

Development Management Sub Committee

Wednesday 29 July 2015

Report for forthcoming application by

Miller Homes Ltd. for Proposal of Application Notice

15/02778/PAN

**At Land 88 Metres East Of 1-15, Winton Gardens, Edinburgh
Residential and associated development.**

Item number	10.2
Report number	
Wards	A08 - Colinton/Fairmilehead

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 and associated development on a greenfield site with an area of 4.55 hectares located to the east of Winton Drive and south of Winton Loan, 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 15/02778/PAN on 11 June 2015.

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At Land 88 Metres East Of 1-15, Winton Gardens, Edinburgh Residential and associated development.

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 application site is dog-legged shaped field in agricultural use that extends to 4.55 hectares. It slopes down from north to south with open aspect over the remainder of the field and the city by-pass. It is located to the east of Winton Drive and Winton Gardens and bounded by a road and houses along that boundary. There is an existing vehicular access into the site from Winton Gardens. A tree belt, which is designated open space and protected by a Tree Preservation Order, bounds the site to the north along Winton Loan. The settlement of Morton Mains lies to the east of the site. The site is located within the Green Belt and Morton Mains Conservation Area.

2.2 Site History

13 August 1981 - planning permission refused for residential development (application reference: 81/00075/FUL). Reasons for refusal were: contrary to Green Belt policies and policy concerning unnecessary greenfield housing development.

25 February 1983 - subsequent appeal against the above dismissed.

20 August 1986 - outline planning permission refused for residential development (application reference: 86/00449/FUL). Reasons for refusal were: contrary to structure plan and current and emerging local plan Green Belt policies; no strategic need to release land before full consideration given in local plans to the contribution of other urban and greenfield sites could make towards greenfield housing requirements; and would result in an excessive number of dwellings gaining access from Winton Drive to the detriment of road safety.

9 September 1987 - subsequent appeal against the above dismissed.

19 April 2012 - planning permission refused for a residential development (15 units) with associated parking, landscaping, footpaths and open space (application reference: 11/03948/FUL).

Reason for refusal was: the proposal is for a non-conforming use that will be detrimental to the open and rural character and appearance of the Green Belt, contrary to Edinburgh City Local Plan Policy Env 10: Green Belt.

2 November 2012 - subsequent appeal against above dismissed (application reference: PPA-230-2078).

Other relevant site history

First and Second Proposed Local Development Plan(s) - the site has been promoted for housing development, indicative capacity of 50 homes, by the applicant who has owned the site since 1970s. This is one of the outstanding issues of the Second Proposed Local Development Plan to be examined by the Directorate for Planning and Environmental Appeals.

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for a residential and associated development.

No details have been submitted regarding the number or mix of units, layout or design of the proposed scheme.

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 located within the Green Belt in the adopted Edinburgh City Local Plan (ECLP) and the emerging Second Proposed Local Development Plan (LDP).

Housing development that is not required for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation is contrary to ECLP policy Env 10: Green Belt, and LDP policy Env 10: Development in the Green Belt and Countryside. In addition the site is not located in a Strategic Development Area, as defined by the Second Proposed Local Development Plan, where additional housing development is directed, by SESplan Housing Land Supplementary Guidance, in the first instance.

The applicant will have to justify a departure to Green Belt policy objectives.

b) The design, scale and layout are acceptable within the character of the area, including the conservation area; and does the proposal comply with the Edinburgh Design Guidance:

The applicant will have to demonstrate the proposal preserves and enhances the essential character and appearance of the Morton Mains Conservation Area and is consistent with the character appraisal to accord with ECLP policy Env 6: Conservation

Areas – Development and LDP policy Env 6: Conservation Areas - Development. The character appraisal identifies rural quality and sense of seclusion form part of its essential character.

The LDP designates the site as being located within a proposed Special Landscape Area. The applicant will have to demonstrate the proposal will not have a significant adverse impact on the special character or qualities of the proposed Special Landscape Areas shown to accord with LDP policy Env 11: Special Landscape Areas.

The trees located to the north of the site are protected by a Tree Preservation Order. The design and layout of the scheme should be informed by these tree constraints and ensure potential future occupants have a reasonable level of private amenity that is not overshadowed by the protected trees.

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

The proposals should have regard to transport policies in ECLP and LDP and Designing Streets. The impact on traffic flows on local roads and access to public transport will have to be demonstrated.

d) There are any other material considerations and/or environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate the site is capable of accommodating the proposed development and that there is sufficient infrastructure capacity.

A contribution would be required towards local primary and secondary school provision, in accordance with the provisions of the guidance on Developer Contributions and relevant Development Plan provisions. An affordable housing contribution will be required if the number of units exceed 12. This will be expected to be provided on site if the number of units is 20 or more. The provision of affordable housing should reflect the mix of units provided and be tenure blind.

The following supporting documents will be required to enable the determination of the application:

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

3.3 Assessment

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 level of 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/02778/PAN) outlined one public exhibition to be held; one on 25 August at Oxfangs Library between 15:15-19:30 and a meeting with the Fairmilehead Community Council, the date to be confirmed.

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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

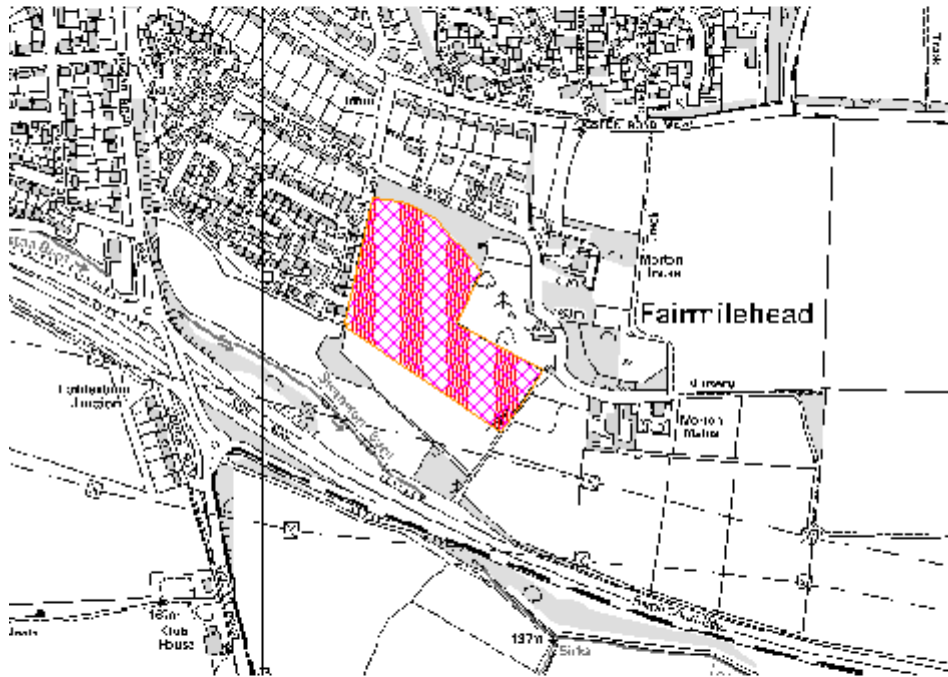
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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.

Location Plan



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