

Full Planning Application

at

18 Seafield Road East

Edinburgh

EH15 1ED

Development Quality Sub-Committee of the Planning Committee

Proposal: Replace existing boundary fence

Applicant: Lothian Buses Plc.

Reference No: 03/02542/FUL

1 Purpose of report

To recommend that the application be **REFUSED**

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the obtrusive nature of the security fencing will detract from the character of adjacent residential & waterfront land.
2. The proposal is contrary to North East Edinburgh Local Plan Policy E26, in respect of Quality of New Development, as the proposal will detract from the quality of the street scene on the promenade frontage.

2 Main report

Site description

The bus depot site has an area of 3.1 ha and is bounded to the west by Seafield Road, to the north by a car sales premises, to the east by the promenade, beach and Portobello waterfront and to the south by five-storey tenement flats.

The existing residential boundary is formed by a 1-2 metre high embankment surmounted by a 1.5-metre high slatted timber fence; the seaward boundary is formed by a 1-metre high retaining wall, at the foot of a grassed embankment, surmounted by 1.2-metre high bar railings. The commercial north boundary is a 2.5-metre high wire fence with a barbed-wire topping. The street frontage of the site is partly open, with pedestrian and vehicular access, and partly enclosed by 1-metre high railings.

Palisade fencing has been provided to the promenade frontage of a number of the commercial properties to the north of the application site.

Site history

There is no relevant planning history for this site.

Development

It is proposed to erect a 2.4-metre high palisade fence, surmounted by a 0.4-metre high section of barbed wire (three strands mounted on angled brackets), for a length of 210 metres on the south (residential) boundary and for 250 metres along the east (promenade) boundary of the bus depot site. The existing railings on the waterfront boundary would be removed.

The applicant has suggested that a heavy-duty mesh fence, with plain wire topping, might be an acceptable alternative on the residential boundary.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 30 June 2003.

Three residents have objected on the grounds of visual amenity.

Policy

The site is in an Industrial/Business location in the North East Edinburgh Local Plan.

Relevant Policies:

Policy ED4 (BUSINESS DEVELOPMENT WITHIN DEFINED AREAS) lists acceptable uses (with qualifications) within defined 'Industry/Business' areas, and states that development proposals incompatible with their primary industry/business use will not be allowed.

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

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 the proposal is in keeping with the character and appearance of the area.

The property is a commercial site in a zoned industrial area and, in principle, the proposed fencing is compatible with this. However, the fencing has a stark, institutional and defensive character which will contrast with the well-maintained lawns provided around the margins of the site.

Of greater concern is the fact that the two boundaries being enclosed abut non-industrial land and have a pleasant existing character (grassy embankments with timber or traditional railings) which are appropriate to their residential and seafront settings. The provision of obtrusive security fencing will detract from the visual amenity and residential character of the communal gardens of the neighbouring tenemental properties to the south, although existing shrubs and trees will provide a degree of screening. (The alternative of mesh fencing on this boundary would be less intrusive but the applicant still wishes to retain the unsatisfactory wire topping). The sea front boundary is at the quieter end of the Promenade but it is close to a public house, with outside seating, while the promenade, sandy beach and waterfront are important leisure assets, with attractive open vistas. The provision of obtrusive, high security fencing at this location will detract from the character and amenity of the waterfront setting.

The agent has pointed out that vandalism is increasing and is proving to be very costly, with high-value buses being garaged on the site, and that the existing fencing has proved inadequate. Heavy-duty security fencing is therefore required, although the extensive street frontage of the site will still remain open. However, the applicant has stated that this area is monitored by CCTV cameras and by the regular movement of staff for the full 24 hours of a day and presents less of a security problem. (It is also possible that security fencing may be extended to this area in due course.)

The agent has also drawn attention to the fact that most of the commercial premises to the north, along Seafield Road, have been provided with similar fencing to that now proposed.

On balance, it is considered that the loss of visual amenity for adjacent non-commercial land outweighs this proposed solution to the security problems of the site.

