

**Development Management Sub-Committee
22 February 2012**

**Report by the Head of Planning on forthcoming application by
Taylor Wimpey for the residential development at land 120 metres
east of 150 Muir Wood Road, Currie**

Protocol note

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

Carol Campbell
Acting Head of Legal and Administrative Services

**REPORT ON FORTHCOMING APPLICATION BY TAYLOR WIMPEY
FOR residential development AT LAND 120 METRES EAST OF 150
MUIR WOOD ROAD, CURRIE.**

Development Management Sub-Committee

1. Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development on land 120 metres east of Muir Wood Road, Currie.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

2. Summary

This report advises members of a forthcoming planning application for residential development at a site 120 metres east of Muir Wood Road, Currie. The site is allocated for Green Belt in the Rural West Edinburgh Local Plan.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice which was validated on 21 November 2011.

3. The Site and the Proposal

Site Description

The site is an area of ground, extending to 10.38 hectares, lying 120 metres east of Muir Wood Road in Currie. To the east, south and west of the application site are residential areas and Baberton Golf Club lies to the north. The site is currently in agricultural use.

The land is located within the Juniper Green Conservation Area.

Site History

22 February 2000 – Application for outline planning permission to erect residential development with recreational parkland was refused at Committee (99/03697/OUT).

21 November 2011 – A proposal of application notice (11/03539/PAN) relating the site was validated.

There is no other relevant planning history.

Description of the Proposal

It is anticipated that the proposal will come forward as an application for planning permission in principle for residential development.

Community Consultation

The Proposal of Application Notice (11/03539/PAN) outlined a public exhibition in Gibson-Craig Hall, Currie in January 2012. This was approved, subject to additional consultation. The exhibition dates have been amended and the public exhibition will be at Currie High School Library on 23 and 24 February 2012. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation Report.

4. Issues

The key considerations against which this development will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The site is allocated in the Rural West Edinburgh Local Plan as within the green belt. The application will need to come forward with a supporting statement to justify any exception for development within the Green Belt.

b) the design, layout are acceptable within the character of the area;

The application is likely to come forward as an application for planning permission in principle. At this stage there has been no indication of layout or design. Impact of the landscape will form a key element of any assessment.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

No details have been submitted about proposed access to the site. The application will be supported by a Transport Assessment which will address access and the impact of the proposals on the local road network.

d) there are any other environmental factors that require consideration:

The applicants will be required to submit sufficient information to demonstrate that the site is capable of being developed for residential use. In order to support the application the following supporting documents will be submitted:

- desktop archaeological survey;
- flood risk assessment;
- surface water management plan/SUDS
- site investigation (contamination);
- sustainability statement
- ecological assessment

5. Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

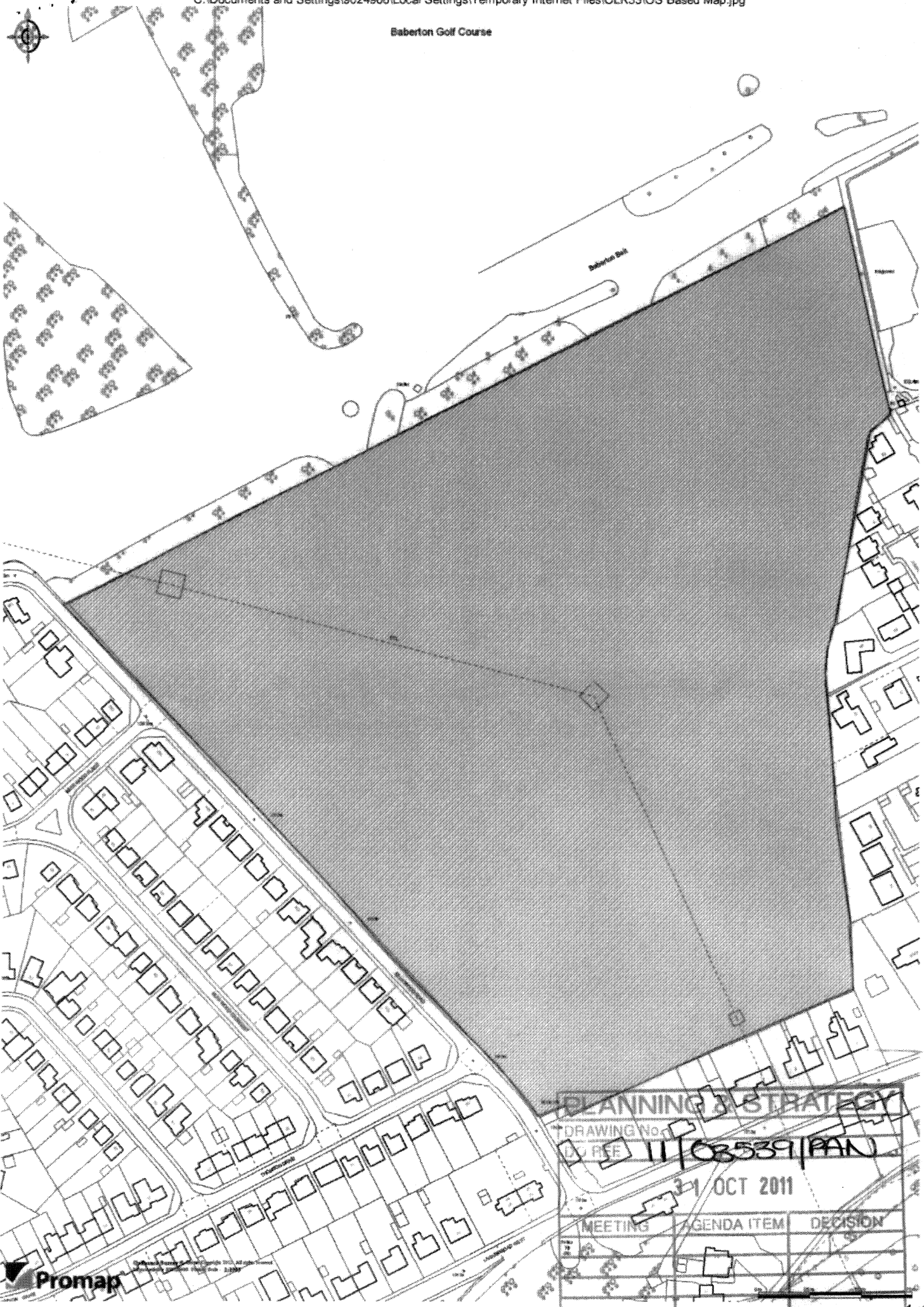
6. Recommendations

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

John Bury
Head of Planning

Appendices	1. Location Plan
Contact/tel/Email	Eileen McCormack Tel. 0131 529 3609, eileen.mccormack@edinburgh.gov.uk
Wards affected	A02 - Pentland Hills
Background Papers	1. 11/03539/PAN

Baberton Golf Course



PLANNING & STRATEGY

DRAWING No. 11/03539/PAN

31 OCT 2011

MEETING	AGENDA ITEM	DECISION

