

**Full Planning Application 07/00549/FUL
at
Barony Street
Edinburgh**

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

26 September 2007

1 Purpose of report

To consider application 07/00549/FUL, submitted by CEC (Miss Belinda Sutherland).. The application is for: **Place waste and recycling facilities**

It is recommended that **APPROVED**.

2 The Site and the Proposal

Site description

The application relates to various sites on north and south carriageway of Barony Street.

The sites are within the designated World Heritage Site. The sites are also within the setting of several listed buildings and areas of historical significance.

This property is located within the New Town Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application involves 8 containers (6 x 3200 litre black refuse containers and two 1280 litre black recycling containers, one for paper with a blue lid and one for packaging etc with a green lid) to be located on current car parking places on Barony Street.

3 Officer's Assessment 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 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 within the New Town Conservation Area and designated World Heritage Site,
- b) There will be any adverse effect upon the amenity of neighbouring occupiers or pedestrian and road safety.

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

The character of the conservation area is summarised as "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 recycling containers are of functional design and similar to that of other on-street recycling facilities. The introduction of recycling facilities will 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 in the locality. In terms of road safety, the position of the container has been considered within the road safety audit. Pedestrian safety will not be compromised. Where parking spaces are lost as a result of siting containers on street, Waste Management, as procedure, will liaise with Network Services to ensure the spaces are provided elsewhere within the local vicinity.

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 designated world heritage site will be preserved. As this application was registered before the 1st of April 2007, and there have been objections, it shall be notified to Scottish Ministers as a Notification of Intention to Develop.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Shepherd on 529 3924
Ward affected	A11 - City Centre (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	13 February 2007
Drawing numbers/ Scheme	01 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.

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.

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 or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Barony Street
Edinburgh

Proposal: Place waste and recycling facilities
Reference No: 07/00549/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities: Environmental Assessment

No Objections subject to conditions relating to emptying and servicing hours and no glass recycling to be allowed.

Representations

The application was advertised on 23 February 2007. Six letters of objection were received.

The following points were raised:

1. Potential traffic, parking or access problems (addressed in section b of assessment).
2. Detrimental effect on the streetscape, conservation area and World Heritage Site (addressed in section a of assessment).

Other issues raised are not material planning considerations.

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 site is within as being within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation. It is also within the Finalised Edinburgh City Local Plan area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

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 .

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. The emptying and servicing of the recycling containers should take place between the hours of 0700 and 2100 hours.
2. No glass recycling facilities should be provided at the above site.
3. Any parking spaces lost as a result of placing containers on the carriageway will be replaced elsewhere within the local vicinity.
4. This application shall be notified to Scottish Ministers as a Notification of Intention to Develop

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Location Plan

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