

Planning Permission 11/02690/FUL
at
East Princes Street Gardens
Princes Street
Edinburgh

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

1 Purpose of report

To consider application 11/02690/FUL, submitted by City Of Edinburgh Council. The application is for: **Ice rink, fairground rides, German market, highland village market nativity scene.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site comprises the precinct area directly to the east of the Royal Scottish Academy, and areas of open space within East Princes Street Gardens. It lies within the World Heritage Site and between category A listed buildings – The Royal Scottish Academy (LB ref 27744) and the Scott Monument (LB ref 27829). The New Town gardens are a designed landscape.

This property is located within the New Town Conservation Area.

Site History

Temporary planning permission has been granted numerous times since 1988 for the various elements of the winter activities held in Princes Street Gardens and The Mound precinct, including the most recent application, 10/03284/FUL. This was granted and was a temporary permission for a limited period between 26 November 2010 and 4 January 2011.

Pre-Application Process

There is no pre-application process history

Description Of The Proposal

The proposal is for the erection of an ice rink, markets, funfair rides, and various other entertainments and attractions, with associated plant and equipment. Consent is being sought for a limited period between 24 November 2011 until 10 January 2012, and for the same dates in 2012-13, 2013-14, 2014-15 and 2015-16.

3. Officer's Assessment and Recommendation

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 principle of development is acceptable and will harm the character or appearance of the conservation area or impact upon the World Heritage Site or affect the setting of any adjacent listed buildings or character of the designed landscape;
- b) residential amenity will be adversely affected; and
- c) there are any traffic or road safety concerns.

a) The principle of such activities on the site has been established over recent years and has become a key part of the city's festive celebrations. The proposal will only operate for a temporary period and therefore any adverse impact on surrounding listed buildings or the historic garden is short term. A planning condition is imposed to ensure that the gardens are restored to their original state.

The proposals do not harm the character or appearance of the conservation area, or the World Heritage Site, or the setting of adjacent listed buildings, and are acceptable in principle.

b) Due to the nature of the proposal, there will be loud music and large crowds that will last into the night. The site is however within a city centre location and the proposal is for a temporary period of approximately six to seven weeks. Services for Communities have stated that any environmental issues can be satisfactorily dealt with at licensing stage.

The proposals do not harm residential amenity.

c) There are no transport or road safety concerns.

In conclusion, the proposals comply with the development plan. It is for a temporary period and will not have a long-term impact on the site. Residential amenity will be protected.

As the applicant is the City of Edinburgh Council, Committee approval is required.

It is recommended that the Committee approves this application for a temporary period subject to a condition that ensures that the gardens are restored to their original state.

REASON FOR DECISION

The proposals comply with the development plan. The consent is for a temporary period and will not have a long-term impact on the character of the site. Residential amenity will not be harmed.

John Bury
Head of Planning

Contact/tel	Michael Paton on 0131 529 3902
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Central Area
Date registered	17 August 2011
Drawing numbers/ Scheme	01-04 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,
Helen Martin on 0131 529 3517. Email: helen.martin@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. Contact details can be found in the Committee Agenda papers.

Application Type Planning Permission
Application Address: East Princes Street Gardens
Princes Street
Edinburgh

Proposal: Ice rink, fairground rides, German market, highland village
market nativity scene.

Reference No: 11/02690/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities - Environmental Assessment

The application proposes to site an ice rink, German Market, Highland Village market and nativity scene at East Princes Street Gardens. The various environmental issues which fall within the remit of this Department can be dealt with at the licensing stage.

Environmental Assessment would offer no objections to this proposed development.

Representations

The application was advertised on 26 August 2011.

No representations have been received.

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

Edinburgh City Local Plan - the site is part of the Central Area, while East Princes Street Gardens is also designated as open space. The site is part of the New Town Conservation Area, and within the World Heritage Site.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. Permission is granted for a limited period between 24 November 2011 and 10 January 2012, and for the same period for four subsequent years i.e. until 10 January 2016.
2. All temporary structures hereby approved shall be removed from the site within 48 hours of the date of expiry of the limited period of consent; and the gardens shall be returned to their condition prior to the occupation of the event, within three months of the last day 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 safeguard visual amenity.

End

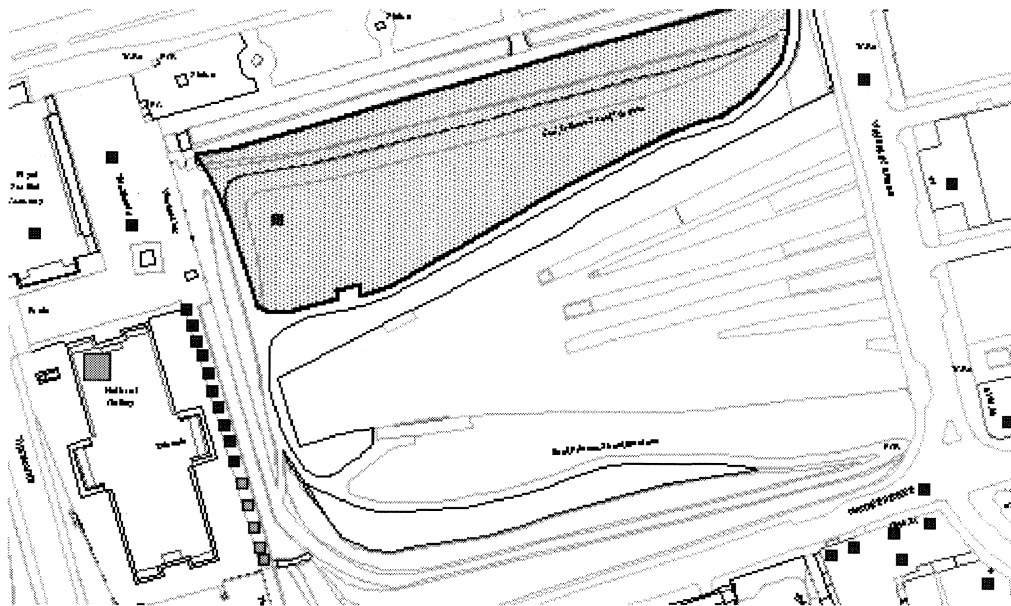
Appendix C



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Location Plan

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