on the main/only access road to the site.

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In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Your Name

From: Elliot Maison
Sent: 11 Jul 2019 09:41:31 +0100
To: Local Review Body
Subject: No 19/01414/FUL

Elliot Maison
16f Forrester Park Avenue
Edinburgh
EH129AN
11 July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

**Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue
Edinburgh EH12 9AW**

I have chosen to write to you personally to **OBJECT** the appeal into the above planning application proposals in the interests of the local community.

As you will be aware from previous objections, the decision notice and the handling report the proposed garages are detrimental to residents. The appellant undermined local community clean-up efforts in his original planning application, his admiration of Forrester Parks sense of community is sweet however his efforts are lacking. He did not attend any of the local clean ups, which for the record were absolutely NOT for the aid of his garage development, nor the first meeting of the newly established resident's association, at which his garages were a point of discussion.

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In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Elliot R Maison

From: Ross Fleming
Sent: 11 Jul 2019 09:43:22 +0100
To: Local Review Body
Subject: 19/00094/REVREF

Ross Fleming

5E Forrester Park Avenue

Edinburgh

EH12 9AA

11th July 2019

Local Review Body Support Team

City of Edinburgh Planning Local Review Body

Waverley Court - Business Unit G2

4 East Market Street

Edinburgh EH8 8BG

Council REF 19/00094/REVREF

Planning application REF 19/01414/FUL

To whom it may concern,

Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

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Sincerely,

Ross Fleming

Leigh-Ann Shaw
2E Forrester Park Grove
Edinburgh
EH12 9AJ

11th July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

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As I previously stated in my objection to the application, the increase of traffic to these garages would put the residents (which include several children of various ages) in great danger as there are no speed reducing measures on these already very narrow roads. These roads are made narrower and more dangerous by the number of parked cars/vans along both sides of each road due to limited parking spaces. Extra traffic by way of vans/lorries to these storage units would be a huge risk to the safety of the residents and park cars.

In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Leigh-Ann Shaw (electronically signed)

Jennifer Anne Todd
6A Forrester Park Grove
EH12 9AJ
11th July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

**Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue
Edinburgh EH12 9AW**

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Sincerely,

Jennifer Anne Todd
6A Forrester Park Grove
Edinburgh
EH12 9AJ

From: Lynn Crossan
Sent: 11 Jul 2019 13:58:49 +0000
To: Local Review Body
Subject: No 19/01414/FUL

Lynn Crossan
9C Forrester Park Grove
Edinburgh
EH12 9AL
11/07/2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL
To whom it may concern,

Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

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Sincerely,

Lynn Crossan

Paul millar
24B forrester Park avenue
EH129AW

11 07 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

**Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue
Edinburgh EH12 9AW**

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In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Mr Paul Millar

From: Forrester Park
Sent: 11 Jul 2019 20:58:00 +0100
To: Local Review Body
Subject: No 19/01414/FUL

Davy Bryan
2a Forrester park green
Edinburgh
EH12 9ap
11/07/19
Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

I have chosen to write to you personally to OBJECT the appeal into the above planning application proposals in the interests of the local community.

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Sincerely,
Davy Bryan
Chairman
Forrester park residents association

18B Forrester Park Avenue
Edinburgh
EH12 9AN
14th July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court – Business Unit G2
4 East Market Street
Edinburgh
EH8 8 BG

Council REF 19/00094/REVREF
Planning Application REF 19/01414/FUL
Proposed Garages at land East of 30 Forrester Park Avenue, EH12 9AW

The Chairperson of the Review Panel

I have chosen to write to you personally to object, once again, to the appeal in relation to the above planning permission, in the interest of ALL the residents of the Forrester Park Estate, who can attend the above review, but cannot speak.

As you will be aware from the objections previously raised, this project will be detrimental to the health, safety, and general security of all of the residents. The proposed storage for the 'residents' is yet another pretence to increase the number of storage premises for delivery drivers of the different online delivery companies. Anyone with an hour to spare can easily observe the vans being loaded and unloaded with the different packages at the garages already owned and leased by the applicant. It is not a comfortable experience walking past the existing garages late in the evening, where there can be an accumulation of the said drivers.

In the recent walk about where we had a police presence, the notices advertising garages to rent were noticed, and it seems that the police are aware that it is expressly stated in all of the Forrester Park owners original title deeds that NO part of the estate can be used for commercial purposes, and also that no commercial vehicle, van, or caravan or mobile home can be parked in the areas reserved for parking. I am sure that McTaggart and Mickel will confirm this to you. I also believe that there is no record of a supposed sale of the said garage spaces with the owners.

