

Development Management Sub Committee

report returning to Committee - Wednesday 9 February 2022

**Application for Planning Permission 21/00461/FUL
at site 90 metres east of , 4 Barnton Avenue West,
Edinburgh.**

**Erection of retirement accommodation comprising 44
apartments and 4 dwelling houses with associated parking,
drainage and landscaping arrangements.**

Item number

Report number

Wards

B01 - Almond

Recommendations

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

Background information

The application was previously considered by the Development Management Committee on 27 October 2021. The application proposes the erection of a total of 44 retirement apartments and 4 dwelling houses. At the committee it was resolved to grant planning permission subject to the conclusion of a legal agreement to secure the delivery of off-site affordable housing.

Main report

LDP Policy Hou 6 (Affordable Housing) requires that residential development consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of less than 20 dwellings, a commuted sum may be acceptable.

In securing the development of this site it was agreed that the delivery of affordable housing would be through a link with a development within Queensferry on the former Agilent site. Committee resolved to grant planning permission for the development of this site (application reference 21/00518/FUL) at the Development Management Sub Committee on 27 October 2021. A legal agreement was required to secure the affordable housing.

During the progression of the drafting of the S75 Agreement the applicant has requested that the method of delivery of the affordable housing be altered from the agreed off site provision at Queensferry to a commuted sum. The applicant has confirmed that there are new contractual difficulties that were not apparent at the time of consideration of the application. These contractual difficulties are circumstances that are outwith the control of the applicant.

Detailed discussions have taken place with the Affordable Housing Team and it has been agreed that the development can progress on the basis of a commuted sum for affordable housing delivery. The applicant has agreed to a process to establish the appropriate amount and the District Valuer has been instructed to carry out this work.

The exact amount of the commuted sum will be informed by the District Valuer and is likely to be in the range between £40,000 - £70,000 per unit. Committee is requested to agree to this alteration in the approach to affordable housing on this site. The Section 75 Agreement drafting is in an advanced stage and it is anticipated that once the commuted sum value is agreed then planning permission can be issued.

Links

Policies and guidance for this application

LDPP, LDEL01, LDES01, LDES03, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN10, LEN12, LEN15, LEN16, LEN18, LEN19, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, NSG, NSGD02, NSHAFF, SGDC, LEN08, LEN09,

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=QNUBMQEWMNW00>

Or Council Papers online

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