

**Full Planning Application 07/00552/FUL  
at  
101 Canongate  
Edinburgh  
EH8 8BP**

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

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**1 Purpose of report**

To consider application 07/00552/FUL, submitted by CEC (Miss Belinda Sutherland).. The application is for: **Place recycling facilities**

It is recommended that this application be **APPROVED**

**2 The Site and the Proposal**

**Site description**

The application site involves a multitude of individual locations set within closes running off the Canongate. Namely; Boyd's Entry; Gullan's Close; Gladstone Court; Sugarhouse Close; Wilson's court; Crichton's Close; Panmure Close; and Reid's Court.

The sites are contained within the World Heritage Site. The sites are also within the setting a multitude of listed buildings and areas of historical significance.

This property is located within the Old Town Conservation Area.

## **Site History**

No relevant planning history.

## **Description of the Proposal**

The application is for the installation of 8 x 360 litre paper containers and 8 x 1280 litre packaging containers located at 8 sites in Closes off the Canongate.

The 1280 litre communal packaging recycling container is coloured black with a green lid. It is intended that the container be used for collecting cardboard and card, plastic bottles, food and drinks cartons, steel and aluminium cans, envelopes and empty aerosol cans for recycling.

The 360 litre paper container is blue in colour and will collect paper and telephone directories.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

-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 enhance or preserve the character and 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 the determining issues, the Committee needs to consider whether:

a) The location is appropriate and will not have an adverse effect upon the character and appearance of the Old Town Conservation Area or designated World Heritage Site,

b) There will be any adverse effect upon the amenity of neighbouring occupiers or pedestrian and road (where applicable) safety.

a) The character of the Old Town Conservation Area is summarised as follows:-

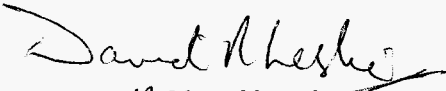
*Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern.*

The recycling containers are of functional design and similar to that of other on-street recycling facilities. The introduction of recycling facilities will further help reduce the need for loose refuse sacks to be left on the streets for collection. The proposals are in line with Council policies for sustainability, through the reduction in paper waste and improved waste management for the City. The location of the containers is acceptable and will not have an adverse effect on the character and appearance of the conservation area or designated World Heritage Site.

b) The containers will not result in the loss of light to any neighbouring properties. The containers will be used for paper and packaging collection, but not glass. The use is unlikely to give rise to nuisance from noise, odours or vermin while occasional emptying is unlikely to be more invasive than the general street and traffic noise locality. In terms of road safety, the positions of the containers have been considered within the road safety audit. Pedestrian safety will not be compromised.

In conclusion, residential amenity and pedestrian and road safety will not be unduly affected by the proposals and the character and appearance of the conservation area and World Heritage Site will be preserved.

It is recommended that the Committee approves this application. As this is a Council development received before 1 April 2007 and there have been objections, the application required to be referred Ministers.

  
Alan Henderson  
Head of Planning and Strategy

Contact/tel	David Shepherd on 529 3924
<b>Ward affected</b>	A11 - City Centre (NEW)
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Mixed Activities Zone
<b>Date registered</b>	13 February 2007
<b>Drawing numbers/ Scheme</b>	1. Scheme 1

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

### **Services for Communities (Environmental Assessment)**

*This department has no objections to the proposed development subject to the following conditions:*

- 1. The emptying and servicing of the recycling containers should take place between the hours of 0700 – 2100 hours.*
- 2. No glass recycling shall be provided at the above locations.*

### Representations

Three letters of representation have been received from neighbours objecting to the proposal on the grounds of:

1. Detrimental visual impact upon the character and appearance of the conservation area and World Heritage Site (assessed in section a).

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The application site is within the Central Edinburgh Local Plan area under a Mixed Activities Zone land use designation. It is also within the Finalised Edinburgh City Local Plan area.

### Relevant Policies:

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy Env 2 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 5 (Conservation Areas – Development ) sets out criteria for assessing development in conservation areas.

Policy Inf 1 (Waste Management) identifies the circumstances in which waste management facilities will be permitted and safeguards an identified site at Seafield for waste transfer purposes .

**Relevant policies of the Central Edinburgh Local Plan.**

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **APPROVED**.

**INFORMATIVES**

It should be noted that:

1. **This application shall be notified to Scottish Ministers as a Notification of Intention to Develop**
2. **No glass recycling shall be provided at the above locations.**
3. **The emptying and servicing of the recycling containers should take place between the hours of 0700 and 2100 hours.**

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End

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## Location Plan

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