

Full Planning Application
at
20A + 20B West Pilton Park
Edinburgh
EH4 4ET

Development Quality Sub-Committee
of the Planning Committee

Proposal: Residential new build housing
Applicant: Link Group Ltd.
Reference No: 03/02992/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.
3. Details of speed tables at access points to the development being submitted to and approved by the Head of Planning and Strategy prior to construction commencing. The approved speed tables shall be constructed prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
 4. Notwithstanding the provisions of the General Permitted Development Order, the houses shall not be altered externally or extended without the prior written approval of the planning authority.
 5. Surface water from the site being treated in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521.
 6. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
 7. Details of waste recycling facilities being submitted to and approved by the Head of Planning & Strategy before construction commences. The approved facilities shall be operational to the satisfaction of the Head of Planning & Strategy before the development is occupied.
 8. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
 9. The finished ground level of the development hereby approved not exceeding the existing ground level.
 10. Prior to the commencement of development, written details of all boundary treatments are to be submitted to and approved in writing by the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to safeguard the interests of road safety.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to ensure that drainage is sustainable.
6. In order to ensure that the approved landscaping works are properly established on site.
7. In order to ensure that the development operates in a sustainable manner.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
9. In order to retain and/or protect important elements of the existing character and amenity of the site.
10. In the interests of visual amenity.

2 Main report

Site description

The application site is the site of the former Craigmuir Primary School to the immediate north of West Pilton Park. The site is within a residential area, characterised by flatted blocks of three and four levels. West Pilton Park, an area of playing fields, is located to the south of the site. The site is flat and rectangular in form.

Site history

December 2000: The Development Control Sub-Committee granted outline consent for the demolition of the school and the change of use of the site to residential. This was part of the Edinburgh PPP scheme. The existing school has been relocated to the St Davids site.

Development

Scheme 1

The application is for the erection of 48 residential units on a 1.03ha site. The development is laid out in two linear strips. One to the north of the site, consisting of 22 terraced houses and a second to the south of the site comprising 26 flats in 5 blocks. 100% car parking is provided centrally between the two lines of buildings. Two access points are taken from West Pilton Park, to the south of south of the site, with a single access, centrally located through the site.

The terraced houses are in two types a two storey and a three storey form and are arranged in 4 groups of 4 and 2 groups of three. Each group utilises both house types to achieve a modulation of the roof form.

External walls will be finished in dry dash roughcast with facing brick detailing. The roof finishes will be precast, interlocking rooftiles. Windows will be finished in stained wood.

A landscaping and planting scheme has been submitted with the application.

Scheme 2

The scheme was modified in order to improve the appearance of the detailing of the elevations and to modulate the roof form to add interest to the roof scape and to break what would have otherwise been a monotonous form. In addition the roof form has been modified by formation of a hip, at the entrances in order to reduce the massing and create a more inviting development.

Consultations

Transport

No objections, subject to the following condition:

Speed tables are to be constructed at the vehicle access points to the development.

Housing

The Council's Affordable Housing Policy makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at Ward level other than sites of over 500 units. In Pilton Ward, in which the site lies, the provision for affordable housing within sites of more than 40 units is 0%. Affordable housing is therefore not required as part of this proposal under the terms of the affordable housing policy.

This Department is pleased to support Link Group Ltd in its application, as the provision of 48 units in this application will increase the supply of affordable housing in Edinburgh.

This applicant is commended for his positive approach to the implementation of the Affordable Housing Policy and I would be pleased to assist in any discussions regarding how the affordable housing will be provided.

Scottish Environmental Protection Agency (SEPA)

Sewage Disposal

1. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water (SW) and permission to connect may depend on the availability of spare capacity. Your attention is drawn to SW's consultation response for clarification of the position.

Surface Water

2. SEPA would request that any planning permission granted includes a condition requiring the applicant to treat surface water from the site in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521 (<http://www.ciria.org.uk>). Such measures include the use of porous surfacing, filter drains, soakaways and roadside swales.

3. Temporary measures such as the provision of silt traps must be provided to deal with surface water runoff during construction and prior to the operation of the final SUD scheme. It is recommended that this aspect is covered by a planning condition.

Landscaping

4. The development of the site may entail operations such as importation or removal of waste material such as soil, which may require a waste management licence or confirmation of exemption registered with SEPA.

Environmental and Consumer Services

i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

Education

School Capacities

This site falls within the catchment areas for Forthview Primary School, Craigroyston and Broughton High Schools (with dual feeder status), St David's Roman Catholic Primary School and St Augustine's Roman Catholic High School.

Forthview Primary School is operating below capacity at present and should have spare capacity to accommodate this development.

