

Development Management Sub Committee

report returning to Committee - Wednesday

Application for Planning Permission 18/02719/FUL at Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh

Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended)

Item number

Report number

Wards

B15 - Southside/Newington

Recommendations

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

Background information

The Development Management Sub-Committee determined that it was minded to grant this application on 6 February 2019 subject to a legal agreement being concluded within six months to secure delivery of affordable housing and financial contributions towards educational infrastructure, healthcare provision and transport mitigation measures.

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

Main report

There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 6 February 2019 that it was minded to grant this application subject to a legal agreement first being concluded to secure necessary infrastructure requirements.

In addition to the requirements to deliver affordable housing, the Section 75 legal agreement sought financial contributions towards educational infrastructure, healthcare provision and transport mitigation measures.

The site falls within the Boroughmuir/James Gillespie's Education Contribution Zone where the level of financial contribution equates to £35,415. The site is also located in the Meadows Healthcare Contribution Zone where a contribution of £189,856 is required for healthcare. A financial contribution of £2,000 to progress redetermination orders and £2,000 to progress waiting and loading restrictions is sought.

Conclusion of the legal agreement process has been delayed due to complexities in the phasing of payments given the complex nature of this mixed-use development proposal, which has led to the nine-month decision period being exceeded in this instance. Meaningful progress has been achieved in negotiating the terms of the legal agreement. It is considered that a further 3 month extension to the period to conclude the legal agreement will enable the planning permission to be released for this application.

If this application is granted, a second 'Minded to Grant' letter will be sent to the agents setting out the amended informative deadline for conclusion of the legal agreement and including all of the original conditions and remaining informatives stated in the original 'Minded to Grant' letter of 6 February 2019.

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

Links

Policies and guidance for this application

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN03, LEN04, LEN05, LEN06, LEN09, LEN12, LEN16, LEN20, LEN21, LEN22, LHOU01, LHOU03, LHOU04, LHOU05, LHOU05, LHOU08, LHOU10, LTRA02, LTRA03, LTRA04, LRS01, OTH, CRPMAR, NSG, NSGD02,

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

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PA920EWH8700>

Or Council Papers online

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Julie Ross, Planning Officer

E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468