

Development Management Sub-Committee Report

Wednesday 23 October 2024

**Application for Planning Permission
Land 20 Metres North Of, 80E West Granton Road, Edinburgh**

Proposal: Change of use from car park to hand car washing and valeting facility.

**Item – Committee Decision
Application Number – 24/03496/FUL
Ward – B04 - Forth**

Reasons for Referral to Committee

The application has been referred for determination by the Development Management Sub-committee at the discretion of the Chief Planning Officer as the Granton and District Community Council object but on a non-statutory basis.

Recommendation

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

Summary

The proposals are in accordance with the Development Plan as they comply with National Planning Framework 4 Policies 1, 9, 14, 22 and 26 and Local Development Plan Policies Des 1 and Env 22. The proposals are acceptable in principle, and they will not adversely impact residential amenity or the character and appearance of the surroundings. They raise no material issues in respect of flooding, drainage, pollution, or transport. There are no compelling material considerations for not approving the proposals.

SECTION A – Application Background

Site Description

The site is a parking/storage area to the east/rear of a large retail store at 154 West Granton Road. It extends to 0.11 hectares. The site is bounded by a retail/manufacturing premises to the south and a car park and unadopted road leading to the rear of a hot food takeaway and public house to the east. Access to West Granton Road is to the north via another unadopted road. A substation sits out with the site at the southwest corner.

The site is located in the Edinburgh Waterfront: Central Development Area (EW2b) as defined by the Local Development Plan (LDP), but the proposals have no material relevance to this designation, or the Granton Waterfront Development Framework, given their very small scale and location.

Description of the Proposals

Planning permission is sought for the creation of a hand car washing and valeting facility.

The development will comprise a grey timber clad office/store structure, two covered valet bays and two uncovered wash bays. Water is to discharge to an existing road gully via a drainage channel with three silt traps. A private refuse storage area is located to the north of a turning head.

Supporting Information

Drainage Strategy Report.

Relevant Site History

01/01965/FUL
80E West Granton Road
Edinburgh
EH5 1HR
Office in connection with the above.
Granted
15 June 2001

Other Relevant Site History

There is no other relevant site history.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Transport Planning

Scottish Power

Environmental Protection

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 8 August 2024

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable

Site Notices Date(s): Not Applicable

Number of Contributors: 1

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) and the LDP the newer policy shall prevail.

Do the proposals comply with the Development Plan?

If the proposals do comply with the Development Plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the Development Plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights.
- public representations; and
- any other identified material considerations.

Assessment

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

a) The proposals comply with the Development Plan

The relevant policies are:

- NPF4 Sustainable Places Policies 1 and 9.
- NPF4 Liveable Places Policies 14 and 22.
- NPF4 Productive Places Policy 26.
- LDP Design Principles for New Development Policy 1; and
- LDP Caring for the Environment Policy 22.

The non-statutory Edinburgh Design Guidance was considered in the making of this recommendation.

Principle of the proposals

The land is not specifically allocated for business, general industrial or storage and distribution purposes by the LDP. The nature and very small scale of the proposals are compatible with the mixed used character of the site's immediate surroundings. A hand car washing and valeting facility is unlikely to generate significant levels of noise to the detriment of the nearest residential properties. These are located to the south of the site above the commercial premises on West Granton Road. Any noise created by the proposals would be absorbed into the existing background noise levels that are already created from traffic and operations associated with the nearby commercial premises. These include light industrial, retail, hot food takeaway and public houses uses.

It is deemed unreasonable and unnecessary to demonstrate *"that there are no suitable alternatives (sites) allocated in the LDP or identified in the employment land audit"* as the nearest 'Business and Industry' designation is Leith Docks and Edinburgh has never issued such an audit (as referenced by NPF4 Policy 26). Similarly, there is no need for *"appropriate site restoration at the end of a period of commercial use"* as the use is not temporary. The proposals are acceptable in principle.

The proposals comply with the relevant sections of NPF4 Policy 26.

Global climate and nature crises

The site is brownfield land, and it has little to no ecological value or scope for improvement owing to the nature of the historic land uses. Although the proposals would generate vehicle movements, this must be balanced against the current parking/storage operations occurring on the land which create journeys. Any increase in vehicle movements as a result of the proposals would not be significant.

The site is not at risk of flooding. Water used would drain to an existing road gully through a new drainage channel with silt traps. This is acceptable in planning terms and will be further considered through relevant non-planning technical consents (e.g. Trade Effluent Consent or similar from Scottish Water). Reasonable provision has been made for the management of non-water waste from these very small-scale proposals. Environmental Protection made no comment in relation to the proposals.

The proposals comply with the relevant sections of NPF4 Policies 1, 9, 14 and 22 and LDP Policy Env 22.