Craigroyston and Broughton High Schools are both operating below capacity and would have sufficient spare capacity to accommodate this development.

Prior to this, there was a requirement for a contribution of £15 per dwelling for St David's and Holy Cross Roman Catholic Primary Schools for development within these two RC catchment areas. This was due to the large amount of development proposed within these areas including Granton Waterfront. However, the forecasts now indicate that the rolls of these two schools are likely to drop over the forecast period. Therefore, a contribution of this nature is no longer required.

The roll at St Augustine's High School is currently rising towards capacity. However, it is anticipated that there should be adequate capacity to accommodate this development.

The forecasts are based on 2002 Start of Session School Rolls and housing completions identified in the Housing Land Audit 2001.

Summary

There is spare capacity available in four of the district schools to serve the development of this site.

Lothian and Borders Police

The area covered by this application is situated in a high risk crime area.

The crimes perpetrated cover the whole spectrum with crimes such as theft by housebreaking, attempted house breaking, malicious mischief and vandalism being particularly prevalent.

Having examined the plans provided, I am of the opinion that the proposed development has the potential to gain the "Secured by Design" award and hopefully you will encourage the architects and applicants, as I will, to apply for SBD.

My only concern at this time is the fact there are two proposed entrances and exits to the development.

I think that it would be desirable if possible to have one entrance / exit which hopefully would limit access to use by residents and legitimate visitors. Another option could be a one way system.

Features such as rumble strips, change of road surface (by colour or texture) pillars or narrowing of the carriageway help to define the defensible space, psychologically giving the impression that the area beyond is private.

Representations

Two letters of objection have been received from local residents on the grounds that; the development will have a detrimental impact on visual amenity and will intrude into the neighbourhood, the development will increase the number of required school spaces, the development will have a detrimental impact on road congestion, parking and pollution, the proposed development will overshadow existing buildings.

Scheme 2:

Objectors were re-notified on 30 January 2004.

One further objection was received on the grounds previously stated.

Policy

Draft West Edinburgh Local Plan - Urban Area - HSG 10 - site with potential for housing development.

Relevant Policies:

DQ6 - seeks to ensure the quality of new development

DQ7 - promotes robust landscaping

H1 - promotes housing development on suitable sites

H3 - promotes housing development on specific identified sites

H7 - sets design standards for new residential development

H8 - sets standards for open space provision

H9 - promotes housing diversity

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines on 'SITE PLANNING FOR SUSTAINABLE DEVELOPMENT' supplement statutory environmental policies, providing advice on how the principles of sustainable development can be incorporated into proposals.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

3 Conclusions and Recommendations

The determining issues are:

- do the proposals comply with the development plan?

- if the proposals do comply with the development plan, are there are any compelling reasons for not approving them?

- if the proposals do not comply with the development plan, are there are any compelling reasons for approving them?

ASSESSMENT

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

(a) the principle of developing the site for housing is acceptable in terms of land use

(b) the design and layout are acceptable, and have any adverse effect on the character of the area, including traffic generation and parking

(c) there is any impact upon neighbouring residential amenity

(a) The site is allocated for Mainly Residential Purposes in the adopted North West Edinburgh Local Plan, and as a housing development site (HSG 9 - Craigmuir Primary School) in the Draft West Edinburgh Local Plan. There are no objections in terms of land use to the proposal. The site has a zero allocation for affordable housing in the Draft Local Plan. Outline consent has already been granted.

(b) The proposed development incorporates a mix of flats and terraced houses. The layout forms two distinct lines with the access and parking through the centre.

The scheme was modified in order to improve the appearance of the detailing of the elevations and to modulate the roof form to add interest to the roof scape and to break what would have otherwise been a monotonous form. In addition the roof form has been modified by formation of a hip at the entrances, in order to reduce the massing and create a more inviting development.

The proposed development fits comfortably into the site in terms of scale and layout, making optimum use of the available space. The site has two main areas of open space. Communal open space associated with the flatted area accounts for approximately 40% of the flatted area, (approximately 20% of the whole site) while the private open space associated with the terraced houses accounts for approximately 60% the private part of the site. This is satisfactory. The terraced units to the south of the site are provided with 9 metre, south facing gardens. Additionally the site is in close proximity to Pilton Park which is a large and easily accessed area of public open space.

The car parking and access arrangements have been agreed by Transportation. 100% parking has been provided within the site. This is adequate for this development. The proposed development will have no detrimental impact on the local road network in terms of congestion, parking or road safety.

The design and layout of the proposed development are acceptable.

