

Development Management Sub Committee

Wednesday 4 December 2019

Report for forthcoming application by

The City Of Edinburgh Council for Proposal of Application Notice.

19/04682/PAN

At 165 Broughton Road, Edinburgh, EH7 4LG.

Housing led, mixed use development which includes the conversion of an existing Category B listed Stables building into a work and events space, new build intergenerational nursery with older person's housing. New build mixed tenure homes and a variety of public a semi-public amenity spaces. Separate applications will be made for each of the elements, stables, bowling greens and waste transfer station.

Item number

Report number

Wards

B12 - Leith Walk

Summary

The purpose of this report is to inform the Development Management Sub-Committee of forthcoming full planning applications for housing-led, mixed use development which includes the conversion of an existing Category B listed stables building into a work and events space, new-build intergenerational nursery with older person's housing. New build mixed tenure homes and a variety of public a semi-public amenity spaces. Separate applications will be made for each of the current site elements: stables, bowling greens and waste transfer station.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (application number - 19/04682/PAN) on 2 October 2019.

Links

[Coalition pledges](#)

[Council outcomes](#)

[Single Outcome Agreement](#)

Recommendations

- 1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site, covering approximately 3.2 hectares, lies between Broughton Road to the south and the Water of Leith to the north. The Water of Leith and associated land is designated as a Local Nature Conservation Site in the Local Development Plan (LDP). The site is bounded by the former goods railway line to the east and Redbraes Park beyond. To the west of the site are existing residential flats.

The eastern part of the site is comprised of the now demolished former waste transfer facility and the category B listed stable block (reference LB30290, listed 23 July 1993) which fronts onto Broughton Road.

The western part of the site contains three bowling greens, which are designated as open space in the Local Development Plan. However, they are not currently in use as bowling greens. The perimeter of this part of the site contains tree planting. The bowling greens sit at a lower level than Broughton Road. A Police Box is also located at the southern end of the site.

St Mark's Path splits the site in two, connecting Broughton Road through to St Mark's Park over the Water of Leith.

Vehicular access to the site is currently from Broughton Road.

2.2 Site History

27 September 2012 - planning permission granted for a prefabricated modular building to provide staff facilities (application number - 12/02684/FUL).

6 April 2018 - listed building consent granted to demolish a modern lean-to shed attached to northeast elevation of original listed stable block (application number - 18/00217/LBC).

12 December 2018 - Planning Committee approved the Powderhall Place Brief.

Main report

3.1 Description of the Proposal

The proposal will be for housing-led, mixed use development including the conversion of an existing Category B listed Stables building into a work and events space, new build intergenerational nursery with older person's housing. New build mixed tenure homes and a variety of public a semi-public amenity spaces.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The proposed development will not have a serious detriment on the character and setting of any listed buildings and structures;

The site contains the listed stable block, whilst there are listed buildings associated with the adjacent Broughton Primary School. The impact of the proposed development on each of their setting and character will be considered in relation to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against relevant policies in the Edinburgh Local Development Plan.

b) The principle of the development is acceptable in this location;

The site is within the Urban Area where several Local Development Plan policies apply.

The part of the site that contains the former waste transfer facility is safeguarded in the LDP for that use. Alternative uses will need to be justified.

The bowling greens are identified as open space within the LDP Proposals Map. Consequently, Policy Env 18 (Open Space Protection) and Policy Env 10 (Protection of Outdoor Sports Facilities) will apply to any proposals that result in the loss of open space.

c) The design, scale and layout are acceptable with the character of the area;

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance. This includes any potential impact on the listed building and its setting.

The proposals will need to consider how the proposed development will integrate with its surroundings and consider the principles set out in the approved Powderhall Place Brief.

A Design and Access Statement will be required to accompany the application.

d) Access, parking and servicing arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to transport policies of the LDP. Consideration should be given to the impact on traffic flows on local streets, and access to public or alternative means of transport. Transport Information will be required to support the application.

The place brief proposes routes through the site, including a potential link to the former railway line to the east of the site, which is safeguarded in the LDP for a footpath / cycle path.

e) There are any other environmental factors that require consideration;

The proposals will be required to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. The proposal will be assessed in line with LDP policy Del 1 (Infrastructure delivery and developer contributions).

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents are likely to be expected (this list is not exhaustive):

- Pre-application Consultation Report;
- Planning Statement;
- Contaminated land report;
- Design and Access Statement;
- View Analysis;
- Ecological survey and report;
- Tree survey and constraints plan;
- Transport information;
- Flood Risk Assessment and Surface Water Management Plan; and
- Sustainability Statement.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions have taken place.

The Place Brief was subject to community consultation.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 19/0468/PAN) outlined public exhibitions were held on 23 October 2019 at McDonald Road Library between 16:30 and 19:30, and 24 October 2019 at Broughton Primary School between 17:30 and 20:00. The PAN also indicated that additional public consultation will take place in November/December.

The applicant also notified New Town and Broughton Community Council, Leith Central Community Council, Broughton Primary School Parent Teacher Association and Powderhall Village Owners Association of the PAN. The Planning Authority also advised the applicant to send a copy of the PAN to Leith Walk and Inverleith ward councillors and also to Stockbridge/Inverleith Community Council.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

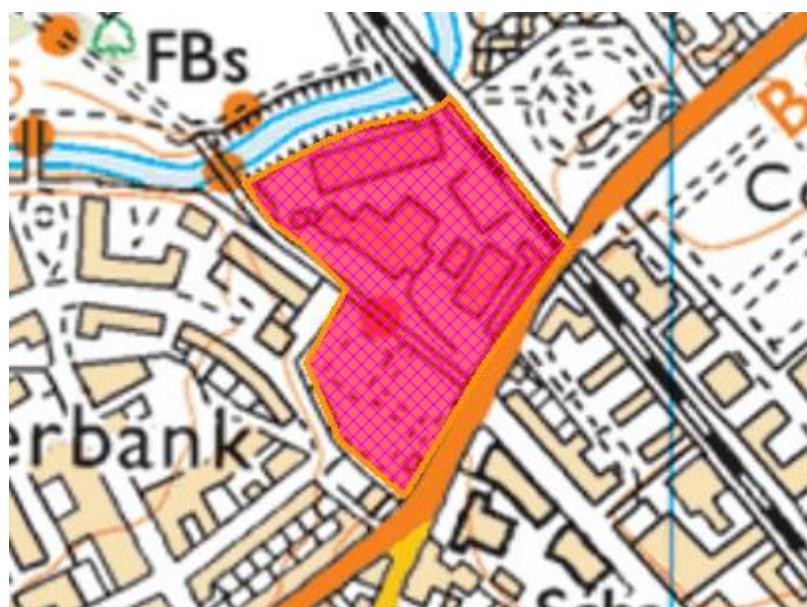
PLACE

The City of Edinburgh Council

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Location Plan



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