

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 1 March 2023

**Application for Planning Permission
6 Cowan's Close, Edinburgh, EH8 9HF**

Proposal: Replace the single storey street cleansing office and car park with a 4-storey residential block including amenity space and planting space for both tenants and the nursery opposite.

**Item – Local Delegated Decision
Application Number – 21/06745/FUL
Ward – B15 - Southside/Newington**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 17 August 2022 subject to a Legal Agreement to secure transport infrastructure and affordable housing units on the site as well as planning conditions and informatives.

A developer contribution of £7,000 is required for a car club space and 25% of the residential units is required to be affordable housing units. The legal agreement is not yet concluded.

The application is returned to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023, and therefore it is now part of the development plan against which these development proposals should be assessed.

Recommendations

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

SECTION A – Assessment

National Planning Framework 4

NPF4 (2022) is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant NPF4 policies to be considered are: Policy 1, 2, 3c, 7a, 7d, 7e, 7f, 7g, 9a, 14, 15, 16c, 16f, 18, 19f, and 22c and are grouped together under the themes of principle, local living and quality homes and infrastructure, biodiversity, and blue/green infrastructure.

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF4.

Principle

Policy 2 Climate mitigation and adaption states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Policy 9 supports the sustainable reuse of brownfield land. The development proposal is for the reuse of an existing developed site to provide homes and it is considered to be in line with this policy. Therefore, the proposal is still acceptable in principle.

Historic Environment

Policy 7 aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. The NPF4 policies 7a, 7d, 7e, 7f and 7g are very similar to the superseded LDP policies.

The proposal will not detract from the special architectural and historic interest of the adjacent and nearby listed building nor harm its setting and conforms with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997.

The demolition of the existing building has been granted in permission 22/00841/CON.

The proposal will preserve the character and appearance of the conservation area and conforms to the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policy 7.

Local Living, Quality Homes, and Infrastructure

Policy 14 requires development proposals to improve the quality of an area regardless of scale. The site is within the urban area, on previously developed land, near facilities such as shops and public transport links. The proposal would contribute to the streetscape and prevailing spatial pattern of the area. It is considered that it would contribute to the creation of place and a 20 min neighbourhood and therefore contribute to local living and comply with policy 15.

Policy 16f sets out the limited circumstances where development proposals for new homes on land not allocated for housing in the LDP would be accepted. It supports development within existing settlement boundaries, and which promotes 20-minute neighbourhoods, as supported by policy 15. The proposed development is within an established residential part of a mixed-use area of the city and is within walking distance of facilities such as shops and public transport. The proposal is consistent with the spatial strategy within the Local Development Plan in the urban area and is, therefore, acceptable.

Policy 16f also supports proposals for the delivery of less than 50 affordable homes as part of a local authority supported housing plan. Policy 16c supports developments for new homes that improve affordability and choice by being adaptable to change and diverse needs, such as accessible, adaptable and wheelchair accessible homes and affordable homes. The proposal is for 100% (19no.) affordable housing units all of which will be wheelchair accessible and will cater for those with additional needs.

The units will be dedicated solely to the Health and Social Care Partnership (HSCP). The proposal complies with policy 16.

The infrastructure requirements comply with Policy 18 and will be secured through the conclusion of a legal agreement.

Biodiversity and blue/green infrastructure

Policy 3c seeks proposals for local development to include appropriate measures to conserve, restore and enhance biodiversity., in accordance with national and local guidance. To comply with this policy, it is recommended that Informative is changed to a condition to require the applicant to implement biodiversity measures and encourage wildlife, such as swift bricks.

Greening some of the site around the proposed building with trees and planting will enhance biodiversity and be an improvement on the current situation on site, where it currently consists of buildings and tarmac. The proposal will contribute to and enhance biodiversity on the site.

Policy 19f supports development proposals for buildings that will be occupied by people are designed to promote sustainable temperature management, for example natural or passive solutions. The proposal will be constructed to the most recent building regulations including requirements in terms of energy and insulation.

Policy 22 relates to flood risk and water management. The proposal will comply with policy 22c as it has been demonstrated that it will not increase the risk of surface water flooding to others, or itself be at risk, it incorporated SUDS and includes permeable surfaces.

Other Material Considerations

There are no new material considerations arising from those previously considered on 17 August 2022 by this Committee. It is expected that the Section 75 will be concluded shortly. It is, therefore, recommended that the application is granted.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

Or [Council Papers online](#)

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