

Development Management Sub-Committee Report

Wednesday 24 January 2024

**Application for Planning Permission STL
Totley Wells Grange, Westfield, Totley Wells.**

Proposal: Change of Use from dwelling to short-term let (Sui Generis)

**Item – Local Delegated Decision
Application Number – 23/02467/FULSTL
Ward – B01 - Almond**

Reasons for Referral to Committee

Given the significance of the issue of short term lets (STLs) to the public interest at present, the Chief Planning Officer considers this application should be decided by Committee.

Recommendation

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

Summary

The proposal is acceptable with regard to impact on residential amenity and the character of the area and the loss of residential accommodation is outweighed by demonstrable economic benefits. It complies with NPF 4 policy 30(e) and the Edinburgh Local Development Plan (LDP).

SECTION A – Application Background

Site Description

The application site is a two-storey dwelling at Totleywells Grange, 2 km south west of South Queensferry. The dwelling was built in the 1960s and has a garage on one side and a mono-pitch, single-storey extension on the other. The ground floor of the application property will comprise two bedrooms, a living room, kitchen/dining room and utility room. On the first floor there will be four bedrooms. The kitchen/dining room leads to new timber decking and stairs to the north of the property.

The site is located just within the City of Edinburgh boundary and is accessed via a single track road off the B8020 which links Duntarvie Castle with South Queensferry. The application site is immediately east of vacant garden ground belonging to the house which is the subject of planning application 23/02466/FULSTL for the stationing of three shepherd's huts for short term holiday let use.

The existing vehicular access on to the main road is currently shared between Totlewells Grange house (and garden) and the adjoining equestrian centre to the west. Planning consent was granted for an upgrade to the equestrian centre in July 2023 (plan reference 22/05262/FUL) and once this upgrade is completed the equestrian centre will have its own access further west and the existing access will serve primarily the application site and the proposed shepherd's huts on the vacant garden ground.

The site is in a rural location. The nearest residential properties are 258 metres to the north east and 380 metres to the west.

The site lies within Countryside Policy Area in the LDP.

Description of the Proposal

The proposal is for the change of use from residential to short-term let (STL) (Sui Generis). No internal or external physical changes are proposed.

Supporting Information

Planning Statement
Economic Impact Study
Management Plan.

Relevant Site History

23/02466/FULSTL
Totle Wells Grange
Westfield
Totle Wells
Broxburn
EH52 6QJ
Stationing of three shepherd's huts for short-term holiday let use.

Other Relevant Site History

22/05262/FUL

Demolish existing horse stables and derelict house, and build new upgraded horse stables (as amended) at Westmuir Riding Centre, Totley Wells, Broxburn.

Granted. 05.07.2023.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

No consultations undertaken.

Publicity and Public Engagement

Date of Neighbour Notification: 12 June 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable

Site Notices Date(s): Not Applicable

Number of Contributors: 0

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP 2016 policies to be considered are:

- NPF4 Sustainable Places Tackling the climate and nature crises Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- Local Development Plan Transport Policies, Tra 2 and Tra 3
- Local Development Plan Environment Policies, Env 10

The non-statutory Guidance for Development in the Countryside and Green Belt is a material consideration that is relevant when considering LDP Policy Env 10.

Proposed Use

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

Development in the Green Belt and Countryside

The proposal is not in the Green Belt, although it is located within the countryside. As the development will not see physical development, this ensures that the proposal would not detract from the landscape quality or rural character of the area. The proposal complies with LDP Policy Env 10.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relate to STL proposals.

Amenity

The application site is in a rural location. The dwelling has its own front door and is accessed from a short driveway off the main road. An upgraded equestrian centre is proposed to the west of the application site and will have its own vehicular access once completed.

A change of use to STL would not be detrimental to neighbouring amenity as no neighbours are located nearby.

The proposal will not have an unacceptable impact on the living conditions and amenity of nearby residents. The proposal complies with NPF 4 policy 30(e) part (i).

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential accommodation, this will only be supported where the loss is outweighed by demonstrable local economic benefits.

As the current lawful planning use of the property is residential a change of use would result in the loss of residential accommodation. However, the applicant has submitted supporting information which demonstrates how the proposed STL is part of the business plan for the adjacent equestrian business (soon to be upgraded).

Totleywells Ltd is the accommodation partner for Totleywells Services which runs the equestrian business. Totleywells Ltd will provide accommodation (this STL property and the proposed shepherd's huts) for visiting coaches and pupils attending training camps and clinics at the equestrian centre. Training camps for varying durations of three, five and seven days will be held for all levels of experience from beginners to advanced (including specialist equestrian training). All participants will have free time where they can explore local tourist areas. The STL will support two new FTE jobs.

It is accepted that having the property within residential use would contribute to the economy, through the use of a variety of local services and employment. However, due to the rural location of the application property and its inclusion as part of the business plan for the equestrian business, it is considered that the use of the property for STL linked to the business will likely make a greater contribution to the local economy.

In this instance, it has been sufficiently demonstrated that the loss of the residential accommodation is outweighed by demonstrable local economic benefits. It is considered that the proposal complies with Policy 30 (e) part (ii).

Parking

There will be four parking spaces provided for the STL use. Two spaces at the front of the house and two spaces at the rear. This is acceptable and there is no requirement for cycle parking for STLs, however cycles can be stored in the house. The proposal complies with policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The proposal complies with the relevant policies within NPF 4 and the LDP and is in accordance with the relevant non-statutory guidance.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No representations have been received.

Conclusion in relation to identified material considerations.

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The proposal is acceptable with regard to impact on residential amenity and the character of the area and the loss of residential accommodation is outweighed by demonstrable economic benefits. It complies with NPF 4 policy 30(e) and the Edinburgh Local Development Plan (LDP).

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 7 June 2023

Drawing Numbers/Scheme

01, 02, 03

Scheme 1

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Appendix 1

Summary of Consultation Responses

No consultations undertaken.

Location Plan



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