

Development Management Sub Committee

Wednesday 4 December 2019

Report for forthcoming application by

Taylor Wimpey Limited and BL Chesser Ltd. for Proposal of Application Notice

19/04823/PAN

At Land 131 Metres Southeast Of 119, Ferniehill Drive, Edinburgh

Residential development and associated works at land known as 'Highfield', Drum Estate.

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential development and associated works at land known as 'Highfield', Drum Estate, Edinburgh. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 19/04823/PAN on 08 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 application site is approximately 6.12 hectares in area and is located within land known as 'Highfield' within the Drum Estate. The site sits to the east of the urban boundary and is designated greenbelt and a Special Landscape Area (The Drum). Drum Wood sits to the south-east of the site boundary and is a designated Local Nature Conservation Site. Although not within, the Historic Garden Designed Landscape Inventory Site: The Drum, adjoins the majority of the application site's eastern boundary. To the north the site bounds the A7. A Tram safeguard runs along this part of the A7.

A low rise stone wall flanks the northern, and part of the western boundary, with a wide grassed verge siting between the edge of the site and the road. The land banks up from the road to the site. There is a dense band of trees to the northern and western site boundaries, with additional clusters and individual trees spread across the site. The site is covered by a mix of grass/scrub and vegetation. There is a path adjacent to the eastern site boundary.

Category B listed gate piers (listed building ref: 43258, listed 15 April 1996) sit adjacent to the southern corner of the site, with stone wall running along the eastern boundary.

To the north-west and south-west respectively are the existing residential areas of Moredun and Gilmerton. The residential area of Danderhall is located to the north east of the site and falls within the administrative boundary for Midlothian Council.

2.2 Site History

No relevant planning history.

Neighbouring Sites

Edmonstone/Old Dalkeith Road (land to the north of the site)

13 August 2014 - planning permission in principle withdrawn for a cemetery (including provision for woodland burials), memorial garden, chapel of rest and associated development (application number 13/05235/PPP).

23 April 2015 - planning permission in principle granted for a cemetery, crematorium, memorial garden, chapel of rest and associated development (application number 13/05302/PPP).

3 July 2015 - planning permission in principle for residential development granted on appeal (application number 14/01057/PPP).

04 September 2018 - application for approval of matters specified in Conditions 1 and 6 of Planning Permission in Principle 14/01057/PPP (Appeal Reference PPA-230-2131) - residential development, Ancillary Uses and Associated Development on Land 447 Metres Northeast of 545 Old Dalkeith Road Edinburgh (application number 18/00508/AMC).

The Drum (land to the south of the site)

18 June 2015 - planning permission in principle refused for residential development and associated works at land 146 metres east of 143 Drum Street, Edinburgh (application number 15/02905/PPP).

29 July 2015 - planning permission in principle granted for residential development and associated works at land 126 metres north of 137 Drum Street, Candlemaker's Park. This is at the north western part of the wider site (application number 14/01238/PPP). This site is allocated for housing in the Edinburgh Local Development Plan.

28 February 2017 - appeal dismissed for residential development and associated works at land 146 metres east of 143 Drum Street, Edinburgh. (application number 15/02905/PPP) (Appeal Reference: PPA-230-2189).

31 August 2017 - approval of Matters specified in Conditions for residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking, cycle parking, boundary treatments, landscaping, details of existing and finished levels, flood attenuation details (matters listed in conditions 1, 2, 4 and 6 of planning consent 14/01238/PPP) (as amended) (application number 17/00696/AMC).

07 May 2018 - Approval of matters specified in conditions application for residential development including associated roads and landscaping (matters listed in condition one of planning consent 14/01238/PPP) (application number 17/05802/AMC).

21 December 2018 -approval of variation to Condition 1, attached to planning permission 18/00508/AMC, to change the trigger point for delivery of the upgraded signalised junction at The Wisp with Old Dalkeith Road to prior to the occupation of any residential dwellings rather than prior to the commencement of development (application number 18/09481/FUL).

05 July 2019 - Application for the Modification or Discharge of Planning Obligations (OBL) (application number 19/02342/OBL).

Main report

3.1 Description Of The Proposal

The description in the Proposal of Application Notice anticipates that an application for planning permission in principle will be submitted for a residential development and associated works.

No further details have been submitted to accompany the PAN.

