

**Development Management Sub-Committee
7 March 2012**

**Report by the Head of Planning on a Forthcoming Application by
A and D Brewster for a Care Home and Lodges at Land at 95 Baird
Road, Ratho**

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 A and D Brewster
for a care home and lodges at LAND AT 95 Baird Road, Ratho,
Edinburgh.**

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 at 95, Baird Road, Ratho

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 a care home and eco-care lodge at a site at 95 Baird Road, Ratho. The site is allocated for countryside uses in the Edinburgh City Local Plan.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 3 November 2011.

3. The Site and the Proposal

Site Description

The site is approximately 3.7ha in area and is surrounded by arable land and woodland. Ratho Village lies to the south and M8 to the north. At the centre of the site is a former cement works with the remaining buildings still in position. A watercourse runs under the site.

The site is accessed from Baird Road.

Site History

June 1999 - Planning permission refused for the installation of a construction and demolition materials recycling plant together with ancillary facilities.

3 July 2002 – Planning permission refused for change of use of former cement batching plant to form airport park and ride facility and associated engineering works. Appeal dismissed.

Description of the Proposal

The proposal is for a 40 bed care home with surrounding eco lodges for elderly care. The development will be built to sustainable standards with bio gardens/allotments, new woodland and path links and minimal parking.

Community Consultation

The Proposal of Application Notice 11/03540/PAN outlined public events in Ratho Library and a presentation to Ratho and District community council. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

4. Issues

The key considerations against which the eventual application will be assessed include whether:

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

The site is allocated within the Rural West Local Plan as a countryside policy area. Policy E5 sets out when development may be acceptable. As the care home would be a non-conforming use, the applicant would have to give sufficient justification for a departure from policy.

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

The application is likely to come forward as an application for detailed planning permission. At this stage there have been some indicative details on the layout of the proposals for information but not for assessment. The applicant is required to submit a Design and Access Statement with the application.

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

The access into the site will be from Baird Road. New bus stops will be proposed near the access. The application will be supported by a Transport Assessment which will address 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 the proposed use. In order to support the application the following supporting documents will be submitted:

- flood risk assessment;
- surface water management plan/SUDS;
- site investigation (contamination);
- noise impact assessment;
- sustainability statement;
- landscape statement and tree survey;
- ecological statement;
- design and access statement; and
- transport statement.

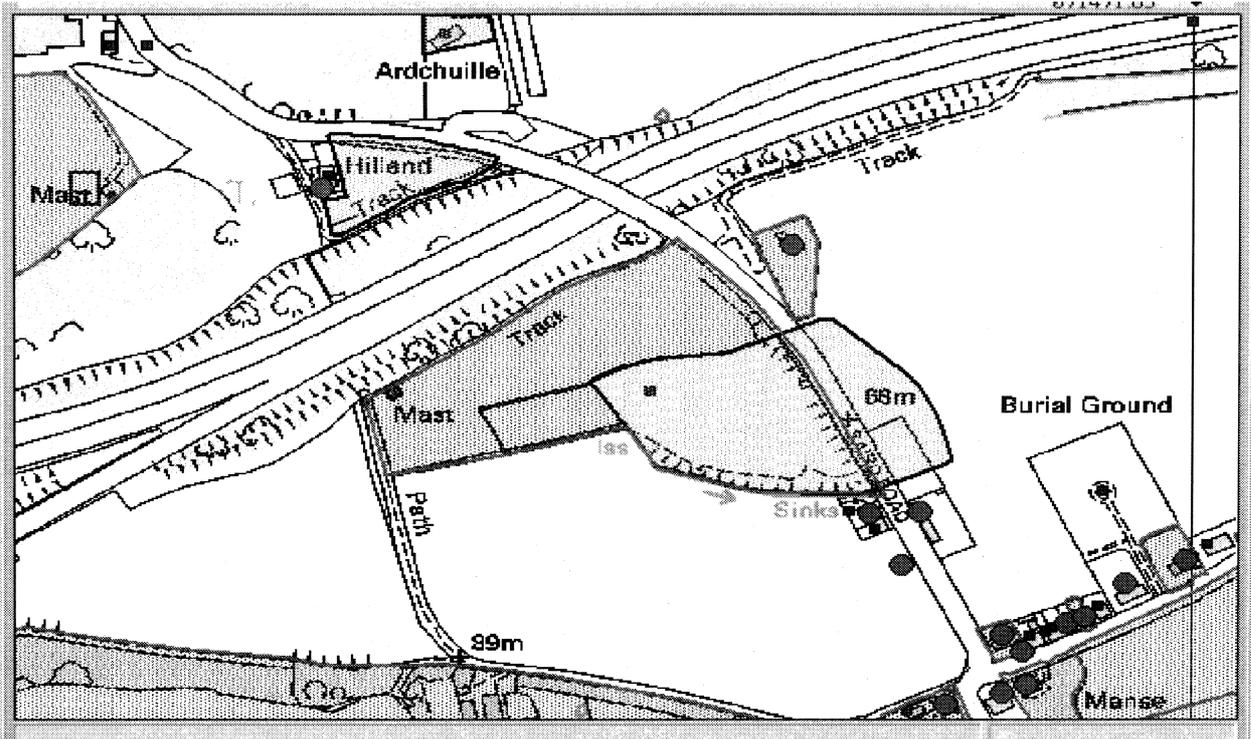
5. Conclusion

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 advises of any other issues.

John Bury
Head of Planning and Building Standards



Appendices 1. Location Plan

Contact/tel/Email Nancy Jamieson 0131 529 3916 nancy.jamieson@edinburgh.gov.uk

Wards affected Ward 1

Background Papers none