In conclusion we have an application from an individual to bring commercial business into a strictly residential area where, up till now, our children have been safe to go out on their bikes and scooters, where dogs can be walked, where speed limits are (mostly) observed, where there is little traffic, where parking spaces are already at a premium, and where I have yet to see an electric vehicle!, and, according to my title deeds, against the law. Can you imagine the sharp drop in the financial value of our properties if such a scheme were allowed to go ahead.

The council will have to step up the upkeep of the roads in Forrester Park, the cleansing department will have to be a little more efficient, and the police presence will be more necessary, I do not wish to contemplate the risks of all these white vans on our quiet roads.

I do hope that you will take all of this, and the objections submitted by other residents in writing, as we have no voice in the matter any other way, into consideration and release us from the threat to which we are being submitted, in spite of our objections.

I look forward to your notifying us of a further refusal, and with no leeway to appeal

Yours Sincerely

Lesley Lalmas (Mrs)

From: linda macdonald
Sent: 15 Jul 2019 20:15:49 +0000
To: Local Review Body
Subject: No 19/01414/FUL

Linda Macdonald
26F Forrester Park Avenue
Edinburgh

EH12 9AW

15/07/2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue Edinburgh EH12 9AW

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In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Linda Macdonald

Sent from my iPhone

Brydon Ireland
17f Forrester Park Drive
EH129AX
Date

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

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Local Review Body Support Team

Date

Page 2

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Sincerely,

Your Name

Jennifer Anne Todd
6A Forrester Park Grove
EH12 9AJ
11th July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

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As you will be aware from previous objections, the decision notice and the handling report the proposed garages are detrimental to residents. The appellant undermined local community clean-up efforts in his original planning application, his admiration of Forrester Parks sense of community is sweet however his efforts are lacking. He did not attend any of the local clean ups, which for the record were absolutely NOT for the aid of his garage development, nor the first meeting of the newly established resident's association, at which his garages were a point of discussion.

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Despite the appellant's "clarifications" that the garages would be let for 'private storage purposes only for residents on the estate' several garages he already owns and lets in Forrester are let to commercial delivery drivers such as DPD and Amazon? Sounds like a commercial storage business to me, there is plenty of self-storage in the immediate areas (Sighthill industrial estate has a minimum 5). Furthermore, the general consensus is that very few if any Forrester Park residents want these

new garages. In addition, I believe that All U Store are manipulating planning regulations, using the promise of electrical vehicle charging in order to get permission. Whilst electric cars are better for the environment etc, very few if any residents have electric cars? And it is very unlikely that these news garages with the charging points will change that.

In addition, Section 2.3.2 of the Notice of Review statement mentions the current garages being "well maintained". A quick walk around the garages in Forrester will prove that this is not the case. These garages absolutely encourage anti-social behavior, from arson, to vandalism and theft.

In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Jennifer Anne Todd
6A Forrester Park Grove
Edinburgh
EH12 9AJ

Brydon Ireland
17f Forrester Park Drive
EH129AX
Date

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG
Council REF 19/00094/REVREF
Planning application REF 19/01414/FUL

To whom it may concern,

**Application no. 19/01414/FUL Proposed garages at Land East Of 30 Forrester Park Avenue
Edinburgh EH12 9AW**

I have chosen to write to you personally to **OBJECT** the appeal into the above planning application proposals in the interests of the local community.

As you will be aware from previous objections, the decision notice and the handling report the proposed garages are detrimental to residents. The appellant undermined local community clean-up efforts in his original planning application, his admiration of Forrester Parks sense of community is sweet however his efforts are lacking. He did not attend any of the local clean ups, which for the record were absolutely NOT for the aid of his garage development, nor the first meeting of the newly established resident's association, at which his garages were a point of discussion.

As suggested the proposed garages will have a detrimental effect on the local community, and doesn't fulfil the LDP. Despite the site being designated as garage space, the development would absolutely have a damaging effect on residents due to a vast range of issues from concerns about the ownership of land, the fact groundworks have been done despite stating in the original planning application that works had not been started, let alone the unsuitable road links and the on street parking situations on the main/only access road to the site.

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Local Review Body Support Team

Date

Page 2

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In conclusion, I hope that these further submissions of objection to the appeal proposal will assist and clarify that in fact the appellant talks a good game, but this fails to follow through in his actions. I look forward to the further refusal of planning consent.

Sincerely,

Your Name

K. Milko

18B Forrester Park Avenue
Edinburgh
EH12 9AN
14th July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court – Business Unit G2
4 East Market Street
Edinburgh
EH8 8 BG

Planning L.

