

Full Planning Application 07/00507/FUL
at
Gayfield Square
Edinburgh

Development Management Sub-Committee
of the Planning Committee

26 September 2007

1 Purpose of report

To consider application 07/00507/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 sites on the carriageway on Gayfield Square.

All sites are adjacent to a number of Category A listed buildings.

The sites are contained within the designated World Heritage Site.

This property is located within the New Town Conservation Area.

Site History

There is no relevant planning history relating to the sites.

Description of the Proposal

The application relates to sites on the carriageway on Gayfield Square. It is proposed to place 3 x 3200 waste containers on the carriageway in Gayfield Square. The containers are 1.7m in length and height and will be coloured all black. Three car parking spaces will be lost as a result of this development.

3 Officer's Assessment and Recommendations

Determining Issues

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.
- 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) Whether this is an acceptable location and type of street furniture, having a detrimental effect on the conservation area or setting of listed buildings;
- b) Whether the proposals will have any adverse effect on road safety.
- c) Whether the proposals will have any impact on residential amenity.

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 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.

In March 1997 the Environmental Services Committee approved the "Containerisation of Refuse" report recommending that the City adopt a rigid bin refuse collection. In adopting this course, Committee recognised the shortcomings of a sack-based refuse collection service. The indiscriminate presentation of adequately contained refuse on the streets up to seven days per week resulted in litter, spillage and staining on the streets, in addition to posing an obstruction to pedestrians.

Consequently, containers were introduced on a trial basis to the Newington area in April 1998 as part of the Council's containerisation initiative. On 16 February 2000, the Development Control Sub-Committee granted planning permission for the first application submitted by the Environmental and Consumer Services Department for the siting of permanently fixed communal refuse containers. This was subject to approval by the First Minister, which was duly granted on 27 March 2000.

In the intervening period, experience of operating the system has resulted in various changes in locations, sizes, use of fixings and emptying frequencies of the containers. All changes have been made with a view to fine-tuning and delivering an efficient method of refuse collection.

Permission to locate the containers as identified in this application allows the continued containerised service, in line with Council policy.

All bins including this planning submission require planning permission since they are within the New Town Conservation Area (with an Article 4 Direction and Class 30 exemption).

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 or the appearance of the conservation area.

b) In identifying the proposed locations, as part of the temporary consent, great care has been taken to balance the priorities of Transportation, Planning and Waste Management. Indeed, two highways technicians and two planning officer's work full-time within the Containerisation Project Team to ensure the best possible sites were chosen. In moving towards a final choice all potential sites are subject to a Road Users Safety Audit. It is considered that the existing locations represent the best possible sites representing a balance of interests. The retention of these bins raises no new issues regarding road safety.

c) In conclusion, it is considered that the retention of communal refuse containers to this conservation area will help to preserve the appearance of the area through the removal of black sacks and the litter associated with their use. 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.

It is recommended that the committee approves this application. As this is a Council development where there have been representations, it is required to be referred to the First Minister.

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 3996.

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: Gayfield Square
Edinburgh

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Reference No: 07/00507/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Comments were made reiterating the undesirability of the containers in front of A-Listed Buildings. A suggestion was made that a more radical alternative should be explored, such as underground storage

Scottish Natural Heritage

No objections to the proposals

Services for Communities: Environmental Assessment

No objections subject to condition relating to hours of emptying and servicing.

Representations

The application was advertised on 23 February 2007. Thirteen letters of representation have been received, one from the New Town and Broughton Community Council, two from residents associations and ten from local residents.

The following concerns were raised:

1. The effect on the conservation area, world heritage site and listed buildings(addressed in assessment a),
2. loss of parking(addressed in assessment b),
3. siting of individual containers not well thought out(addressed in assessment b).

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:

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

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.

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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 waste containers should take place between the hours of 0700 - 2100 hours.
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

