

Development Management Sub-Committee

Wednesday, 14 January 2015

REPORT ON FORTHCOMING APPLICATION FROM CRUDEN HOMES EAST LTD. TO DEMOLISH EXISTING SHOPPING CENTRE AND ERECT 60-65 FLATS AND ASSOCIATED CAR PARKING AND LANDSCAPING AT 69 - 97 INGLIS GREEN ROAD, EDINBURGH, EH14 2EZ

Item number	9.1
Report number	
Wards	Sighthill / Gorgie

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a residential development comprising of 60-65 flats and associated car parking and landscaping at 69-67 Inglis Green Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 14/04491/PAN) on 27 October 2014.

Links

Coalition pledges	
Council outcomes	CO7 , CO19 , CO23
Single Outcome Agreement	SO4

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Recommendations

1.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Background

2.1 Site Description

The site is located on the south side of Inglis Green Road, opposite the Water of Leith. It currently accommodates a single storey, flat roof, 1960's suburban shopping centre and parking area. The retail units open onto a central inner courtyard. Parking and service areas are located to the north west of the building, accessed from Millbrae Wynd and on the corner of Redhall Crescent and Redhall Avenue.

The L-shaped application site is 0.33 hectares and is steeply sloping, dropping from south to north. It is bounded by Inglis Green Road to the north and Redhall Crescent to the south and has two distinct frontages. It incorporates Millbrae Wynd, a north-south road between Inglis Green Road and Redhall Crescent. Redhall Avenue and Graysknowe bound the site to the east. A garage and forecourt is located on the adjacent plot to the north east of the site.

The surrounding area is predominantly residential in nature ranging from two-storey terraced dwelling-houses to three and four storey flatted blocks.

2.2 Site History

4 February 2009 – planning permission granted to demolish existing building and erect mixed use development comprising of 51 flats and five retail units (application reference: 07/02689/FUL).

27 October 2010 – planning permission minded to grant for sheltered housing development of 63 flats and three retail units; legal agreement has not concluded (application reference: 09/03339/FUL).

9 December 2013 – planning permission minded to grant to extend planning permission 07/02689/FUL to erect 51 flats and five retail units for three years; legal agreement has not been concluded (application reference: 13/03948/FUL).

3.1 Description of the Proposal

The proposal is for the development of a mixed tenure affordable housing development. The proposal will comprise 60-65 flats incorporating a mix of sizes and tenures.

The agent has indicated the massing and layout will be broadly similar to previous approved proposals with the exception of the deletion of retail units and alterations to landscaping and car parking.

An application to extend the implementation period of the original planning permission is 'minded to grant' waiting for the conclusion of a legal agreement.

3.2 Key Issues

The key considerations 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 located in the urban area where housing developments are supported in principle provided they accord with other relevant policies.

The shopping centre is not a designated centre and its loss will be assessed against policy Ret 11 which will consider whether the proposal will result in the loss of premises suitable for small business use and whether there is a clear justification to retain the shops to meet local needs.

The existing permission will be a material consideration in assessing any forthcoming application.

b) the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

Planning permission for residential development has previously been granted for the development of the site. Pre-application discussions indicated the general layout, building footprints and heights will be similar to the approved scheme.

The proposal will be considered against the Edinburgh Design Guidance and local plan policies. 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;

There are pedestrian accesses into the site from Inglis Green Road and Redhall Crescent with vehicular access through the site using Millbrae Wynd. Greysknowe is a private road that links the site Inglis Green Road and Redhall Avenue.

The proposals will be assessed against the Council's parking standards.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Transport Information;
- Sustainability Statement;
- Noise Impact Assessment;
- Bat Survey;
- Design & Access Statement;
- Flood Risk Assessment; and
- Surface Water Management Plan.

3.3 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 the opportunity to comment.

Financial impact

4.1 It is likely that the application will be subject to a legal agreement.

Risk, policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

Equalities impact

6.1 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

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

Consultation and engagement

8.1 The Proposal of Application Notice (reference 14/04491/PAN) outlined an exhibition and question and answer session as part of the Community Council meeting between 7:30 and 21:00 on 8 December 2014 and a public event to be held at Sighthill Library between 14:00 and 18:00 on 10 December 2014. 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 Proposal Of Application Notice go to [Planning and Building Standards online services](#)

David R Leslie

Acting Head of Planning and Building Standards

Contact: Elaine Watson, Planning Officer

E-mail: elaine.watson@edinburgh.gov.uk | Tel: 0131 529 3479

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

Location Plan

Location Plan

