

Development Management Sub Committee

report returning to Committee - Wednesday 2 March 2022

**Application for Planning Permission 20/02916/FUL
at land adjacent to former 34, Cramond Road North,
Edinburgh.**

**Section 42 application to vary condition 1 of planning
permission reference 13/01843/FUL (which modified
consent 05/02947/FUL, which previously modified consent
01/01881/FUL), to extend the proposed timescale for laying
out and operating the approved sports pavilion and sports
pitches for a further five year period.**

Item number

Report number

Wards

B01 - Almond

Recommendations

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

Background information

The application was previously considered on 12th May 2021 by means of a hearing. The application seeks to vary a condition of previous planning permissions to allow a further 5 years for laying out and operating approved sports pavilion and sports pitches for a further five year period.

The application was continued the application to allow further engagement with the community.

Main report

At the hearing on the 12th of May 2021 the Development Management Sub-Committee continued the application for a period of three months with a view to the case being reported back to Committee on 18 August 2021. This time period has been exceeded and this report provides an update on any progress with the case.

The application was continued to allow:

1. The Applicant could enter into either a Good Neighbour Agreement (GNA) or a mediated agreement (following independently chaired mediation), with the Community Councils, Cramond Association, and the other interested parties to this application including local councillors and the school, on a route map deliver the sport facilities, including incremental sport facilities in a timeous manner.
2. The Applicant, following agreement of either the GNA or mediated agreement, could agree with the Council's Chief Planning Officer a detailed route map for delivery of the sport facilities, including incremental sport facilities.
3. The Council's Chief Planning Officer could investigate further, consulting with the applicant and interested parties, potential conditions in terms of:
 - a. length of period of any planning permission;
 - b. timeously remedying the current condition of the land;
 - c. the route map including an option for either the delivery of sport facilities incrementally, or a Plan B fallback approach in event that gold plated Plan A was not deliverable.
 - d. Examine potential for route map to form part of any permission and see whether it could be put into a phasing condition attached to any section 42 permission.

N.B. The Position vis-à-vis enforcement action and use of amenity notice powers was held in abeyance awaiting outcome of this planning decision.

In relation to the above points, the following update is provided:

Mediation

The Planning Authority appointed an independent mediator to take forward this process to gain an understanding of the issues identified by all parties. All parties have been engaged in significant work on identifying a solution for the delivery of sports facilities within Cramond. The mediator has held meetings with all parties and has produced summaries of each session to the other groups.

The Community Council led group have provided significant research in an attempt to identify the current local sports need within the Cramond area. They are of the collective opinion that a large scale facility is unlikely to be deliverable and question the demand. They support the delivery of a proposal tailored towards local sports needs and could incorporate informal recreation/ allotments as part of the solution.

The applicant has engaged with the mediation process and is keen to market the site for a range of options which includes the original sports proposals and the delivery of large scale sporting facilities as envisaged in the 2011 applications.

Planning officers have engaged with the mediator and assisted in providing additional information and clarification as required. A key part of this has been to meet with colleagues in Lifelong Learning and Sports Scotland. The conclusion of these discussions was that time has progressed since the original submission and demand for sport has altered. Any solution should be rooted in local needs and provision. Both of these parties agreed to engage further and provide support as required.

Police Scotland has also been consulted and it is of the opinion that the area represents a low crime risk and development of a lesser scale could be delivered on the site without creating a crime risk. Police Scotland is happy to provide further advice through their Architectural Liaison Service.

A revised road map has been prepared by the Planning Officers. The next stage is to consult with the applicant and Community Council on this. This consultation will inform the timescales in relation to the duration of any planning permission and include details of further mechanisms to deliver potential outcomes.

Next Steps

The mediation process will be concluded, and the application will return to Development Management Sub-Committee for determination as soon as practical in the summer 2022.

Committee is therefore asked to note the progress on the application and that further opportunity to consider the case will be provided following the conclusion of the mediation process.

Links

Policies and guidance for this application

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES07, LDES08, LEN18, LEN22, LHOU01, LHOU02, LHOU03, LHOU06, LTRA01, LTRA02, LTRA03, LEN03, LEN06, 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=QDRA4HEWFU700>

or [Council Papers online](#)

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