

Disposal of land at Harewood Road/Peffer Place, Craigmillar

Finance and Resources Committee

27 January 2009

Purpose of report

- 1 This report seeks authority for the disposal of a site at Harewood Road/Peffer Place, Craigmillar to the owners of land at 1-5 Niddrie Mains Road, Craigmillar for use as a caravan site and associated storage for fairground operators.

Main report

- 2 In February 2006 the Executive of the Council considered a report on an insurance claim resulting from a fire that destroyed premises leased by the Council to Craigmillar Hearts Supporters Club (the Club) at 1B Harewood Road and proposed arrangements for providing replacement accommodation for the Club.
- 3 The Director of City Development recommended:
 - i) That the insurance settlement figure be allocated as a contribution to PARC in order to fund the provision of replacement leased accommodation for Craigmillar Hearts Supporters Club.
 - ii) That the site at Greendykes Road extending to 2,500 sq.m. or thereby be transferred to PARC for the purpose of providing replacement premises for the Craigmillar Hearts Supporters Club.
 - iii) That the transfer of the site at 1B Harewood Road would post-date legal conclusion of an agreement providing for replacement leased premises for the Craigmillar Hearts Supporters Club which the parties would seek to achieve within the next six months.
- 4 The decision of the Executive of the Council in February 2006 was:
 - (1) To approve recommendation i) by the Director of City Development.
 - (2) To note that recommendations ii) and iii) would be subject to further discussions and a further report to the Executive.
- 5 In June 2008 the Finance and Resources Committee considered a further report on the insurance claim and the arrangements for providing replacement accommodation for the Club. The Committee approved the sale of the site at

Greendykes Road to PARC and a lease to the Club. Since then, PARC has submitted a planning application for a proposed mixed use development at Greendykes Road that would provide replacement accommodation for the Club together with other uses. The outcome of this application is not yet known.

- 6 In the meantime, PARC has agreed the principle of relocating the owners from their existing caravan site on Niddrie Mains Road to the ground associated with the former Club premises at Harewood Road together with adjoining unoccupied ground, all of which is held on the City Development Account and extends to 0.78 hectares or thereby. This will enable PARC to make further progress towards the redevelopment of the new Craigmillar Town Centre.
- 7 Planning consent has been granted for the development of a caravan site at the proposed new location. It is proposed that the ground transfers to the new owners at a price reflecting the value of the ground as caravan site use. There will be clawback in the event that the subjects secure planning permission for residential or other alternative development in the future that has a value greater than the price paid, subject to indexation.

Financial Implications

- 8 A capital receipt for the City Development Account to be negotiated by the Director of City Development. It is estimated that payment will be made during Financial Year 2009/2010.

Environmental Impact

- 9 The planning process has had regard to the potential environmental impact of the proposed use of this site. Relocation from the existing site will preserve human rights for the caravan occupants to continue to be housed and will enable them to remain in the Craigmillar area in an improved environment.

Recommendations

- 10 Committee is asked to approve, in principle, the transfer of the ground extending to 0.78 hectares or thereby at Harewood Road/Peffer Place to the owners of the ground at 1-5 Niddrie Mains Road subject to:
 - i) clawback in the event that the subjects secure planning permission for residential or other alternative development in the future that has a value greater than the price paid, subject to indexation.
 - ii) legal conclusion of an agreement providing for the replacement leased premises for the Craigmillar Hearts Supporters Club, and
 - iii) other terms and conditions to be agreed by the Director of City Development in conjunction with the Council Solicitor.


Dave Anderson
Director of City Development

Appendices	<ol style="list-style-type: none">1. Greendykes site2. Site at 1-5 Niddrie Mains Road3. Site at Harewood Road/Peffer Place
Contact/tel/Email	Susan Craig, Estates Manager, Tel: 529 5934 e-mail: susan.craig@edinburgh.gov.uk
Wards affected	Ward 3 - Portobello/Craigmillar
Single Outcome Agreement	National Outcome 10 – We live in well designed sustainable places where we are able to access the amenities and services we need National Outcome 12 – We value and enjoy our built and natural environment and protect it and enhance it for future generations Local Outcome - Edinburgh is a thriving, growing city with a high quality of life and environment and a prosperous economy
Background Papers	<ol style="list-style-type: none">1 - Report to the Executive of the Council 28 February 20062 - Report to the Finance & Resources Committee 17 June 2008



EDINBURGH THE CITY OF EDINBURGH COUNCIL CITY DEVELOPMENT EDINBURGH	
SITE AT HAREWOOD ROAD/PEPPER PLACE EDINBURGH	
DATE	8/12/08
SURVEYED BY	
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	Niddrie/Craigmillar/Peffer.dgn

SITE PLAN PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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 Niddrie-Craigmillar-Peffer.dgn 11/12/2008 10:50:51



