

# Development Management Sub Committee

report returning to Committee - Wednesday 16 December 2020

**Application for Planning Permission 19/04508/FUL  
at 69 -71 Marionville Road, Edinburgh, EH7 6AQ.  
Demolition of two existing business units and erection of a  
residential development comprising four apartment  
buildings, a terrace of mews houses, associated car parking,  
car port and associated landscaping.**

**Item number**

**Report number**

**Wards**

B14 - Craigentiny/Duddingston

## **Recommendations**

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

## **Background information**

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The Committee was minded to grant planning permission on 4 December 2019, subject to the conclusion of a legal agreement within six months of this date. The legal agreement is required to ensure relevant financial contributions are made toward local schools and healthcare provision. The agreement shall also cover affordable housing provision. The period for conclusion of the legal agreement has been extended for a further 3 months under delegated powers but that period has now expired.

Negotiations have now concluded but as the further extension of 3 months has expired, the legal agreement cannot be concluded. A further 3 months is required to conclude the agreement and issue the planning permission.

## Main report

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Since the application was considered by the Development Management Sub-Committee on 4 December 2019, the Scottish Government has directed the Council not to adopt and issue the Supplementary Guidance 'Developer Contributions and Infrastructure Delivery'. The level of the financial contributions sought for local schools and healthcare as part of the proposal are set out in the Finalised Supplementary Guidance. Despite the direction from the Scottish Government, the Finalised Supplementary Guidance remains a material consideration and is the most up to date guidance the Council has. As a result, there is no change to the financial contributions being sought from when the application was previously considered by the Committee.

The legal agreement has now been concluded and signed by all parties. Committee approval for a three-month extension is required to allow the agreement to be registered and for the planning permission to be released. It is recommended that a three-month extension is granted to allow this to take place.

## Links

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### **Policies and guidance for this application**

LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES11, LEN09, LEN12, LEN16, LEMP09, LTRA02, LTRA03, NSG, NSGD02, NSHAFF,

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=PYA0YOEWKX500>

Or Council Papers online

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

Contact: Alex Gudgeon, Planning Officer

E-mail: alexander.gudgeon@edinburgh.gov.uk