

Development Management Sub Committee

report returning to Committee - Wednesday 21 April 2021

Application for Planning Permission in Principle 20/01410/PPP

at 43 Main Street, Edinburgh, EH4 5BZ.

Planning application for residential development including associated access, parking, infrastructure, and landscaping.

Item number

Report number

Wards

B01 - Almond

Recommendations

It is recommended that this application be Refused for the reasons below.

Background information

The Development Management Sub-Committee determined that it was minded to grant this application on 7 October 2020, subject to the conclusion of a legal agreement within six months of this date.

The applicant has failed to progress any legal agreement required on this site and the application is returned to Committee for a decision to refuse the application.

Main report

The application was originally reported to the Development Management Sub Committee on 7 October 2020. The Committee resolved to grant planning permission subject to the conclusion of a legal agreement to address the following matters

- a) 25% affordable housing is provided on the site in accordance with Council policy;
- b) a financial contribution to Children and Families towards the alleviation of accommodation pressures in the local school catchment areas;

Per unit requirement:

Per Flat - £1,093
Per House - £6,985

- c) financial contribution to redetermine sections of footway and carriageway as necessary for the development (£2,000);
- d) financial contribution to introduce waiting and loading restrictions as necessary (£2,000);
- e) financial contribution to promote a suitable order to introduce a 20mph speed within the development, and subsequently install all necessary sign and markings at no cost to the Council (£2,000);
- f) provision of Car Club vehicles and space (£12,500).

The Report clearly identified that the legal agreement should be concluded within 6 months and the applicant was advised that if this did not occur then the application would be returned to committee with a likely recommendation that the application be refused.

Edinburgh Local Development Plan (LDP) Policy DEL 1 Developer Contributions and Infrastructure Delivery clearly identifies that development will be required to mitigate any infrastructural impacts from a proposed development. In particular part a) addresses transport infrastructure and part b) of the policy provides the basis to seek education contributions.

LDP Policy Hou 6 Affordable housing sets out the Council position on the delivery of 25% affordable housing on sites for the development of over 12 units. Whilst the application is only for a planning permission in principle the site area and the indicative layout illustrates a development in excess of 12 units and it is therefore appropriate to apply this policy.

The applicant has failed to secure an appropriate legal agreement within the specified 6 months period. It is recommended that the application be refused on the basis that the appropriate infrastructure to mitigate the development has not been provided contrary to policies DEL 1 and HOU 6 of the Edinburgh Local Development Plan.

Links

Policies and guidance for this application

LDEL01, LDES01, LDES04, LDES05, LDES07, LDES08, LEN09, LEN12, LEN16, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LRET05, LEMP09, LTRA02, LTRA03, LTRA04, LTRA09, NSGD02, NSHAFF,

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

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=Q7N0YIEWMJ400>

or Council Papers online

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