St Francis's RC Primary School

AREA-O.581Hq

Adult Training Centre

Peffer Station

Craigmillar Park (recreation ground)

CRAGMILLAR CASTLE ROAD

CRAGMILLAR CASTLE LOAN

CASTLEPARK GAIT

CASTLEBRAE GLEBE

CASTLEBRAE PARK

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THE CITY OF EDINBURGH COUNCIL

CITY DEVELOPMENT
EDINBURGH

LAND AT
1-5 NIDDRIE MAINS ROAD
EDINBURGH

DATE 8/12/08

SURVEYED BY

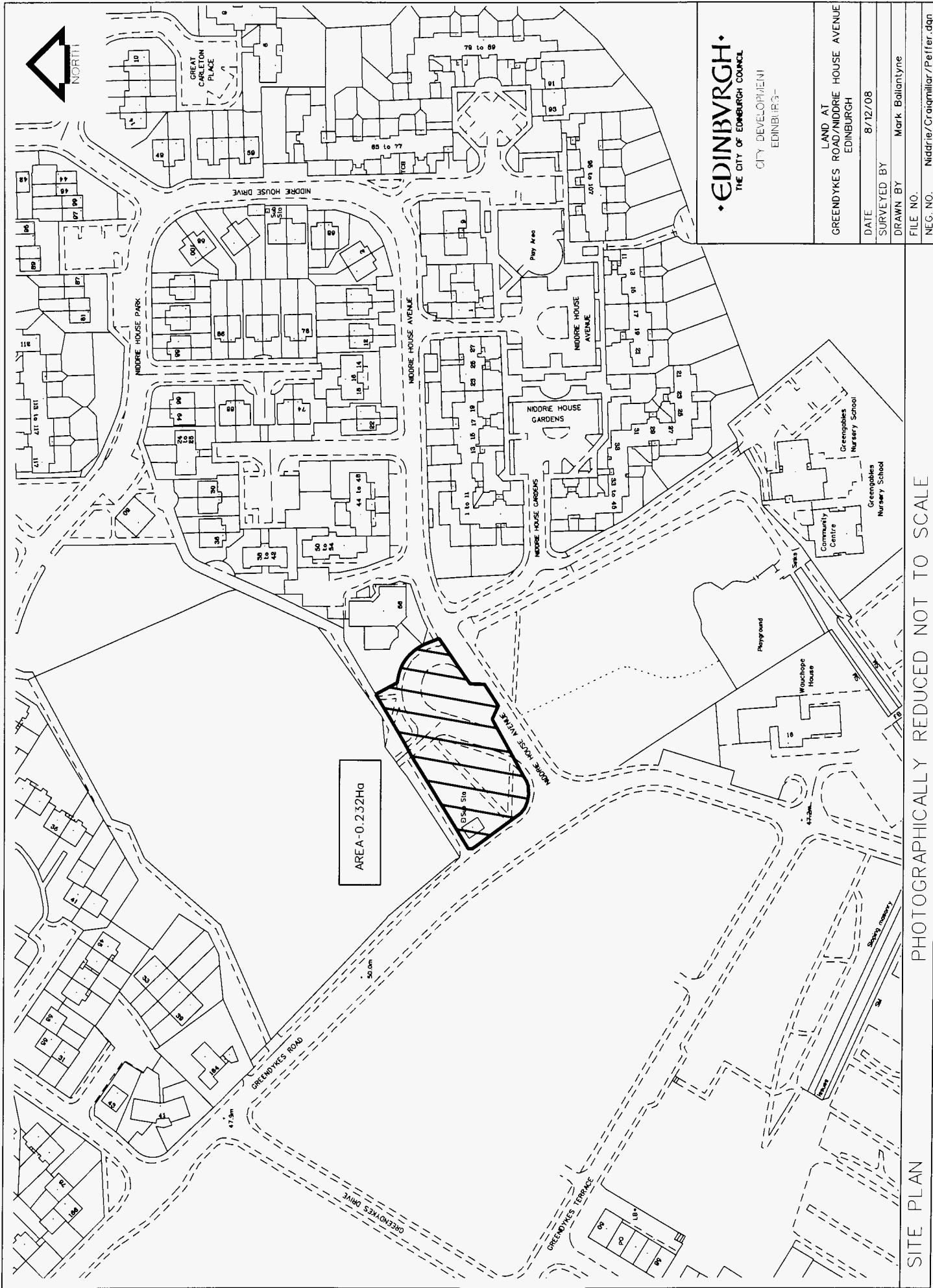
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SITE PLAN



<p>EDINBURGH THE CITY OF EDINBURGH COUNCIL</p>	
<p>CITY DEVELOPMENT EDINBURGH</p>	
<p>LAND AT GREENDYKES ROAD/MIDDIE HOUSE AVENUE EDINBURGH</p>	
DATE	8/12/08
SURVEYED BY	Mark Ballantyne
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