

Full Planning Application 07/00552/FUL
at
Canongate
Edinburgh

Development Management Sub-Committee
of the Planning Committee

19 December 2007

Supplementary Report

This application was previously considered by Committee on **18 July 2007**.

An addendum is included at the end of Section 3 of this report.

1 Purpose of report

To consider application 07/00552/FUL, submitted by CEC (Miss Belinda Sutherland). The application is for: **Place recycling facilities**

It is recommended that this application be **APPROVED**

2 The Site and the Proposal

Site description

The application site involves a multitude of individual locations set within closes running off the Canongate. Namely; Boyd's Entry; Gullan's Close; Gladstone Court; Sugarhouse Close; Wilson's court; Crichton's Close; Panmure Close; and Reid's Court.

The sites are contained within the Old Town Conservation Area and designated World Heritage Site. The sites are also within the setting a multitude of listed buildings and areas of historical significance.

This property is located within the Old Town Conservation Area.

Site History

No relevant planning history.

Description of the Proposal

The application is for the installation of 8 x 360 litre paper containers and 8 x 1280 litre packaging containers located at 8 sites in Closes off the Canongate.

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 360 litre paper container is blue in colour and will collect paper and telephone directories.

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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) The location is appropriate and will not have an adverse effect upon the character and appearance of the Old Town Conservation Area or designated World Heritage Site,
- b) There will be any adverse effect upon the amenity of neighbouring occupiers or pedestrian and road (where applicable) safety.

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

Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern.

The recycling containers are of functional design and similar to that of other on-street recycling facilities. The introduction of recycling facilities will further help 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 locality. In terms of road safety, the positions of the containers have been considered within the road safety audit. Pedestrian safety will not be compromised.

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 World Heritage Site will be preserved.

It is recommended that the Committee approves this application. As this is a Council development received before 1 April 2007 and there have been objections, the application required to be referred Ministers.

Addendum

The various sites proposed for containers within this application were all approved at Committee in July 2007 with the exception of Panmure Close. Committee asked that an alternative location be looked at due to their concern with the chosen location interfering with the well used tourist access to the Mushrooms Trust Gardens and also the view off the High Street.

Services for Communities have looked at alternative locations but none would suit in terms of the criteria for container accessibility and level of provision. Committee had

suggested Lochend Close. However, this is already a location for recycling containers.

The public access used by tourists to the gardens is taken off the High Street through Dunbar's Close. There are gates to the gardens from Panmure Close but they are permanently locked. The containers are proposed to be located in a recess which results in them not being visible from the High Street. For these reasons the chosen location is appropriate. There would be no undue impact on the appearance of the conservation area.

It is recommended that Committee approves the location at Panmure Close.



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	Mixed Activities Zone
Date registered	13 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 (0131) 529 3664. 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: Canongate
Edinburgh
Proposal: Place recycling facilities
Reference No: 07/00552/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

This department has no objections to the proposed development subject to the following conditions:

- 1. The emptying and servicing of the recycling containers should take place between the hours of 0700 – 2100 hours.*
- 2. No glass recycling shall be provided at the above locations.*

Representations

Three letters of representation have been received from neighbours objecting to the proposal on the grounds of:

1. Detrimental visual impact upon the character and appearance of the conservation area and World Heritage Site (assessed in section a).

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 Mixed Activities Zone 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 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.

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.

Relevant Policies of the Finalised Edinburgh City

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 Seafeld for waste transfer purposes.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **APPROVED**

INFORMATIVES

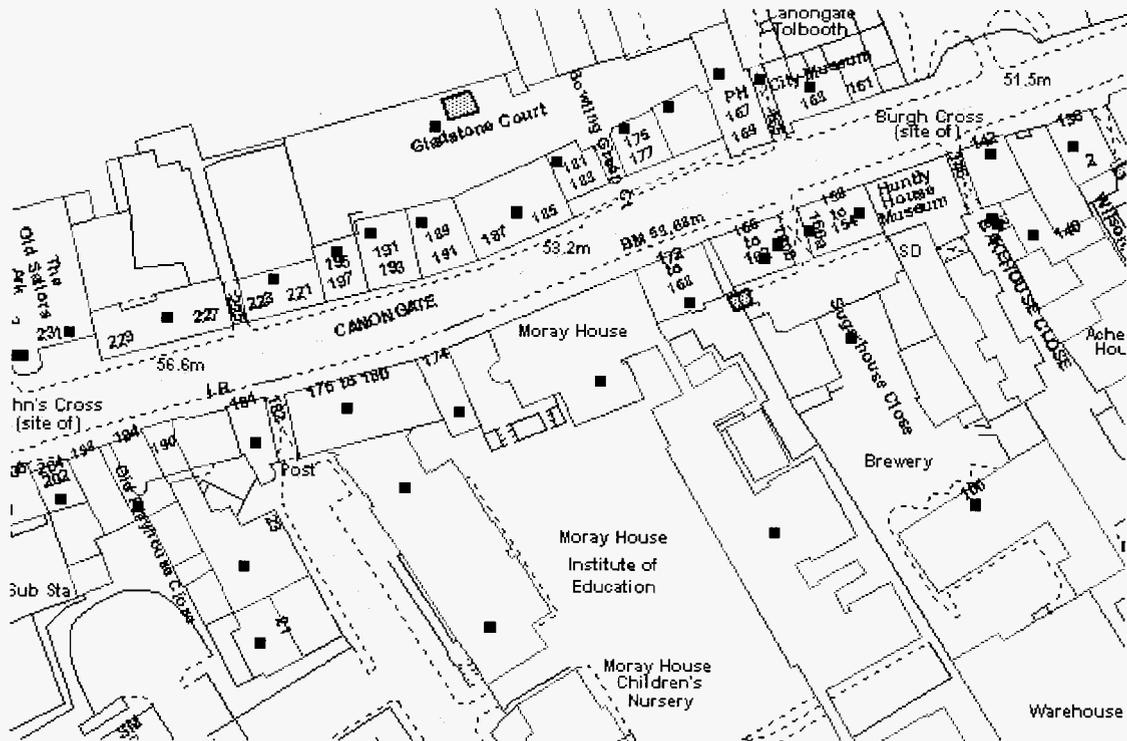
It should be noted that:

1. This application shall be notified to Scottish Ministers as a Notification of Intention to Develop
2. The emptying and servicing of the recycling containers should take place between the hours of 0700 and 2100 hours.
3. No glass recycling shall be provided at the above locations.
4. The recycling facilities shown on Panmure Close are not approved.

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Location Plan

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