

# Development Management Sub-Committee

Wednesday, 11 February 2015

**REPORT ON FORTHCOMING APPLICATION BY WEST CRAIGS LTD, FOR A RESIDENTIAL DEVELOPMENT AND ANCILLARY RETAIL CLASS 1, CLASS 2 (300 SQ M IN TOTAL, INCLUDING LANDSCAPING, ACCESS, SERVICES AND ALL RELATED ANCILLARY DEVELOPMENT. SITE 100M NORTHE EAST OF 19 TURNHOUSE ROAD, EDINBURGH.**

Item number	9.4
Report number	14/04156/PAN
Wards	A01 - Almond

## Summary

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To inform the Development Management Sub-Committee of a forthcoming planning application for a residential development with ancillary retail (Class 1), Class 2 (300sqm in total) including landscaping, access, services and all related ancillary development.

In accordance with the provisions of Town and Country Planning (Scotland) Act 1997 (as amended) the applicants submitted a Proposal of Application Notice on 14 October 2014.

## Links

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Coalition pledges	
Council outcomes	<a href="#">CO7</a> , <a href="#">CO19</a> , <a href="#">CO23</a>
Single Outcome Agreement	<a href="#">SO4</a>

# REPORT ON FORTHCOMING APPLICATION BY WEST CRAIGS LTD, FOR A RESIDENTIAL DEVELOPMENT AND ANCILLARY RETAIL CLASS 1, CLASS 2 (300 SQ M IN TOTAL, INCLUDING LANDSCAPING, ACCESS, SERVICES AND ALL RELATED ANCILLARY DEVELOPMENT. SITE 100M NORTHEAST OF 19 TURNHOUSE ROAD, EDINBURGH.

## Recommendations

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

## Background

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### 2.1 Site Description

The development site currently comprises primarily agricultural land. The site is bound to the east by Maybury Road, to the north by Turnhouse Golf Course and Cammo Park, to the west by Edinburgh Airport, to the south east by West Craigs Industrial Estate and to the south by the east coast mainline railway. West Craigs Farm is currently located within the western section of the site and Meadowfield and Meadowfield Farm Cottages are located centrally within the site.

### 2.2 Site History

No relevant site history.

## Main report

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### 3.1 Description of the Proposal

Planning permission will be sought for a residential development with ancillary retail (Class 1), financial, professional and other services Class 2 (300sqm in total) including landscaping, access, services and all related ancillary development.

### 3.2 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;**

Within Rural West Edinburgh Local Plan and the Edinburgh City Local Plan the site is identified as being located within the greenbelt.

The Second Proposed Local Development Plan (LDP) designates the majority of the site as Housing Proposal Site HSG19. The portion of the application site that lies to the north of Craigs Road remains designated as greenbelt by the Second Proposed Local Development Plan.

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

The application will be for planning permission in principle. Matters concerning design and layout will be considered as part of an application for matters specified by conditions.

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

The proposals should have regards to transport policies of the Rural West Edinburgh Local Plan and the Edinburgh City Local Plan, and Designing Streets. Transport information will be required to support the application.

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

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents may be required:

- Design and Access Statement;
- Ecology Survey;
- Tree Survey;
- Noise information;
- Sustainability information;
- SUDS / surface water management information;
- Archaeology Heritage information;
- Site investigation information;
- Air quality information; and
- Landscape Strategy.

### **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 applications are received, and consultees and the public have the opportunity to comment.

## Financial impact

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4.1 There are no financial implications for the Council.

## Risk, policy, compliance and governance impact

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

## Equalities impact

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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

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

## Consultation and engagement

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8.1 The Proposal of Application Notice (reference 14/04156/PAN) outlined a public exhibition to be held on 26 November 2014 at the Marriott Hotel, Glasgow Road, Edinburgh. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading/external references

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- 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: Colin Bryans, Planning Officer

E-mail: [colin.bryans@edinburgh.gov.uk](mailto:colin.bryans@edinburgh.gov.uk) | Tel: 0131 529 4279

## Links

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### **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