19 JUL 2019

Building Standards

Council REF 19/00094/REVREF
Planning Application REF 19/01414/FUL
Proposed Garages at land East of 30 Forrester Park Avenue, EH129AW

The Chairperson of the Review Panel

I have chosen to write to you personally to object, once again, to the appeal in relation to the above planning permission, in the interest of ALL the residents of the Forrester Park Estate, who can attend the above review, but cannot speak.

As you will be aware from the objections previously raised, this project will be detrimental to the health, safety, and general security of all of the residents. The proposed storage for the 'residents' is yet another pretence to increase the number of storage premises for delivery drivers of the different online delivery companies. Anyone with an hour to spare can easily observe the vans being loaded and unloaded with the different packages at the garages already owned and leased by the applicant. It is not a comfortable experience walking past the existing garages late in the evening, where there can be an accumulation of the said drivers.

In the recent walk about where we had a police presence, the notices advertising garages to rent were noticed, and it seems that the police are aware that it is expressly stated in all of the Forrester Park owners original title deeds that NO part of the estate can be used for commercial purposes, and also that no commercial vehicle, van, or caravan or mobile home can be parked in the areas reserved for parking. I am sure that McTaggart and Mickel will confirm this to you. I also believe that there is no record of a supposed sale of the said garage spaces with the owners.

In conclusion we have an application from an individual to bring commercial business into a strictly residential area where, up till now, our children have been safe to go out on their bikes and scooters, where dogs can be walked, where speed limits are (mostly) observed, where there is little traffic, where parking spaces are already at a premium, and where I have yet to see an electric vehicle!, and, according to my title deeds, against the law. Can you imagine the sharp drop in the financial value of our properties if such a scheme were allowed to go ahead.

The council will have to step up the upkeep of the roads in Forrester Park, the cleansing department will have to be a little more efficient, and the police presence will be more necessary, I do not wish to contemplate the risks of all these white vans on our quiet roads.

I do hope that you will take all of this, and the objections submitted by other residents in writing, as we have no voice in the matter any other way, into consideration and release us from the threat to which we are being submitted, in spite of our objections.

I look forward to your notifying us of a further refusal, and with no leeway to appeal

Yours Sincerely


Lesley Lalmas (Mrs)

From: Robert Stokes
Sent: 21 Jul 2019 21:56:25 +0000
To: Local Review Body
Subject: Notice of Review statement for Planning Application 19/01414/FUL

30F Forrester Park Avenue
Edinburgh
EH12 9AW

21 July 2019

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court - Business Unit G2
4 East Market Street
Edinburgh EH8 8BG

NOTIFICATION OF NOTICE OF REVIEW: Reference Our Ref: 19/00094/REVREF

Having Read THE 'Notice of Review statement for Planning Application 19/01414/FUL', I am happy that the Chief Planning Officer made the correct decision in refusing Application No: 19/01414/FUL on 17/05/2019;

I have added comments on the Review statement.

1.0 Background

The reference to an Air Quality Management Area (AQMA) is a red herring. The distance between St John's Road and the nearest point in Forrester Park ('the Estate') is 1.06 km, so any impact on improving air quality in St John's Road is widely conjectural.

Property owners of 22-30 Forrester Park Avenue (FPA) have 34 garage plots allocated to them in their Title deeds. My own is

"... that plot of ground known as garage plot 232 lying on the north side of the vehicle access leading from Forrester Park Avenue, ..."

Source:

Registers of Scotland
General Register of Sasines
County of Midlothian
Fiche 2114 Frame 27

Presented & Recorded on 11 August 1997

Also, the vehicle access area between the two sets of proposed garages is owned by the property owners at 22-30 FPA:

"Mactaggart & Mickel Limited DISPONE:

"A common right of property [...] to the ground [...] marked "Vehicle Access" and the footpath leading thereto..."

The newly-formed Forrester Park Resident's Association intends to counter Mr Whitmey's ownership claim to the proposed development site, as property owners at 22-30 FPA were unaware of the transfer deal, which Mactaggart & Mickel has only recently admitted took place.

2.0 The Existing Condition

2.1 The proposed development will displace parking spaces currently used by residents of 22-30 FPA. This parking area is currently a surfaced strip, and incurred damage during Mr Whitmey's aborted development in June 2018.

2.2 The only access to the proposed development is a narrow road, 20' wide, which has one side used by residents of 22-30 FPA for parking, rendering it a one-way street in practice. As Mr Whitmey cannot force the residents of 22-30 FPA to rent the 23 proposed storage units, it is reasonable to assume that this could result in 23 additional vehicles accessing the proposed garages twice a day. Unless these additional vehicles are Electric Vehicles (EVs) then this would counter Mr Whitmey's improved air quality argument.

