

**Application by City of Edinburgh Council
at
Glenogle Road
Edinburgh
EH3 5HW**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Place communal paper recycling container
Applicant: City Of Edinburgh Council.
Reference No: 04/01981/CEC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site is a section of carriageway on the south side of Glenogle Road opposite the gable of 1 Balmoral Place and 30 Dunrobin Place.

The site lies within the New Town Conservation Area and immediately adjacent to the Inverleith Conservation Area. The Glenogle Public Baths building to the west of the site is Category B listed as are the colony properties opposite.

Site history

There is no history associated with this application.

Development

The application is for the permanent installation of one 3200 litre paper recycling unit.

Supporting Statement - Available for inspection in Party Group Rooms.

The container included in this planning application requires planning permission as it is within the Inverleith Conservation Area which has an Article 4 Direction and Class 30 exemption which remove the local authority's permitted development rights.

With regard to the proposed recycling site, I can advise as follows. The Lothian and Borders Area Waste Plan (March 2003) has been developed by the Waste Strategy Group to establish a framework for improved waste management and increase provision for recycling across the five local authority areas, these being: City of Edinburgh; East Lothian; West Lothian and; Scottish Borders.

With the Lothian and Borders Area Waste Plan now in operation, the City must contribute to development in the Lothian and Borders area by fulfilling the need of the present without compromising the ability of future generations to meet their own needs. This can be done by developing waste management systems that will control waste generation, reduce the environmental impacts of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities from waste.

Increased pressure from the European Union and Central Government to divert waste from landfill and to tackle our poor rates of recycling have resulted in the need for on street recycling facilities. There are various ways in which the Local Authority propose to meet these challenges including the development of separate segregated collections, additional bring in recycling centres and the introduction of on street recycling

facilities for those who are unable to participate in source segregated kerbside collections. These however will depend on public support and participation, in addition to Council acceptance and support. We are required to meet our statutory duties in relation to waste and the requirements of the adopted Lothian and Borders Area Waste Plan (Adopted September 2002), and consequently are submitting this application.

In identifying these proposed locations great care has been taken to balance the often conflicting priorities of Transportation, Planning and Waste Management. The site has passed a Road User Survey Audit and meets the requirements of this Department.

The Environmental and Consumer Services Department appreciates that Section 61 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 defines conservation areas as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

Consultations

No consultations undertaken.

Representations

The application was advertised on 11.06.2004. Three letters of representation have been received from Stockbridge Colonies Residents Association and two neighbouring occupiers. The issues are:

1. More appropriate location would be on pavement outside Glenogle Baths
2. Inappropriate design for such a location
3. Adverse impact upon listed buildings
4. Adverse impact upon road safety
5. Container already available on Saxe Coburg Place

Policy

The site lies within an area identified as Housing and Compatible Uses in the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD22 (STREETSCENE) sets out design and quality objectives for street furniture and paving.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

3 Conclusions and Recommendations

Determining Issues

The determining issues are:

- do the proposals preserve the building or its setting or any features of special architectural or historic interest? If they do not there is a presumption against the granting of planning permission. For the purposes of this issue, "preserve", in relation to a building, means preserve either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- do the proposals preserve or enhance the character or appearance of the conservation area? there being a strong presumption against the granting of planning permission if this is not the case;
- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address these determining issues, the Committee needs to consider whether a) the location of this container is appropriate and will not have an adverse effect upon the character and appearance of the conservation area or the setting of adjacent listed buildings, and b) there will be any adverse effect upon the amenity of neighbouring occupiers or road and pedestrian safety.

a) The character of the New Town Conservation Area is summarised in the local plan as follows:-

A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews

buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors.

The character of the Inverleith Conservation Area is summarised in the local plan as follows:-

Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans.

This area is characterised by traditional stone built colony properties. These buildings contribute to the high quality built amenity and character of the area.

Whilst of functional design, the introduction of communal refuse containers has been accepted within certain conservation areas as, on balance, they enhance the appearance of these areas through the removal of black refuse sacks from pavement areas/carriageways. This particular container is for the deposit of waste paper and will enable the Council, at least in part, to fulfill its commitment to waste recycling. The waste paper receptacle proposed is also of functional design. It is similar in size to the standard communal waste containers and will be painted black.

The container will be situated on the carriageway amongst public Pay and Display parking. The container will therefore be screened by parked cars. As a consequence it will have no adverse effect upon the setting of the adjacent listed buildings. The setting of these buildings is already compromised by parked cars.

The container will aid the Council's waste recycling strategy. As a result of its size and positioning it will have no adverse effect upon the character and appearance of the conservation area or the setting of any adjacent listed buildings.

b) As the container is located on the south side of Glenogle Road and not directly outside residential premises, there will be no adverse impact upon the amenity of residents through loss of daylight. In terms of road safety, the container's position has been considered within the road users safety audit. Pedestrian safety will not be compromised. Although the containers will be located within a public parking area, the container will not result in the loss of any designated Resident Parking. The Pay and Display parking bay will be relocated.

