

Development Management Sub Committee

Wednesday 28 August 2013

**Application for Planning Permission 13/02194/FUL
At Land 37 Metres Southwest Of 9, Calder Crescent,
Edinburgh
Creation of several landscape features, including a new gate,
fencing, trees and hedges.**

Item number	4.3
Report number	
Wards	A07 - Sighthill/Gorgie

Links

Policies and guidance for this application	LPC, CITD3, CITD9, CITOS1, NSG, NSMDV, NSOSS, NSGD02,
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Executive summary

Application for Planning Permission 13/02194/FUL At Land 37 Metres Southwest Of 9, Calder Crescent, Edinburgh Creation of several landscape features, including a new gate, fencing, trees and hedges.

Summary

The proposal complies with the Development Plan and is acceptable in this location. There is no unreasonable impact upon residential amenity and it will not result in any traffic or road safety issues. There are no other material considerations which outweigh this conclusion.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

The proposal does not raise any significant sustainability issues

Consultation and engagement

Pre-Application Process

Positive pre application advice was provided

Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

- **To view details of the application go to**
- [Planning and Building Standards online services](#)

Report

Application for Planning Permission 13/02194/FUL At Land 37 Metres Southwest Of 9, Calder Crescent, Edinburgh Creation of several landscape features, including a new gate, fencing, trees and hedges.

1. Background

1.1 Site description

The site is an area of unmaintained open space which lies on either side of an existing access to a car park adjacent to the eastern side of the Union Canal and to the west of Calder Crescent. There are residential properties to the north and east of the site, with a community garden area to the south. The site does not form part of the Ancient Monument.

1.2 Site History

There is no relevant planning history for this site.

2. Main report

2.1 Description Of The Proposal

The proposal is to upgrade the area with woodland planting, hedging and grass. The existing access through the site would have an area of sets across the full width. A 3 metre high gate is proposed with 1.4 metre high vertical timber post gateway features on either side. Timber post and wire fencing is proposed around the woodland area. The proposal forms part of the Calder Crescent and Union Canal Gateway Project.

2.2 Determining Issues

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?

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the development is acceptable;
- b) the proposal adversely affects the character of the area;
- c) the proposal adversely affects residential amenity;
- d) the proposal adversely affects transport infrastructure;
- e) any impacts on equalities or human rights are acceptable; and
- f) comments raised have been addressed

a) The Principle of the Development

The site is an area of open space and the proposal does not change that designation. There is no loss of open space. The principle of the development is acceptable.

b) Character of the Area

The upgrading of this area of open space is welcomed in terms of both the improved appearance and the habitats it will create. The upgraded access will also provide a more attractive approach to one of the access points to the Union Canal. There is no adverse impact upon the character of the area.

c) Neighbouring Amenity

The nearest residential properties are approximately 13 metres away and there will be no loss of residential amenity.

d) Traffic or Road Safety Issues

The proposal upgrades an existing access and there are no road safety concerns.

e) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. No impact was identified.

f) Public Comments

No representations have been received.

CONCLUSIONS

As the Council has an interest in the land, a Committee decision is required.

In conclusion, the proposal complies with the development plan and is acceptable at this location. The proposals do not adversely affect the amenity of neighbours. The design, scale and form of the proposal are appropriate and no road safety issues will result. There are no other material considerations which outweigh this conclusion and approval is recommended.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

Conditions:-

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Statutory Development

Plan Provision	The site is open space on the Edinburgh City Local Plan.
Date registered	11 June 2013
Drawing numbers/Scheme	1-9, Scheme 1

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 9 (Waterside Development) sets criteria for assessing development on sites on the coastal edge or adjoining a watercourse.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

The Open Space Strategy and the audit and action plans which support it are used to interpret local plan policies on the loss of open space and the provision or improvement of open space through new development.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Appendix 1

Consultations

Transport Planning (Development Control)

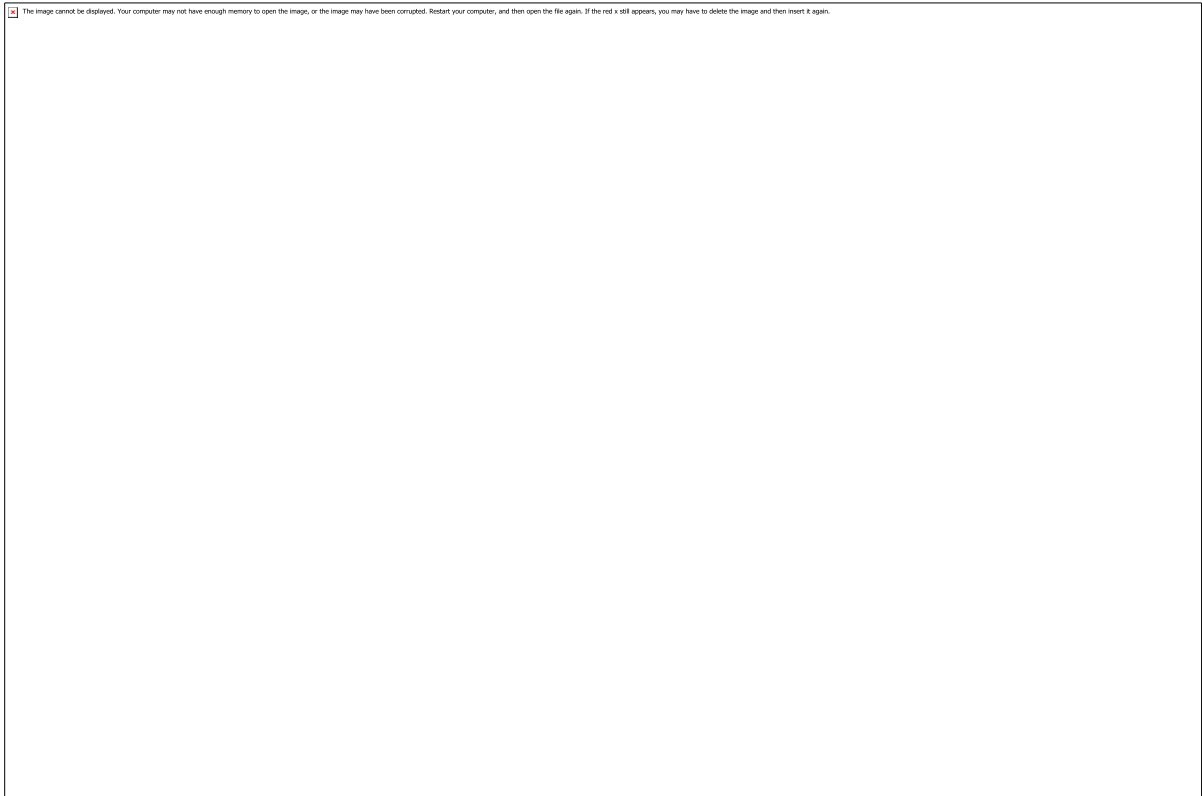
I have no objections to the application

Scottish Canals

We are fully aware and fully supportive of these proposals. They will help to deliver transformational change and improvements in the locality, including physical and social benefit through the Canal College enterprise.

Location Plan

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