

Development Management Sub Committee

Wednesday 25 October 2023

Report for forthcoming application by

M2 West Edinburgh, c/o Miller Developments for Proposal of Application Notice.

23/04182/PAN

at Site At Former RAF Turnhouse, Turnhouse Road, Edinburgh.

Proposed alterations to industrial storage park as previously consented (Ref: 09/00302/FUL and 08/01484/FUL) to provide for improved access, layout, and reduced units numbers, with associated landscaping works.

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for 'proposed alterations to industrial storage park as previously consented (Ref: 09/00302/FUL and 08/01484/FUL) to provide for improved access, layout, and reduced units numbers, with associated landscaping works' at the Former RAF Turnhouse, Turnhouse Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (Ref: 23/04182/PAN) on 5 September 2023.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The proposed application site measures 7.65 hectares and comprises land to the north of Turnhouse Road associated with the former RAF Turnhouse. The site is largely vacant with few legacy features of the site's previous use remaining. Existing access points are from Lennymuir to the north east and Turnhouse Road to the south. Residential properties are located along the northern boundary of the site and the Edinburgh to Fife railway line lies directly to the east of the site. Edinburgh Airport lies to the south and west of the site and major housing development is under construction in the wider area to the east at West Craigs. Agricultural land lies to the north or Lennymuir and Turnhouse Golf Club is nearby to the east as well.

2.2 Site History

29.06.2000 - Application for outline consent for ' New business development on former RAF base' at land adjacent and to rear of: 156 Turnhouse Road, EH12 0AD was granted (Ref: 98/03366/OUT).

28.04.2003 - Application for planning permission for 'Variation of Condition 1 (Planning Consent Ref. 98/03366/OUT) to extend the time limit for the submission of reserved matters by 1 year (29 June 2003)' was granted at land opposite 45 Turnhouse Road Edinburgh EH12 8ND (Ref: 03/00064/FUL).

02.06.2004 - Application for planning permission for the 'Variation of Condition 1 (Planning Consent Ref 98/03366/OUT) as amended by Condition 1 (Planning Consent 03/00064/FUL) to extend the time limit for the submission of reserved matters by 1 year (29 June 2005) (New business development on former RAF base)' at Turnhouse Road Edinburgh was granted (Ref: 04/01246/FUL).

27.07.2006 - Application for approval of reserved matters to erect business development with associated car parking, internal service roads, landscaping and ancillary works was approved at a development Site at Former RAF Turnhouse, Turnhouse Road, Edinburgh EH12 0AL (Ref: 05/02072/REM).

24.05.2008 - Application for planning permission was withdrawn for an extension to 3 industrial units at a Development Site at Former RAF Turnhouse, Turnhouse Road, Edinburgh (Ref: 08/01484/FUL).

02.11.2010 - Application for planning permission was granted for the erection of an office/ industrial storage park at a Site at Former RAF Turnhouse Turnhouse Road Edinburgh (Ref: 09/00302/FUL).

25.03.2021 - Permitted Development Notification: Formation of Temporary Compound required at Turnhouse Road at a Site at Former RAF Turnhouse, Turnhouse Road, Edinburgh (Ref: 21/01158/PRN).

Main report

3.1 Description of the Proposal

An application for full planning permission will be submitted for proposed alterations to industrial storage park as previously consented (Ref: 09/00302/FUL and 08/01484/FUL) to provide for improved access, layout, and reduced units numbers, with associated landscaping works.

3.2 Key Issues

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

a) The principle of development is acceptable in this location

The site lies within the Urban Area of the Edinburgh Local Development Plan 2016 (LDP). The site has numerous historic planning consents, but a new proposal will be required to comply with the policies set out in the Development Plan. National Planning Framework 4 policy 26 (Business and Industry) applies to new proposals for business, industry and storage and any proposal must address this policy. Other NPF 4 policy requirements in relation to the climate and nature crises, as well as sustainability and must be addressed as well.

The LDP Greenspace proposal GS7 identifies an enhancement and diversion of the Gogar Burn with the indicative alignment following the south boundary and west boundary of the site. This GS7 proposal seeks to reduce flood risk in west Edinburgh, improve water quality and enhance biodiversity and any proposal must not prejudice this development plan requirement.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

Prior to the adoption of City Plan 2030, additional material considerations include recent appeal decisions in West Edinburgh which have taken a view that some development may be premature in the context of the emerging City Plan 2030 where it would potentially prejudice its examination.

In this case the diversion of the Gogar Burn is identified in the proposed City Plan with the indicative route shown along the south and west boundaries of the proposed red line boundary for this proposal. In the context of co-ordinated development any application will be required to consider the potential for effects of proposal(s) on the plan-led strategy that underpins the drainage strategy in West Edinburgh as part of the proposed City Plan 2030.

b) The design, scale and layout are acceptable within the character of the area

The proposals will be assessed against the relevant design policies in the Local Development Plan, NPF4 and the non-statutory Edinburgh Planning Guidance (where applicable). The applicant should clearly demonstrate how the proposed design will consider the relevant development plan policies and guidance.

c) The proposals will have a detrimental impact on the amenity of neighbours

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected.

d) The proposed access arrangements, connectivity and parking levels are acceptable

Transport information regarding general access arrangements, sustainable travel facilities including cycle parking, and how the proposal can integrate with the surrounding transport network will be required to support this submission. A clear strategy in relation to sustainable travel should be provided.

e) 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, the following documents will be required:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement and travel plan;
- Landscape and visual appraisal information;
- Preliminary Ecological Appraisal;
- Flood Risk Assessment and drainage information;
- Socio-Economic Appraisal;
- Noise Impact Assessment;
- Phase 1 Ground Investigation Report;
- Sustainability Statement and S1 form.

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 has been screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, and it has been concluded that an Environmental Impact Assessment is not 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

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

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

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Following receipt of the proposal of application notice (PAN) the applicant has given an indication that the public events (minimum two) will take place in a venue within reasonable proximity of the application site between October and December 2023 - dates to be confirmed. The events will take place between 3-8pm on a weekday evening.

The proposals will be advertised in the Edinburgh Evening News at least 10 days in advance of each event.

The PAN was sent to Ratho and District Community Council; Corstorphine Community Council; Cramond and Barnton Community Council; Councillor Kevin Lang; Councillor Norman Work; Councillor Louise Young; and Councillor Lewis Younie.

The results of this application will be submitted with the future planning application as a Pre-application Consultation Report (PAC).

Background reading/external references

- 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](#)

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Sean Fallon, Planning Officer
E-mail: sean.fallon@edinburgh.gov.uk Tel:0131 469 3723

Location Plan



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