



**Full Planning Application 07/00555/FUL  
at  
St Stephen Street  
Edinburgh**

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

26 September 2007

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**1 Purpose of report**

To consider application 07/00555/FUL, submitted by CEC (Miss Belinda Sutherland). The application is for: **Place waste and recycling facilities on the carriageway.**

It is recommended that **APPROVED.**

**2 The Site and the Proposal**

**Site description**

The application relates to sites on the carriageway of St Stephen Street.

The site is located within World Heritage Site.

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 is for the installation of 5 x 3200 litre waste containers, 2 x 1280 litre paper containers and 2 x 1280 litre packaging containers, all located on the carriageway.

The 3200 litre waste containers will be all black.

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 1280 litre communal paper recycling container is black in colour with a blue lid and will collect paper and telephone directories.

Both recycling and residual containers will be mounted on 4 wheel casters.

The original submission drawing showed a container to be located outside number 91 St. Stephen Street. This was subsequently amended to be outside number 81 St. Stephen Street. Drawing number 2 reflects this.

## **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 scale, allowing the adjacent buildings to remain the main focus. 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 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 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

<b>Contact/tel</b>	David Shepherd on 529 3924
<b>Ward affected</b>	A05 - Inverleith (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	13 February 2007
<b>Drawing numbers/</b>	1-2.
<b>Scheme</b>	Scheme 2

### **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)

**Application Type** Full Planning Application  
**Application Address:** St Stephen Street  
Edinburgh

**Proposal:** Place waste and recycling facilities on the carriageway.  
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## Consultations, Representations and Planning Policy

### Consultations

#### **Services for Communities: Environmental Assessment**

*No objections subject to the conditions restricting the hours of emptying/servicing and also ensuring no glass recycling facilities are provided.*

### Representations

The application was advertised on 23 February 2007. Fourteen letters of representation have been received from residents. One is in support, eleven are against and two made general comments.

The following concerns have been raised:

1. loss of parking (addressed in assessment b),
2. effect on conservation area, world heritage site and listed buildings (addressed in assessment a),
3. location within street (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 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 CD22 (STREETSCENE) sets out design and quality objectives for street furniture and paving.

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.

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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 to 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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