

Development Management Sub Committee

Wednesday 25 September 2013

REPORT ON FORTHCOMING APPLICATION BY STEWART MILNE HOMES FOR PLANNING PERMISSION FOR ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, LANDSCAPING, SUDS AND ANCILLARY DEVELOPMENT AT LAND 202 METRES NORTHEAST OF 60 RATHO PARK ROAD, RATHO

Item number

Report number

Background Papers

13/02960/PAN

Wards

A02 - Pentland Hills

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REPORT ON FORTHCOMING APPLICATION BY STEWART MILNE HOMES FOR PLANNING PERMISSION FOR ERECTION

OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, LANDSCAPING, SUDS AND ANCILLARY DEVELOPMENT AT LAND 202 METRES NORTHEAST OF 60 RATHO PARK ROAD, RATHO

Summary

To inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission for residential development on land at Ransfield Farm, Ratho Park Gardens, Ratho.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 25 July 2013.

Recommendations

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

Financial impact

There are no financial implications for the Council.

Equalities impact

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

A sustainability statement will need to be submitted with the application.

Community consultation

The Proposal of Application Notice (13/02960/PAN) outlined a public exhibition to be held on 9 September 2013 at the Ratho Community Centre. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading / external references

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

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1. Background

1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission in respect of a major development on land at Ransfield Farm, Ratho Park Gardens, Ratho.

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

1.2 Site description

The application site is 4.5 hectares acres in area. It is bounded on the north by the Union Canal and towpath with a new housing development and farmland beyond. Ratho Park Golf Course sits to the east. To the south, the site is bounded by, Ratho Park Gardens, with farmland beyond. The rear gardens of a housing development form the west boundary.

The boundary materials are domestic fencing and hedging on the west, the canal bank on the north, and post and wire fencing, with some hedging, on the east and south.

The application site is gently rolling, cultivated agricultural land. There are mature trees inside and adjacent to the site, along the east and south boundaries. The site is within the Edinburgh Green Belt and the canalside is a site of importance for nature conservation. The Union Canal is a scheduled ancient monument. Ratho Park Golf Course is designated as being within an area of outstanding landscape quality.

Vehicular and pedestrian access is from Ratho Park Gardens which leads eastwards from the end of Ratho Park Road towards Ratho Park Golf Course.

1.3 Site History

There is no relevant planning history for the site.

2. Main report

2.1 Description of the Proposal

An application for detailed planning permission will be submitted for residential development with associated access roads, landscaping, sustainable urban drainage (SUDs) and ancillary development. Vehicular and pedestrian access will be from Ratho Park Gardens.

The proposal is at an early stage and further details are to be confirmed.

2.2 Key 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 Rural West Edinburgh Local Plan (RWELP) identifies the site as within the Green Belt. Policy E5 of RWELP sets out criteria for development in the Green Belt and Countryside Areas and the application is contrary to policy.

The Proposed Local Development Plan maintains the site as being located within the greenbelt.

b) the design and layout are acceptable within the character of the area and the proposals comply with the development plan and the Edinburgh Design Guidance

The proposals should have regard to the design policies within the RWELP and the Edinburgh Design Guidance. A design and access statement will accompany the application.

Issues to be addressed include:

- Impact on the canal and its setting;
- Effect on views into and from the site;
- Provision of useful green space and links to green networks; and
- Creation of a sense of place.

As the Union Canal is a scheduled ancient monument, Historic Scotland will be consulted.

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

The proposals should have regard to transport policy of the Rural West Edinburgh Local Plan and the impact of additional traffic. Accessibility of public transport, safety at Dalmahoy junction and lighting of the proposed scheme would all have to be considered. A transport assessment will accompany the application.

d) there are any other environmental factors that require consideration

The application will need to be screened for an Environmental Impact Assessment (EIA). The applicants will be required to submit sufficient information to support the development and infrastructure design. The impact on the Union Canal and the mature trees on the boundaries will need to be taken account of. In order to support the application the following documents will be submitted:

- surface water management plan/SUDS and flood risk assessment;
- sustainability statement;
- landscape and visual impact appraisal;
- tree survey and constraints report;
- ecological appraisal;
- archaeological survey.

2.3 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 had the opportunity to comment.

3. Recommendations

- 3.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

David R. Leslie

Acting Head of Planning and Building Standards

Appendix 1

Location Plan