Design, layout and Impact on the Character and Appearance of the Surroundings

The design is basic and functional which is acceptable given the mixed used character and appearance of the site's immediate surroundings. It would not be detrimental to wider visual amenity owing to the very small scale of the proposals and concealment from the wider public realm. The reuse of a brownfield site would contribute towards the creation of a sense of place.

The unadopted road which will serve the site is already used by a number of adjacent commercial operations and it is of a sufficient width and finish to accommodate any increase in traffic associated with the proposals. Its bellmouth junction with West Granton Road, which has nearby signal controlled crossing points and is wide enough to accommodate car parking on both sides, has good access/egress visibility splays.

The proposals raise no material concerns in respect of road and pedestrian safety. Transport Planning and Scottish Power, in relation to an adjacent sub-station, made no comment in relation to the proposals.

The proposals comply with the relevant sections of NPF4 Policy 14 and LDP Policy Des 1.

Conclusion in relation to the Development Plan

The proposals are in accordance with the Development Plan as they comply with National Planning Framework 4 Policies 1, 9, 14, 22 and 26 and Local Development Plan Policies Des 1 and Env 22.

b) There are any other material considerations which must be addressed

The following matters have been identified as material considerations.

Emerging policy context

On 5 April 2024, the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. On 27 June 2024, the Council accepted the recommendations and modifications required to the Proposed City Plan 2030.

On 10 September 2024 Scottish Ministers issued a Direction under section 20(5) of the Town and Country Planning Scotland Act 1997 that City of Edinburgh Council consider modifying the proposed City of Edinburgh Local Development Plan 2, City Plan 2030 as detailed within the annex to the direction. The required modifications are being reviewed and will be considered at a further meeting of the Planning Committee and then further Full Council.

At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the adoption of the plan.

Equalities and human rights

Due regard has been given to Section 149 of the Equality Act 2010 and human rights; no material adverse impacts have been identified.

Public representations

One representation in objection was received from the Granton and District Community Council on a non-statutory basis. Matters raised have been summarised below and addressed in Section a).

Material planning considerations

- Principle of the proposals not being acceptable - this is addressed under 'principle of the proposals.'
- Road and pedestrian safety - this is addressed under 'design, layout and Impact on the character and appearance of the surroundings.'
- Surface / waste water drainage measures - this is addressed under 'global climate and nature crises'; and
- Water and air pollution - this is addressed under 'global climate and nature crises'.

Non-material planning considerations

- Alleged outcomes of a similar proposal elsewhere; and
- Lack of applicant commitment to employ local people.

Conclusion in relation to the identified material considerations

None of the identified matters constitute compelling material considerations for not approving the proposals.

c) Overall conclusion

The proposals are in accordance with the Development Plan as they comply with National Planning Framework 4 Policies 1, 9, 14, 22 and 26 and Local Development Plan Policies Des 1 and Env 22. The proposals are acceptable in principle, and they will not adversely impact residential amenity or the character and appearance of the surroundings. They raise no material issues in respect of flooding, drainage, pollution, or transport. There are no compelling material considerations for not approving the proposals.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 2 August 2024

Drawing Numbers/Scheme

01-03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Graham Fraser, Assistant Planning Officer
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Appendix 1

Summary of Consultation Responses

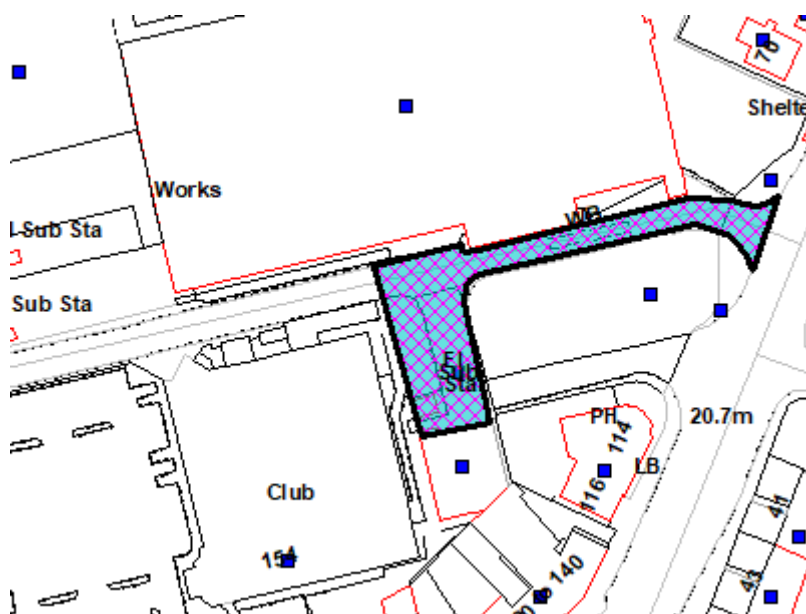
NAME: Transport Planning
COMMENT: No response
DATE:

NAME: Scottish Power
COMMENT: No response
DATE:

NAME: Environmental Protection
COMMENT: No response
DATE:

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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