

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 9 August 2023

**Application for Planning Permission
Land At, Saughton Mains Gardens, Saughton**

Proposal: Residential and commercial development on brownfield site including demolition of existing commercial units. Resubmission relating to 20/01318/FUL.

**Item – Committee Decision
Application Number – 21/04598/FUL
Ward – B07 - Sighthill/Gorgie**

Report Returning to Committee

On 22 June 2022 under delegated powers it was resolved to grant permission subject to the conclusion of a legal agreement for developer contributions for secondary school infrastructure contribution of £16,414 and the delivery of seven Affordable Housing units (25%) homes for social rent.

The legal agreement has yet to be concluded and further time is required to finalise the legal agreement. The Chief Planning Officer does not have delegated powers to extend the duration for conclusion of the legal agreement and, therefore, the application is referred to the Development Management Sub Committee. A further three months is sought to conclude the legal agreement.

Recommendations

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

SECTION A – Assessment

Legal Agreement

LDP Policy Del 1 (Developer Contributions) requires contributions to the provision of infrastructure to mitigate the impact of development. The Action Programme and Developer Contributions and Infrastructure Delivery Supplementary Guidance sets out contributions required towards the provision of infrastructure.

Developer contributions for secondary school infrastructure of £16,414 and the delivery of seven Affordable Housing units (25%) homes for social rent are required. A legal agreement is necessary to secure the developer contributions. The developer is

required to pay these monies in advance of the planning permission being issued and before commencement of development.

The draft terms of the legal agreement are close to agreement and there is a remaining title matter to be resolved prior to the conclusion of the agreement. It is recommended that an extension of three months is given to conclude the legal agreement.

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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