

10.00 am, Thursday, 21 August 2014

Edmonstone Estate Application – Background Information

Item number	8.5(a)
Report number	
Executive/routine	
Wards	Portobello/Craigmillar

Executive summary

The report is to accompany agenda item 8.5 in relation to the pre-determination hearing for land at 545 Old Dalkeith Road, Edinburgh (Edmonstone Estate) which is being referred from the Development Management Sub-Committee. It provides background information in relation to separate decisions for recent planning applications on the same site.

Links

Coalition pledges

Council outcomes [CO7](#), [CO19](#), [CO23](#)

Single Outcome Agreement [SO4](#)

Background report on land at Edmonstone Estate.

Recommendations

- 1.1 It is recommended that Council notes the contents of the report.

Background

- 2.1 Three planning applications have recently been considered by the Development Management Sub-Committee for the same site at Edmonstone Estate. These were:

- Proposed residential development, ancillary uses and associated development (planning reference 14/01057/PPP) considered by means of a pre-determination hearing on 30 July 2014 and is minded to refuse.

As the proposed residential development is a significant departure from the development plan and contrary to National Planning Framework 3 in terms of the Central Scotland Green Network, the application must be referred to Full Council for a decision.

- Proposed cemetery, crematorium, memorial garden, chapel of rest and associated development (planning reference 13/05302/PPP) considered on 13 August 2014 and is minded to grant. There is an outstanding objection from SEPA to this application and it will need to be notified to Scottish Ministers.
 - Proposed cemetery (including provision for woodland burials), memorial garden, chapel of rest and associated development (planning reference 13/05235/PPP) 13 August 2014 and is minded to grant. There is an outstanding objection from SEPA to this application and it will need to be notified to Scottish Ministers.
- 2.2 This report is to provide background context in relation to the consideration of the report of pre-determination hearing – 545 Old Dalkeith Road, Edinburgh (Edmonstone Estate).

Main report

- 3.1 As context for the consideration of the outcome of the pre-determination hearing there have also been two further applications, covering the same site, for the proposed development of cemetery and crematorium uses.

- 3.2 These two applications were considered by the Development Management Sub-Committee on 13 August 2014. The committee has resolved to grant the two applications, against officer recommendation. Both applications will be reported back to a future meeting of the Development Management Sub-Committee with detailed conditions, reasons and informatives.
- 3.3 The proposal for housing is considered to be a significant departure from the development plan. A significant departure is one that would be contrary to the vision or wider spatial strategy of the plan.
- 3.4 The site is located within the green belt and also forms part of the South East Wedge Parkland Open Space Proposal (in both the adopted Edinburgh City Local Plan and emerging Local Development Plan) which is part of the strategic green network. The open space proposal forms part of the Central Scotland Green Network (CSGN) which is a national development in National Planning Framework 3.
- 3.5 National Planning Framework 3, and its predecessors, identifies the CSGN as a national priority. The project supports a wide range of environmental enhancement measures and aims to identify and strengthen connections between both publically accessible greenspaces and areas of habitat for wildlife.
- 3.6 The Council's Open Space Strategy identifies the green network within Edinburgh and proposes a number of actions to connect the green network. One of which is the South East Wedge Parkland proposal that covers the application(s) site.
- 3.7 A major housing development of up to 368 units on this site is not part of the planned Local Development Plan Settlement Strategy. It would result in the loss of the green belt, lead to coalescence with Danderhall in Midlothian and break the strategic green link impacting on the aims of the Central Scotland Green Network. Taking all of this into account it is considered that a housing proposal here is a significant departure from the development plan.
- 3.8 Conversely, the cemetery and crematorium proposals, although not recognised in local plan policy as permitted green belt uses, are still classified as open space. Whilst the proposed use is not the type of open space envisaged at this location, it would not undermine the objectives of the CSGN. It would begin to urbanise the area but not to such a significant degree as housing would.

Measures of success

- 4.1 The measure of success is that the Council takes an appropriately informed decision of the planning application which has been referred following a pre-determination hearing.

Financial impact

- 5.1 The applications would be subject to a legal agreement for developer contributions.

Risk, policy, compliance and governance impact

- 6.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

- 7.1 The applications have been assessed in terms of equalities and human rights and no issues have been identified at this stage.

Sustainability impact

- 8.1 The applications are not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

- 9.1 As major developments the proposals have been through pre-application consultation procedures and relevant notifications and consultations as part of the planning application process.

Background reading/external references

Planning reference 14/01057/PPP - Development Management Sub-Committee 30 July 2014.

Planning reference 13/05235/PPP and 13/05302/PPP - Development Management Sub-Committee 14 August 2014.

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Links

Coalition pledges**Council outcomes**

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

None