In conclusion, residential amenity and pedestrian and road safety will not be affected by the proposal and the character and appearance of the conservation area and setting of the adjacent listed building will be preserved. There are no material considerations to outweigh this conclusion.

It is recommended that Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 17 -Stockbridge

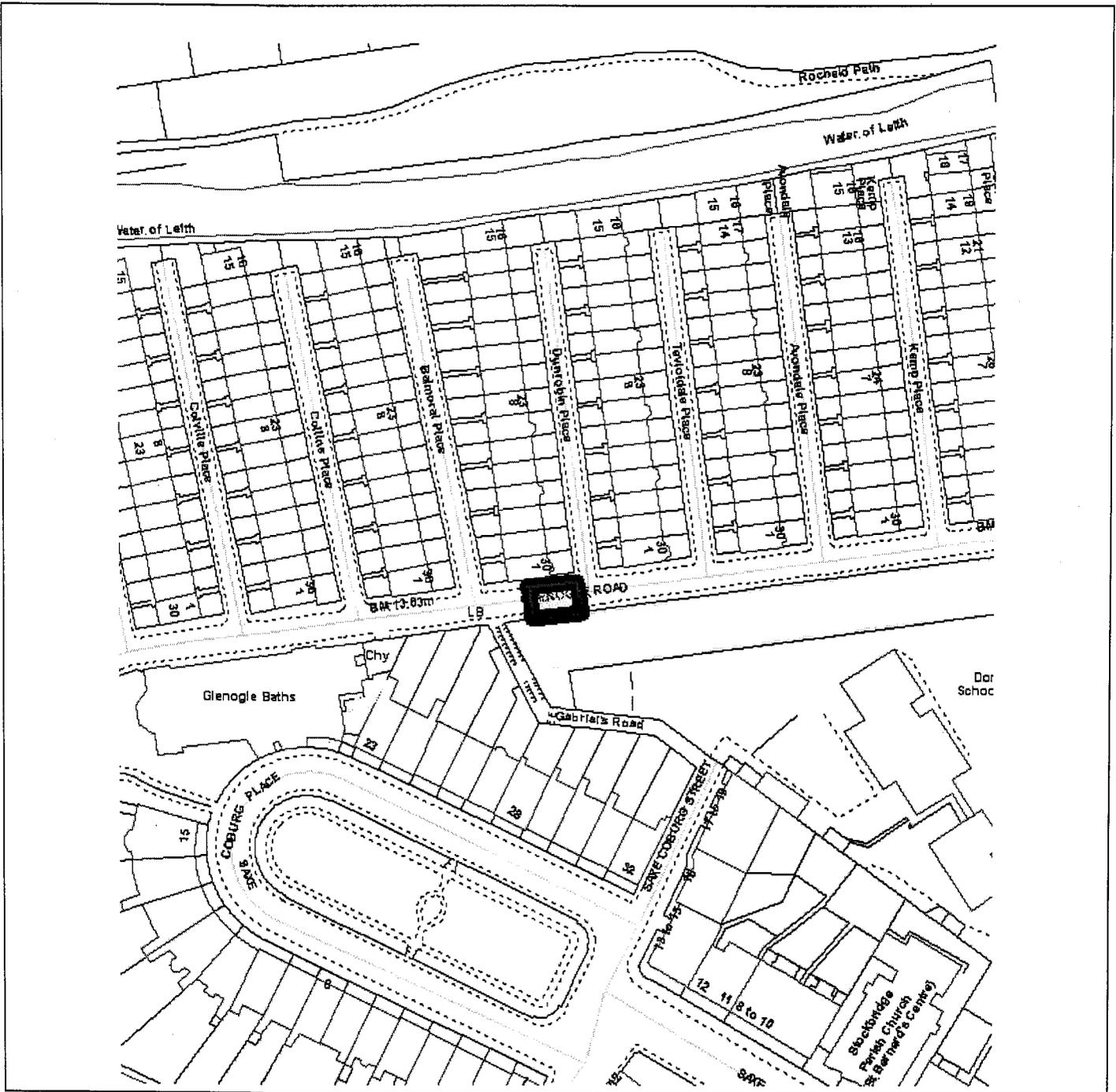
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File CEC

Date registered 28 May 2004

**Drawing numbers/
Scheme** 1-2



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PLANNING APPLICATION

Address	Glenogle Road, Edinburgh, EH3 5HW		
Proposal	Place communal paper recycling container		
Application number:	04/01981/CEC	WARD	17- Stockbridge
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			