

**Development Management Sub-Committee
29 August 2012**

**Report by the Head of Planning on a Forthcoming Application by
The City of Edinburgh Council for change of use to car parking
and workshop at 2 Peffer Place, Edinburgh.**

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, Risk and Compliance

REPORT ON FORTHCOMING APPLICATION by THE CITY OF EDINBURGH COUNCIL for Change of Use to Car Parking and Workshop at 2 PEFFER PLACE, 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 2 Peffer Place, Edinburgh.

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 the change of use of the existing building to car parking and workshops at a site at 2 Peffer Place. The site is allocated for Business and Industry 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 13th July 2012.

3. The Site and the Proposal

Site Description

The site is approximately 1.5 hectares in area and is currently occupied by a large industrial building of around 6700 square metres in area that was formerly used as the Blindcraft workshop.

The main access into the site is taken from the north eastern corner. There is a secondary vehicular access at the north western end although this only provides direct access into a warehouse building.

The boundaries around the site are predominantly metal palisade fencing and range from 1.5 metres to 2 metres in height.

Although the site is allocated for Business and Industry in the adopted Edinburgh City Local Plan, the surrounding land uses comprise of a mix of residential houses and flats, as well as a school and small scale business units.

Site History

The building was used as the Blindcraft workshop until it closed.

Historically, the following application is of relevance:

96/02297/FUL - Erect extension to factory. Granted on 18th December 1996.

Description of the Proposal

The proposal is for the change of use from the existing workshop to a car parking/storage area with associated office and workshop and other ancillary works.

There are minor changes proposed to the external appearance of the existing building. However the main size and structure of the building will remain unaltered.

Community Consultation

The Proposal of Application Notice (12/02468/PAN) outlined the public exhibition event and press advertisement. Craigmillar Community Council, local ward members and the neighbourhood partnership also received a copy of the Proposal of Application Notice. 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 Edinburgh City Local Plan as a site for business and industry. However, given the adjacent residential uses, supporting information will require to be submitted outlining the site's suitability for the proposed use.

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

The applicant is required to submit a Design and Access Statement with the application. However, no notable changes to the exterior of the existing building have been proposed at this stage.

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

The applicant has indicated that the existing access will be retained in use as the primary access into the site. The application will be supported by a Transport Statement which will address the impact of the proposals on the local road network.

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

The applicant will be required to submit sufficient information to demonstrate that the site is capable of being developed for the proposed uses and that the mix of uses is compatible with each other and those of the surrounding area. In order to support the application the following supporting documents will be submitted:

- air quality assessment;
- site investigation (contamination);
- noise assessment; and
- sustainability 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 advise of any other issues.

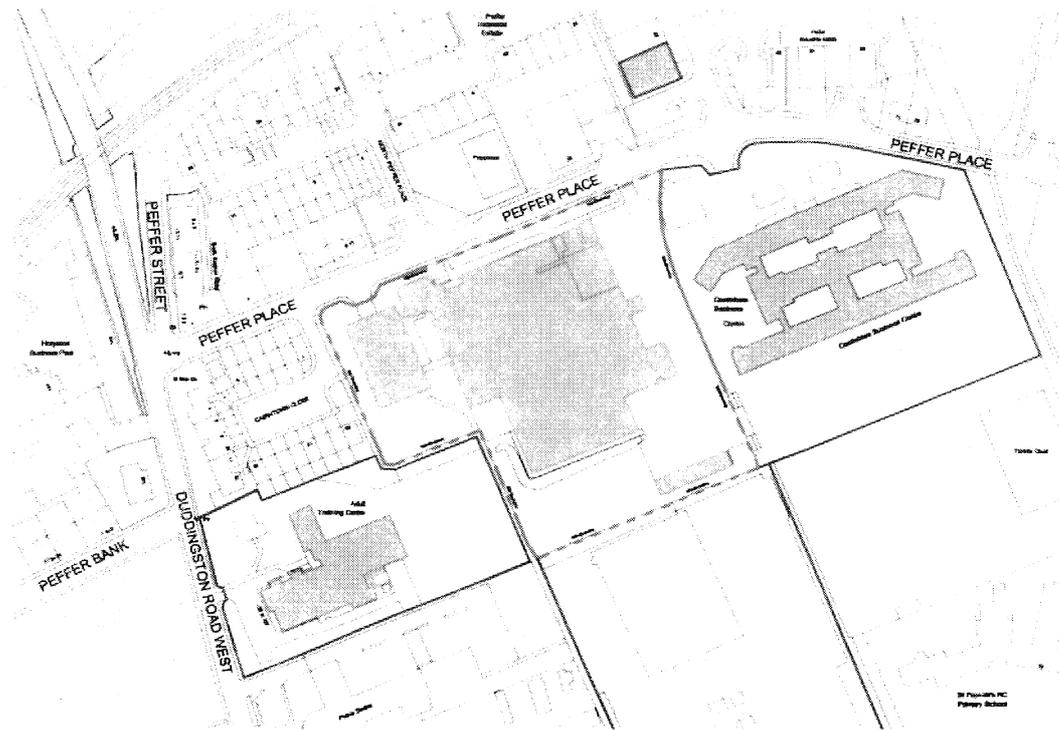
John Bury
Head of Planning and Building Standards

Appendices 1. Location Plan

Contact/tel/Email Lesley Carus – 0131 529 3770. Lesley.carus@edinburgh.gov.uk

Wards affected A17

Background
Papers



Location Plan

KEY:

-  Planning Application Site
-  Other Buildings and Land owned by the Applicant.