These extra 46 daily trips would also add considerably to increased accident risk, and with non-EVs, to noise pollution.

Mr Whitmey has allowed existing lockups he owns in Forrester Park to be used for storage by third-party contractors, and this breaks the original stipulations set out in Mactaggart & Mickel's plan for the Estate. It is reasonable to assume that the 23 proposed garages might be leased to third-party contractors, as a precedent has been established.

Mr Whitmey bought 225 garage plots located throughout the Estate in 2001 for an outlay of £22,500, and the proposed development is part of a wider plan. Many of these additional plots are currently used by residents of the Estate for parking, while others are gardens or lawns: many are adjacent to apartment blocks. If the proposed application is permitted then many of these additional sites will be at risk of development as storage units, displacing residents parking facilities and creating a massive loss of amenity. The character of Estate would be disfigured.

2.3.2 One of Mr Whitmey's existing lockups at 12 Forrester Park Avenue has graffiti in very large letters daubed onto its wall facing the Fife railway line. This has been there for several years and Mr Whitmey has not removed it.

2.4.5 The proposed site is not unused, as noted in my response above. Its appearance has deteriorated since Mr Whitmey's attempted development in June 2018, as his contractor did not fully repair the damage his team did. Until this work was started the site had been a grassy field with a surfaced strip and not especially unattractive (which is a very subjective opinion).

3.0 Comments on the Reasons for Refusal

3.1.1 Mr Whitmey seems to be unaware of the meaning of the word 'commercial', which is commonly understood to be 'concerned with buying and selling'. As Mr Whitmey would be selling storage space to residents, who as a consequence would be buying storage space, then his proposals do introduce a commercial storage business within a residential area, to create revenue for his company 'All U Store'. Unless these proposed storage units are being supplied

to residents rent-free (as lockups bought by residents from Mactaggart & Mickel are), then 'domestic' and 'commercial' are not mutually exclusive attributes.

3.1.2 The original design stipulated, not 31, but 34 plots, which is the number of apartments in 22-30 FPA (2 x 8, 3 x 6). This calls into question the quality of Mr Whitmey's legal advisors, who as reported by Mactaggart & Mickel, did all of their own title checking.

3.1.3 'Lettable' is surely synonymous with 'commercial'

3.1.4 There is already provision for off-street parking around FPA, and Mr Whitmey offers no evidence of a demand in the Estate for other types of storage.

3.1.5 Mr Whitmey offers no evidence of a demand in the Estate for charging points for EVs. If there is a future demand for these points then they would be better placed in a central position in the Estate.

3.1.6 Mr Whitmey offers no evidence of a demand in the Estate for bicycle storage.

3.1.8 As noted above, the proposed development site was not an eyesore until Mr Whitmey's aborted development in June 2018, and the whole area is a much-needed local amenity which allows residents to (a) park cars and vans, (b) exercise dogs and (c) play football.

3.1.9 Mr Whitmey offers no evidence that 23 residents of 22-30 FPA are willing to pay rent for his storage units. If any of the units are unused, and given the commercial nature of this endeavour, Mr Whitmey will be forced to look outwith FPA to lease the storage units. If this happens then there will be an increase in traffic in FPA.

Further, if no one in the Estate wants to pay rent for his units he will be forced to look outwith the Estate for custom, resulting in an increase in traffic in the Estate.

3.1.10 Mr Whitmey appears to be proposing an agent or factor to maintain the storage unit area, with appropriate security measures. He neglects to give further details on this important announcement, which would presumably mean administration costs, possibly a presence on-site, CCT TV, motion-activated cameras with floodlights and a siren alarm, the cost of which would be passed onto customers.

And no details are given on how to restrict letting units to residents of FPA or the Estate or prevent sub-letting.

3.1.11-3.1.16 Mr Whitmey is seeking to foist his development proposals onto the residents of the Estate without their consent, whereas when the properties were originally sold there was an implied consent to Mactaggart & Mickel's development.

The site needs to be improved, but creating a surfaced car park, like the one at the foot of Forrester Park Drive, could provide parking space for more, and larger, vehicles

3.1.17 The original lockups were provided rent-free.

3.1.20 The proposed siting is smaller than the original in which North and South rows were both the same size. This again calls into question the quality of Mr Whitmey's legal advisors.

In conclusion, I think this Review should uphold the Chief Planning Officer's decision in refusing this application.

Robert Stokes

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