

**Full Planning Application 07/00518/FUL
at
Douglas Crescent
Edinburgh**

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

26 September 2007

1 Purpose of report

To consider application 07/00518/FUL, submitted by CEC (Miss Belinda Sutherland). The application is for: **Place waste facilities**

It is recommended that **APPROVED**.

2 The Site and the Proposal

Site description

The application relates to three sites on the carriageway of Douglas Crescent. They are all on the garden side.

The sites are contained within the designated World Heritage Site. The sites are also within the vicinity of category A listed buildings.

This property is located within the New Town Conservation Area.

Site History

There is no relevant history relating to the sites.

Description of the Proposal

It is proposed to place 4 x 3200 waste containers on the carriageway in Douglas Crescent. The containers are 1.7m in length and height and will be coloured all green. Two car parking spaces will be lost as a result of this development.

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:-

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 bins are modest in size allowing the adjoining buildings to remain the main focus. The bins will not detract from the setting of the listed buildings.

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 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 locally. In terms of road safety, the position of the container has been considered within the road safety audit. Pedestrian safety will not be compromised. The individual sites within the street have been selected to be at the most convenient and safest places for the residents of the street to use them. 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 submitted 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	12 February 2007
Drawing numbers/ Scheme	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.

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: Douglas Crescent
Edinburgh

Proposal: Place waste facilities
Reference No: 07/00518/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Proposal acceptable providing the containers are coloured green.

Scottish Natural Heritage

No objections.

Services for Communities: Environmental Assessment

No objection subject to a condition relating to emptying and servicing hours.

Representations

These proposals were advertised on 23.02.07. In relation to these, there were 7 letters of representation received, dealing with the following issues:

1. Health issues: there is a fear that containers placed on the street will attract vermin to the area and during hot weather create unpleasant smells.
2. Parking space: the containers are to be placed over existing parking spaces. Parking spaces are already at a premium in Douglas Crescent and this will exacerbate the problem.
3. Impact on listed buildings: the containers will be placed outside of listed buildings; some residents fear this will have a negative impact on these buildings.
4. Visual impact: the containers are considered by some objectors to be too large and aesthetically unappealing and will have a negative visual impact on the area.

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 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 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 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.

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

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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 containers should not take place outwith the hours of 07/00 hours to 2100 hours Monday to Saturday and 1000 hours to 1600 hours on Sundays.
2. Any parking spaces lost as a result of placing containers on the carriageway will be replaced elsewhere within the local vicinity.
3. This application shall be notified to Scottish Ministers as a Notification of Intention to Develop

End

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Location Plan

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