

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 28 February 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 – Committee Decision
Application Number – 23/02467/FULSTL
Ward – B01 - Almond**

Report Returning to Committee

This application was continued at the Development Management Sub-Committee on the 24 January 2024. The Committee requested further time and consideration:

- To allow for a Local Economic Impact Assessment to be undertaken.

Recommendations

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

SECTION A – Assessment

Local Economic Impact Assessment

At the 24 January meeting of the Development Management Sub-Committee members requested a Local Economic Impact Assessment should be submitted. This should provide more information about the equestrian / accommodation business, demonstrating how the local economic benefits would outweigh the loss of housing in this instance.

An Economic Impact Assessment has been submitted by the applicant. The Assessment includes information which demonstrates how the change of use of the dwelling (The Grange) to short term let will deliver local economic benefits in conjunction with the equestrian business.

Context

The applicant has made a significant investment in the equestrian business which has been operating for just over one year. The Grange dwelling house (as short term let accommodation) and shepherd's huts are an integral part of the overall business plan. Currently, the Grange is not producing revenue, although still incurring costs.

The house is not suitable for long-term rental or general residential use as the location is within the centre of an operational equestrian business and therefore amenity is compromised. Furthermore, any long-term renters/residents making excessive noise could be harmful to the horses.

Totley Wells owners live in the community in which it operates and have employed local business people including joiners, electricians, flooring, plasterers, groundworkers, caterers and other specialist trades. Maintenance of the STL use, once it is operating, will continue the need for the employment of local businesses.

Summary

The Economic Impact Assessment highlights the following elements of the equestrian/accommodation business which would benefit the local economy:-

- A vision to create a premium experience and centre of wellbeing for equestrians and their horses;
- The creation of two new PTE jobs involved in the day-to-day management of the accommodation. These jobs will support additional jobs in local cleaning and property management companies;
- Although STL guests will likely be occupied in schooling, equestrian lessons, clinics and camps during the day, they will have time off when they can visit local tourist attractions, shops and restaurants which will benefit the local economy;
- Building on phase 1 of the business plan which has seen a significant investment in the equestrian business. This has included the upgrading of derelict buildings on the land, removal of trailers and older stables and an ongoing biodiversity programme.
- Delivery of phase 2 of the business plan which is the operation of the 'Grange' for equestrian-themed accommodation for camps, clinics and rural stays. When camps are not organised the accommodation will be available for STL to horse-friendly tourists visiting the local area and/or attending weddings/functions at nearby venues.
- Investing in an operational team where staff, through their roles and activity working with horses, gain significant health and wellbeing benefits.

Conclusion

The Economic Impact Assessment submitted by the applicant includes sufficient information about the equestrian/accommodation business to demonstrate how the local economic benefits would outweigh the loss of housing in this instance. 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).

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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