3.2 Key Issues

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

a) The proposed development will have a serious detriment on the character and setting of any listed buildings and structures;

Category B listed gate piers sit adjacent to the southern corner of the site. The impact of the proposed development on 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 development is acceptable in this location;

The site is designated as green belt in the Edinburgh Local Development Plan (LDP). The proposal is therefore contrary to Policy Env 10 in principle and a reasoned justification to allow development within the greenbelt will need to be provided as part of the application.

Consideration will need to be given to Scottish Planning Policy and Strategic Development Plan Policy 7 in terms of the requirement to maintain a five-year effective housing land supply.

There will be a requirement for a mix of housing types and size, including affordable housing. Education provision will need to be considered.

Due to the location of the site, consultation with Midlothian Council will be required to consider any cumulative impacts.

c) The design, scale and layout are acceptable within the character of the area; and wider regeneration;

The proposal will be considered against the provisions of the Edinburgh Local Development Plan and the Edinburgh Design Guidance.

Sufficient information will be required to demonstrate how the development will take account of the existing designations present on the site. Specifically, this includes the special landscape area and the impacts on the adjacent local nature conservation site and the Gardens and Designed Landscape Inventory site to the east.

Although the application is for planning permission in principle, it is expected that a Design and Access Statement will be submitted. A strong design framework/masterplan should be developed to avoid piecemeal development and aid in creating a high quality place. In addition it will be necessary to demonstrate that the proposal will not have any adverse impact on view cones.

d) Access arrangements are acceptable in terms of road safety and public transport accessibility:

The proposal should have regard to the Council's parking standards, transport policies and respond to the requirements of the Edinburgh Street Design guidance. Transport Information will be required to support the application. This should include consideration of the cumulative impact with other development in the southeast of Edinburgh, including Midlothian.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. The proposal will need to be screened to determine if an Environmental Impact Assessment is required. In order to support the application, it is anticipated that the following documents will be required:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan/SUDS;
- Site investigation report;
- Coal Mining Risk Assessment;
- Phase 1 Habitat and Protected Species Survey;
- Air Quality Impact Assessment;
- Landscape and Visual Impact Assessment;
- Tree Survey and constraints plan;
- Noise Assessment;
- Drainage Impact Assessment;
- Archaeological Evaluation;
- Phase 1 Habitat and Protected Species Survey; and
- Conservation Plan.

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 took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 19/04823/PAN) outlined a public exhibition to be held on 25 November 2019 at Gilmerton Library between 3pm and 7pm. The agent has advised that this has now been postponed until the new year but that the same venue and similar timings will be adhered to for the new date. The Planning Authority and all relevant parties will be notified when a new date has been identified.

The PAN decision notice also requests that additional consultation is carried out through the distribution of leaflets to neighbouring properties and the display of posters on local noticeboards as considered appropriate, for example, within shops or libraries. In addition, a copy of the PAN should be sent to Danderhall 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

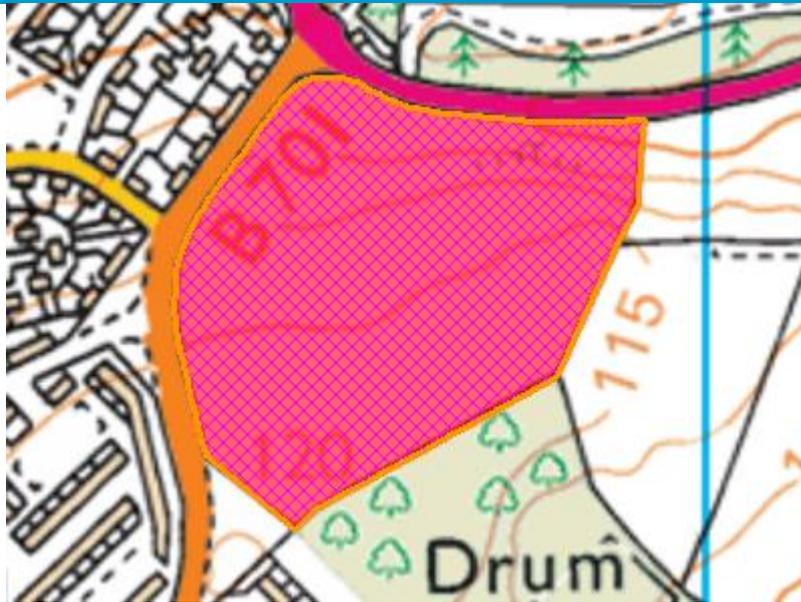
PLACE

The City of Edinburgh Council

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Location Plan



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