

**Full Planning Application 05/01179/FUL  
at  
3-5 Newhaven Place  
(Plot 2B Western Harbour)  
Edinburgh  
EH6 4TW**

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

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**1 Purpose of report**

To consider application 05/01179/FUL, submitted by FM Western Harbour..  
The application is for: **Sales office for residential development (temp) (In retrospect).**

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

**2 The Site and the Proposal**

**Site description**

The application site lies within Newhaven harbour/quayside area, forming part of the public open space within the Conservation Area providing open views across the Forth. The site is to the north of Newhaven Fish Market and adjacent to the boundary of the car park, with the Travel Inn immediately to the north. The site was formerly a car park formed from granite setts and serving the area around the fish market and Newhaven Quay.

## **Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application is in retrospect for the temporary siting of a portakabin to operate as a sales office for the adjacent residential development at Western Harbour. The expected period of use of the site is 6 months prior to relocation. The portakabin is approximately 20m by 3.0m with timber decking and a ramp providing access.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve or enhance 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 these determining issues, the Committee needs to consider whether:

- a) The proposal is acceptable in terms of its impact upon the character and appearance of the Conservation Area.
- b) The proposed portakabin will adversely affect the appearance of the car park and the surrounding area.
- c) The proposed development will have a detrimental impact on the amenity of the occupiers of the neighbouring property.
- d) The location of the portakabin is satisfactory in road safety terms.

### **a) Newhaven Conservation Area Character Statement**

*Newhaven's original village plan survives, centred on the Main Street, with remnants of the fishing cottages and "Old Town". The harbour with lighthouse and listed fishmarket are separated from the old village core by the busy Pier Place. To the south of the village the "New Town" is characterised by stone villas set in large gardens, with stone boundary walls. The Conservation Area also includes several streets of traditional Victorian tenements.*

a) The proposal is for a short-term (6 months ) useage and is discreetly located within the car parking area. There is much development in association with the redevelopment of Western Harbour adjacent to the proposal. At this point in time, any impact resulting from this proposal will be minimal and will not detract from the appearance of the conservation area in the longer term.

b) The proposed portakabin has been erected on site and for the short time of the duration of this temporary consent will not adversely affect the appearance of the car park or the surrounding area.

c) The portakabin is located at the northern end of the car park and will have a minimal impact upon the amenity of the neighbouring properties of the Fish Market and the Holiday Inn.

d) The siting of the portakabin represents a net loss of approximately 8 car parking spaces. However, there are a number of car parks within the vicinity which can compensate for this loss. Concerns have been expressed by Newhaven Fishsalesmen's Association with respect of loss of space for manoeuvring delivery lorries to the fish market. Transport do not consider this to be an issue since the access is wide and potakabin discreetly set back from the access.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

In conclusion, the proposals in retrospect for this temporary useage are satisfactory in design and do not create amenity or road safety issues for the neighbouring properties. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions limiting the structure to 6 months.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
<b>Ward affected</b>	12 - Newhaven
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Industry/Business/Conservation Area
<b>Date registered</b>	16 May 2005
<b>Drawing numbers/ Scheme</b>	1 - 2 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01179/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

Transport have been consulted and have not raised any objections.

### **Representations**

The proposal was advertised on 10th June 2005.

One representation has been received from the Newhaven Fishsalesmen's Association with concerns relating to restrictions being placed upon the manoeuvring of fish lorries to the morning market with the portakabin in place.

***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 site referred to in this application is identified in the North East Edinburgh Local Plan as being located within the Newhaven Conservation Area and within an area identified for Industry/Business, to be retained primarily in industrial, office and warehouse use. The site lies adjacent to Leith Docks, an area highlighted within the Local Plan for dock related industry.

#### Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

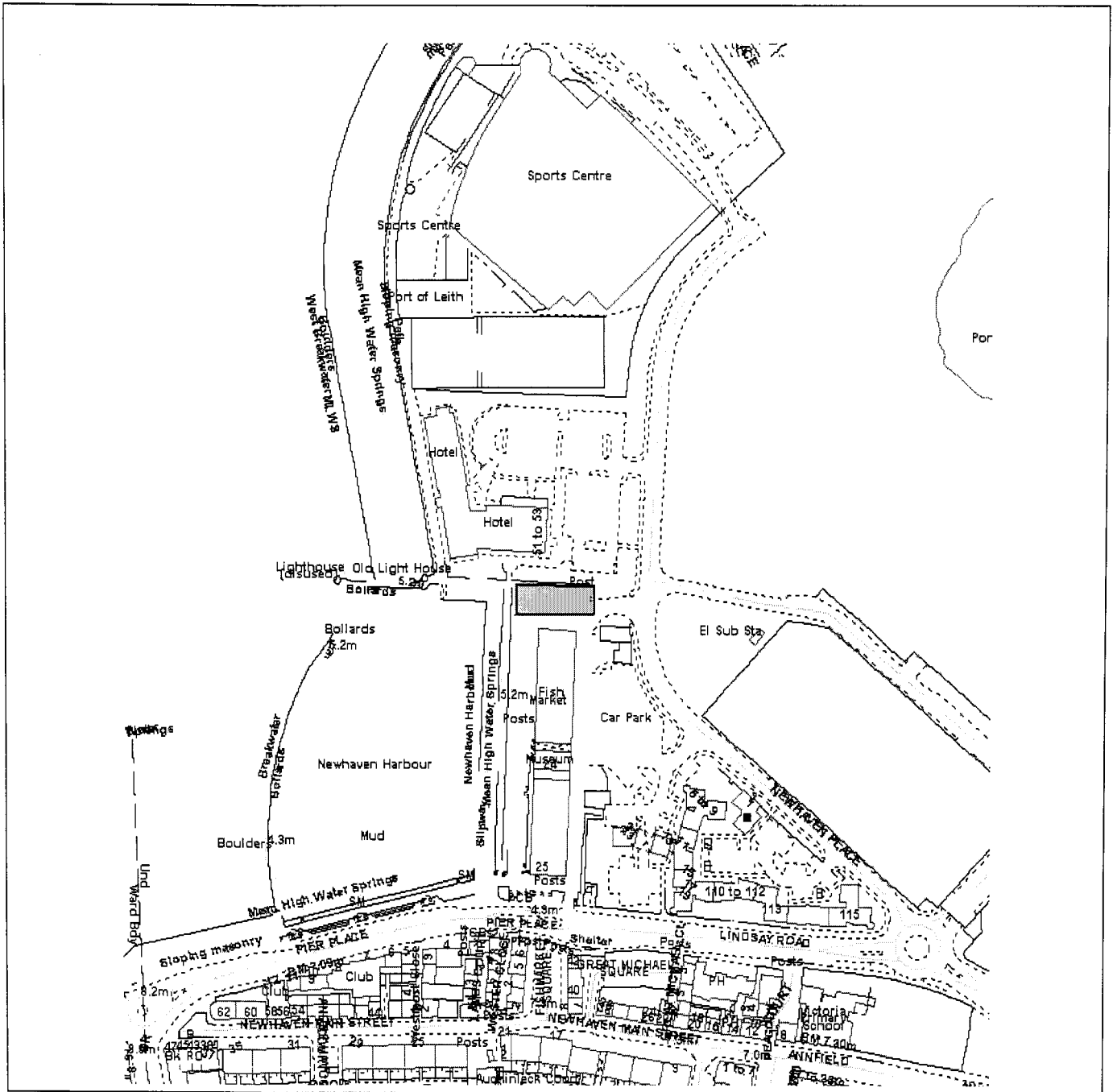
1. Permission is granted for a limited period of 6 months from the date of this consent.
2. The portacabin hereby approved shall be removed from the site within one month of the date of expiry of the limited period of consent.

### **Reasons**

1. In order to give due recognition to the temporary nature of the proposed development.
2. In order to give due recognition to the temporary nature of the proposed development.

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>3-5 Newhaven Place, (Plot 2B Western Harbour), Edinburgh,</b>		
<b>Proposal</b>	<b>Sales office for residential development (temp) (In retrospect).</b>		
<b>Application number:</b>	<b>05/01179/FUL</b>	<b>WARD</b>	<b>12- Newhaven</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**