

Development Management Sub-Committee

Wednesday 22 April 2015

REPORT FOR FORTHCOMING APPLICATION FOR PROPOSAL OF APPLICATION NOTICE 15/00813/PAN AT LAND 146 METRES EAST OF 143 DRUM STREET, EDINBURGH FOR A RESIDENTIAL DEVELOPMENT AND ANCILLARY USES

Item number	9.3
Report number	
Wards	A16 – Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential development and ancillary uses at land 146 metres east of 143 Drum Street, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 15/00813/PAN on 25 February 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 development site, covering an area of 6.26 hectares, lies to the south east of Edinburgh and is currently in agricultural use. The site is situated to the north of Drum Street (A772) and is bound by trees on all sides.

At present the areas to the north, east and west are predominantly open countryside. A disused railway line borders the site to the south-east. To the south of the site across the A772 are industrial sites interspersed with agricultural uses.

2.2 Site History

There is no planning history for the site.

Neighbouring Sites

The site to the north-west (The Drum) and the south-west (Gilmerton Station Road) are allocated for housing in the Second Proposed Local Development Plan.

The Drum

1 April 2014 – An application for Planning Permission in Principle for Residential Development and Associated Works is currently under consideration (14/01238/PPP).

Gilmerton Station Road

30 April 2014 – An application for a residentially-led mixed-use development including primary school, commercial/community uses, open spaces, access parking and landscaping is currently under consideration (14/01648/PPP).

30 April 2014 – Residentially-led mixed-use development including primary school, commercial/community uses, open space, access, car parking and landscaping (14/01649/PPP). This application is currently under appeal following non-determination.

Main report

3.1 Description of the Proposal

An application for planning permission in principle will be submitted for residential development and ancillary uses. No details have been submitted regarding number of units, type of housing, means of access or the nature of the ancillary uses.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is designated as Green Belt in the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP).

The site is also located within the Drum Special Landscape Area, as designated by the Proposed LDP.

The proposals are therefore contrary to policy and a reasoned justification to allow development within the Green Belt and a Special Landscape Area will be required.

b) The design, scale 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. A design and access statement will be required to accompany the application.

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

The proposal should have regards to transport policy of the Edinburgh City Local Plan and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. A transport statement 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 can be developed without having a detrimental impact on the environment.

In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Assessment;
- Land and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Landscape Strategy;
- Air Quality Impact Assessment;
- Archaeological Evaluation; and
- Phase 1 Habitat and Protected Species Survey.

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

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 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/00813/PAN) outlined a public exhibition to be held on 22 April 2015 at Gilmerton Library. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

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: Alex Gudgeon, Planning Officer

E-mail: alexander.gudgeon@edinburgh.gov.uk tel: 0131 529 6126

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

