

# Development Management Sub Committee

**Wednesday 9 November 2022**

**Report for forthcoming application by**

**Bellway Homes Scotland East & Roseberry Estates for  
Proposal of Application Notice**

**22/03180/PAN**

**at land at, Turnhouse Road, Cammo.**

**Residential development, access, landscaping and  
associated works.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## 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 a residential development, access, landscaping and associated works at Land at Turnhouse Road, Maybury. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/03180/PAN on 16 June 2022.

## 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 development site is a roughly triangular area of land situated to the West of Edinburgh and is currently vacant. The site is surrounded to the north and northeast by Turnhouse road, to the south and south west by a railway line, and to the south east by other vacant land. The most easterly part of the site abuts 35, 35A and 35B Turnhouse road, currently in use as a motor vehicle maintenance garage, car showroom, and painter and decorating services. Turnhouse Golf Club is opposite the site across Turnhouse Road. There are few built or natural features within the site boundary, and a hedge forms a boundary between the site and Turnhouse Road in some places.

The site forms part of the Urban Area as shown in the Local Development Plan proposals map, and within the HSG 19 Housing Proposal: Maybury.

### **2.2 Site History**

The below site history relates to neighbouring development sites to the east and north-west.

Neighbouring land to the southeast is allocated for housing in the Local Development Plan, HSG 19: Maybury.

21 November 2019 - Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of conditions 6(c), 6(d), 6(e), 7, 8, 10, 11, 12, 13, 14, 16, 18, 19, 20 and 21 (relating to landscape and enabling infrastructure) (19/05514/AMC) at Site 100 Metres Northeast Of 19 Turnhouse Road, Edinburgh was granted.

28 July 2020 - Approval of Matters Specified in Conditions of planning permission in principle PPA-230-2207 in respect of Condition 9 (20/00649/AMC) at Site 100 Metres Northeast Of 19 Turnhouse Road, Edinburgh was granted.

5 November 2021 - Planning permission in principle for class 4, 5 and 6 use units, access and landscaping (21/03852/PPP) at 39 Turnhouse Road, Edinburgh, EH12 0AE was granted.

26 September 2019 - Planning permission in principle for Residential development, up to a maximum of 1400 units, and ancillary commercial (Class 1 retail and Class 2 financial and professional) including landscaping, access and services and all other ancillary development (16/04738/PPP) at Site 100 Metres North East Of 19 Turnhouse Road, Edinburgh was granted at appeal.

29 September 2022 - Approval of matter specified in conditions 2, 3, 4, 5 and 6 of Planning Permission in Principle 21/03852/PPP for class 4, 5 and 6 use units, access and landscaping (22/04552/AMC) at 39 Turnhouse Road, Edinburgh, EH12 0AE is pending consideration.

8 August 2022 - Approval of Matters Specified in Conditions of consent 16/04738/PPP in respect of condition nos. 5 (Part 2 i, ii, iii, iv, v, vi), 6(a), 6(b), 6(c), 6(d), 6(e), 6(f), 6(g), 6(h), 6(i), 6(j), 6(k(i-ix)) 10 and 15 for Plots 10-12 only. Erection of dwellings and apartments and associated drainage, infrastructure, and landscaping (22/03824/AMC) at Site 100 Metres North East Of 19 Turnhouse Road, Edinburgh is pending consideration.

## **Main report**

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### **3.1 Description Of The Proposal**

An application for planning permission will be submitted for residential development, any ancillary uses and associated access, landscaping and works. No details have been submitted of the number of units, sqm or floorspace of any ancillary uses, type of housing, access, design or associated works.

### **3.2 Key Issues**

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

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 designated in the Local Development Plan for housing, HSG 19 Maybury. The application will be required to comply with the Maybury and Cammo site brief outlined in the LDP, which sets out the key features for new development in this part of the City.

The LDP is now over five years old, therefore should the applicant submit a full planning application prior the adoption of City Plan 2030, 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; and does the proposal comply with the Edinburgh Design Guidance;

The application will be for full planning permission. The proposal will be considered against the LDP's design policies and the Edinburgh Design Guidance. The applicant will need to demonstrate a high-quality design and the suitability of the proposed layout, height, mass and scale of development. A design and access statement will be required to accompany the application.

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

The proposal should have regards to the Council's transport policy and guidance. Consideration should be given to the impact on traffic flows on local roads, access to public transport and Active Travel. Integration of the proposal with the surrounding road and path network will be important and a servicing strategy inclusive of waste and recycling arrangements will be required. A transport statement will be required to support the application.

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 may be submitted:

Pre-Application Consultation report;  
Planning Statement;  
Design and Access Statement;  
Transport Statement;  
Landscape and Visual Impact Appraisal;  
Archaeological Assessment;  
Ecology Appraisal;  
Surface Water Management Plan;  
Air Quality Impact Assessment;  
Noise Impact Assessment and  
Phase 1 Habitat and Protected Species Survey.

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

Environmental Impact Assessment:

The proposal and site will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is required.

### **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**

The Proposal of Application Notice (reference: 22/03180/PAN) outlined a public exhibition to be held on 18 August 2022 at Turnhouse Golf Club. A website was also created to allow feedback to be submitted to the applicant and was available at <https://turnhouseroadbellway.co.uk/>. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

The applicant notes in the PAN application that Corstorphine Community Council, Drum Brae Community Council and Cramond & Barnton Community Council have received notification of the PAN. The applicant was advised that all Councillors for the Almond Ward and local constituency MPs and MSPs should be notified of the PAN.

## **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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