It is recommended that the Committee refuses this application, for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 39 -Portobello

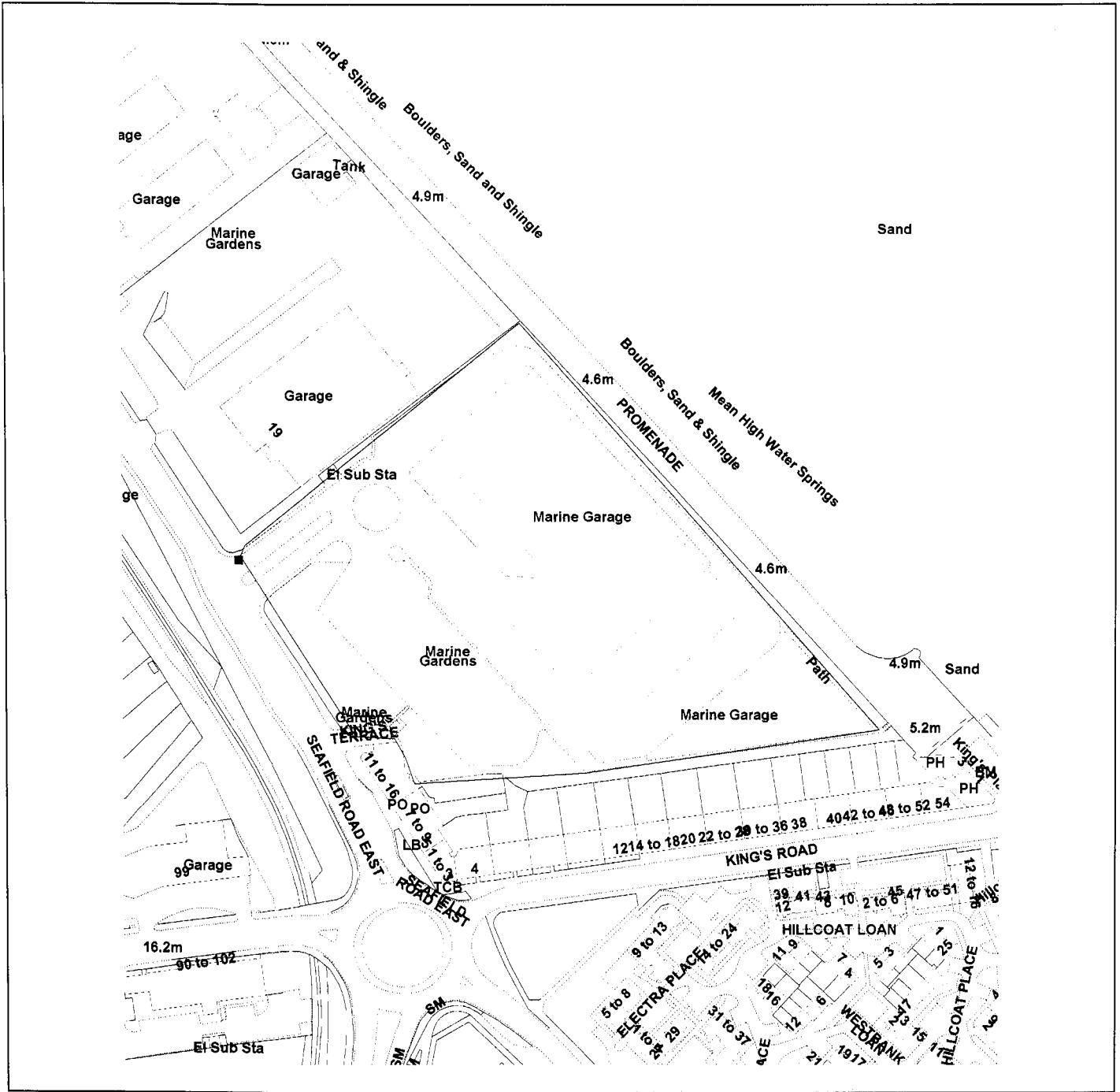
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Industry/Business

File

Date registered 16 July 2003

**Drawing numbers/
Scheme**



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L The City of Edinburgh Council 1998.

PLANNING APPLICATION

Address	18 Seafield Road East		
Proposal	Replace existing boundary fence		
Application number:	03/02542/FUL	WARD	39- Portobello
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			