(c) The proposed development will have no detrimental impact in terms of the Council's non-statutory guidelines on Privacy or Overshadowing. The proposed development will have no detrimental impact on the residential amenity of the occupiers of any neighbouring property in terms of the Council's guidelines.

In conclusion the design and form of the proposed development are acceptable. The development will have no detrimental impact in terms of car parking or road safety. The development will have no detrimental impact in terms of the amenity of local residents. There are no material considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 09 -Pilton

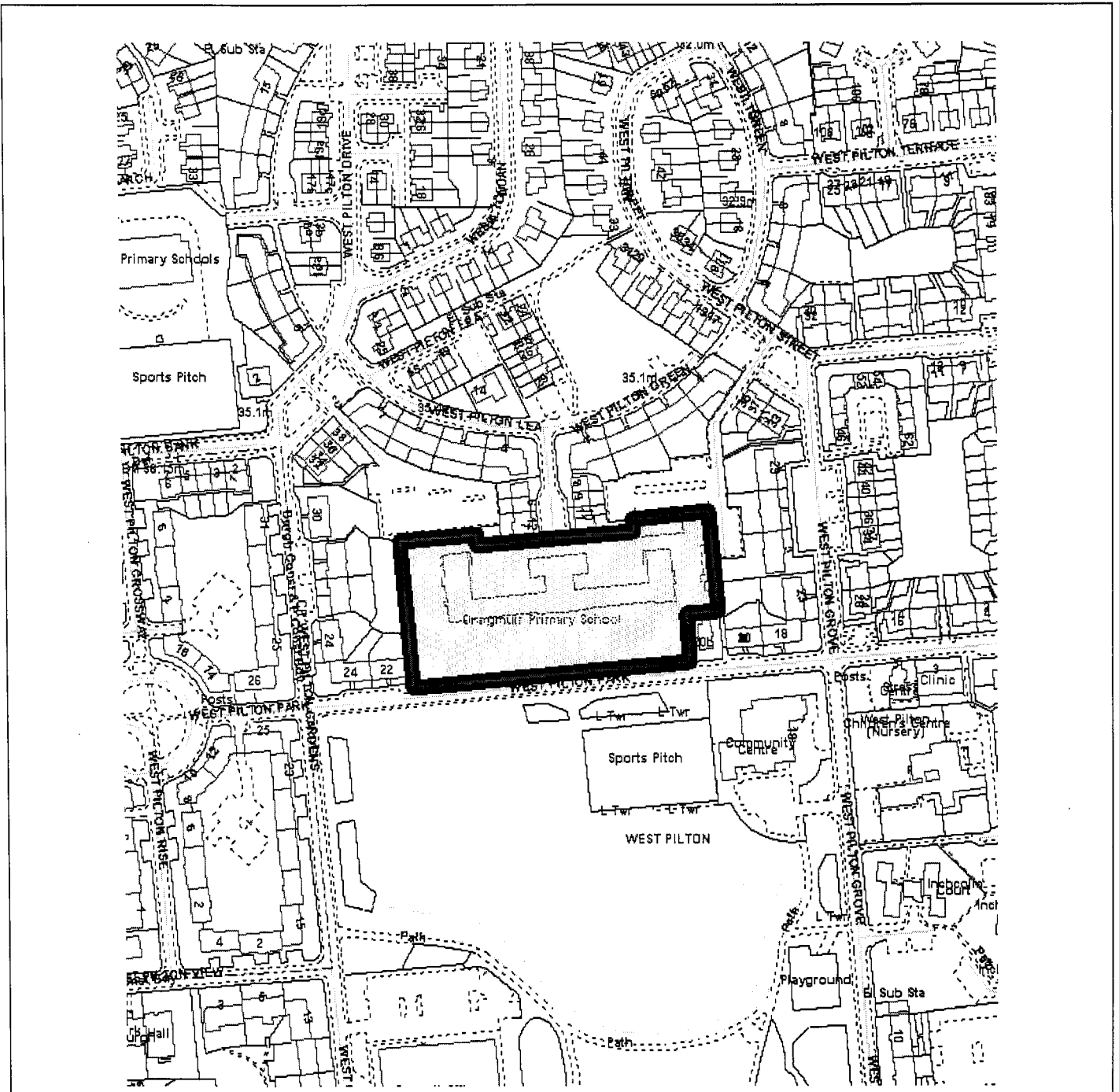
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 9 September 2003

**Drawing numbers/
Scheme** 100 - 112
Scheme 2



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PLANNING APPLICATION

Address	20A + 20B West Pilton Park, Edinburgh, EH4 4ET
Proposal	Residential new build housing

Application number:	03/02992/FUL	WARD	09- Pilton
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THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY