

# Development Management Sub Committee

**Wednesday 9 February 2022**

**Report for forthcoming application by**

**Host Student Housing Management (UK) & McKay Ltd. for  
Proposal of Application Notice**

**21/06684/PAN**

**at 36 - 44 Westfield Road, Edinburgh, EH11 2QB.  
Student accommodation (up to 303 bedrooms ) including  
communal amenity space and allotments/green space  
along with ancillary facilities.**

**Item number**

**Report number**

**Wards**

B07 - Sighthill/Gorgie

## Summary

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The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for full planning permission for student accommodation (up to 303 bedrooms) including communal amenity space and allotments/green space along with ancillary facilities.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 21/06684/PAN on 20 December 2021.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The application site is located west of the city centre at Westfield Road. The site is currently occupied by vacant office buildings which are two storey and face Westfield Road. Two residential cottages with associated outbuildings are located in the southern part of the site. Vehicular and pedestrian access is taken from Westfield Road. An area of parking and hard standing is located to the rear of the existing office buildings at the site.

The site is bounded to the north by an existing railway line and its associated embankment which includes a line of trees and vegetation. The embankment marks a noticeable difference in land levels at this location. A three-storey office and industrial warehouse building is located immediately to the south of the site. An area of hard standing associated with neighbouring buildings is located to the west of the site beyond which lies the Water of Leith approximately 250 metres away. Westfield Road and the existing pavement forms the eastern boundary. Other features in the area include a large supermarket with associated petrol station, a railway bridge crossing over Westfield Road and various business, industry and retail land uses.

Part of the site is affected by the Health and Safety Consultation Zone to the east.

### **2.2 Site History**

The below site history identifies planning applications that have been determined within the proposal of application notice (PAN) site boundary, in some cases these applications form a small part of the PAN site area.

13 May 1998 - Planning permission was granted to 'demolish existing house to form car park for adjacent car showroom' at 40A Westfield Road, Edinburgh EH11 2QB (application reference: 98/00809/FUL);

22 August 2006 - Planning permission was granted for a change of use from car showroom to office at 44 Westfield Road, Edinburgh, EH11 2QB (application reference: 04/03925/FUL);

07 April 2015 - Planning permission was granted for 'Change of use from vacant land to car park to form an extension to existing car park on land north of 44 Westfield Road, Edinburgh' (application reference: 15/00264/FUL);

21 April 2016 - Application for planning permission in principle for the 'erection of hotel comprising a rough volume massing of 6 floors above a single storey base which will be the optimal scale for the complex and which relates to land in single ownership at Westfield Road, Edinburgh' was withdrawn (application reference: 16/00073/PPP).

## **Main report**

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### **3.1 Description of the Proposal**

The applicant's description of the proposal is for 'student accommodation (up to 303 bedrooms) including communal amenity space and allotments/green space along with ancillary facilities'. No further details of the proposal are submitted at this time.

It is anticipated that an application for full planning permission will be submitted.

### **3.2 Key Issues**

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

#### **a) the principle of the development is acceptable in this location;**

The site is located within the urban area as defined by the Edinburgh Local Development Plan (LDP) (2016). The site must be assessed against all relevant policies within the LDP including policy Hou 8 Student Accommodation. The site's recent use for employment means policy Emp 9 Employment Sites and Premises must also be considered. Supplementary planning guidance, such as the Council's Student Housing Guidance and the Edinburgh Design Guidance will also need to be considered by the applicant.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030 and/or the publication of National Planning Framework 4, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

#### **b) the design, scale and layout are acceptable within the character of the area;**

The applicant will be required to comply with all relevant design policies within the LDP as well as supplementary guidance where applicable (e.g., Edinburgh Design Guidance). A design and access statement will be required to support the application as well as daylight, overshadowing and privacy information for the proposal's future occupants and neighbouring properties. Potential site constraints such as the proximity of the North British Distillery Co and MacFarlane Smith Factory across the street as well as the adjacent railway line to the north of the site will need to be considered.

**c) Access arrangements are acceptable in terms of road safety and public transport accessibility;**

Requirements set out in the Council's Student Housing Guidance relating to the location of student accommodation and LDP transport policies as well as active travel guidance will apply to the proposal. The applicant will be required to provide transport information including a travel plan and to demonstrate how the proposal complies with parking standards, including service arrangements and cycle parking provision as set out in Council guidance. Details of any change to the existing site access from Westfield Road will be required.

**d) There are any other environmental factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, it is anticipated the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Landscape design plans and sections;
- Landscape and visual assessment;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Arboricultural impact assessment;
- Ground investigation information;
- Waste management information;
- Protected species information/extended phase 1 survey;
- Ground investigations/Site investigations;
- Flooding risk and drainage information and
- Noise/air quality information.

### **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**

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

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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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**

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

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face-to-face public event.

The applicant's Proposal of Application Notice application form notes that a public consultation event will be held online with details to be confirmed at a later date. The online consultation would be advertised in the Edinburgh Evening News one week in advance of the event.

The applicant confirms that Gorgie / Dalry Community Council and the following Ward Councillors were notified of the PAN on 20 December 2021: Cllr Denis Dixon, Cllr Catherine Fullerton, Cllr Ashley Graczyk and, Cllr Donald Wilson.

The proposed consultation and PAN are acceptable subject to the applicant completing additional consultation as detailed below:

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- Send details of PAN to Murrayfield Community Council;
  - Confirm times and dates of live event;
  - Information on website should be live for minimum 21 days (please confirm URL);
  - Leaflets/posters advertising the public event to be distributed to neighbouring properties/public areas - this should include Tynecastle High School, Balgreen Primary School & Balgreen Library.
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## **Background reading/external references**

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- 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](#)

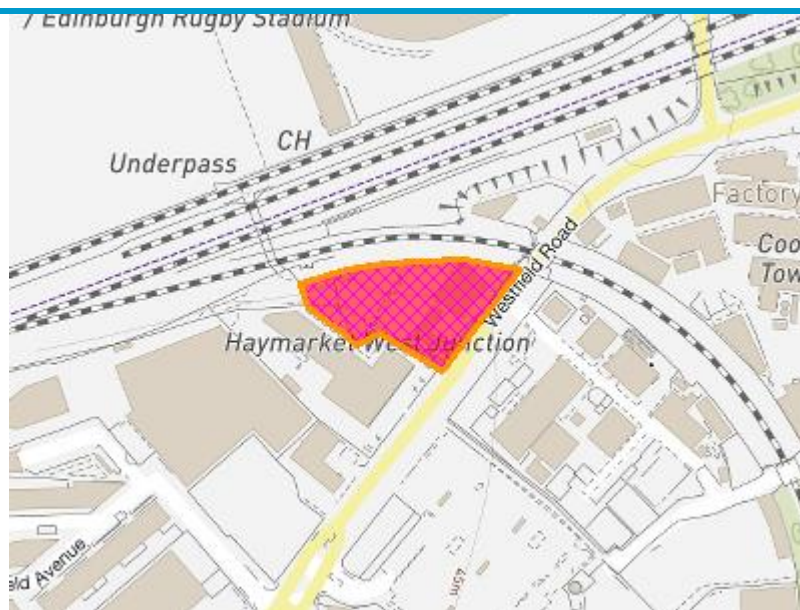
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## Location Plan

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