

# Development Management Sub Committee

report returning to Committee - Wednesday 21 September 2022

**Application for Planning Permission 21/00518/FUL  
at Former Agilent Technologies, Scotstoun Avenue, South  
Queensferry.**

**Residential development comprising 16 flats with  
associated car and cycle parking, infrastructure and  
landscaping (as amended).**

**Item number**

**Report number**

**Wards**

B01 - Almond

## **Recommendations**

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

## **Background information**

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The application was previously considered by the Development Management Committee on 27 October 2021. The application proposes the erection of a total of 16 residential flats. At the committee it was resolved to grant planning permission subject to the conclusion of a legal agreement to secure the delivery of affordable housing.

The application was further considered at the Development Management Committee on 9th February 2022.

## Main report

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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 at Barnton Avenue West. Planning permission was granted for the development of this site (application reference 21/00461/FUL at the Development Management Sub Committee on 27 October 2021. A legal agreement was required to secure the affordable housing and link the two sites.

During the progression of the drafting of the S75 Agreement, the applicant on the Barnton Avenue West 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 two sites would no longer be linked in relation to the delivery of affordable housing. The legal agreement associated with this application at Queensferry would be progressed to maintain the delivery 100% affordable housing on site as a stand alone proposal.

Committee were asked to note the update to this application on 9th February 2022. Following this update the application at Barnton Avenue West has been progressed and the Section 75 Agreement signed and planning permission released.

However, there has been no progress made in securing the legal agreement for the site at South Queensferry with no engagement from the applicants. An alternative application for planning permission (22/01153/FUL) for 3 properties has been submitted and has progressed to legal agreement. This is not material to the consideration of this application as each proposals requires to be considered on its own merits.

In addition to the affordable housing requirements for the site a contribution to healthcare of contribution is required towards the South Queensferry Medical Practice Contribution Zone. At £210 per dwelling, this equates to a total contribution of £3,360 to mitigate the impact of the proposed development on local healthcare infrastructure.

As no legal agreement has been concluded in respect of securing these contributions 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.

### Reason for Decision

The applicant has failed to secure an appropriate legal agreement within the specified 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

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**Policies and guidance for this application**

LDPP, LDES01, LDES02, LDES04, LDES05, LDES06, LDES07, LEN09, LEN03, LEN09, LEN21, LEN22, LEMP09, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, LDEL01,

A copy of the original and previous returning Committee reports can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QNWHC7EWN0000>

Or Council Papers online

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