

Development Management Sub Committee

Wednesday 12 August 2015

Report for forthcoming application by

Vastint Hospitality BV. for Proposal of Application Notice

15/02645/PAN

**At Site 250 Metres West Of 100, Eastfield Road, Edinburgh
Proposed development of hotel of up to 230 bedrooms with
bar (full licence), conference, meeting rooms, café and food
areas with associated landscaping, car parking access and
infrastructure works.**

Item number	9.2
Report number	
Wards	A01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for a hotel of up to 230 bedrooms with bar (full licence), conference, meeting rooms, café and food areas with associated landscaping, car parking and infrastructure works.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/02645/PAN) on 3 June 2015.

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 application site is situated on the corner of Fairview Road and Eastfield Road, on the south west corner of the roundabout on the approach to the Airport. The site is flat and grassed over.

2.2 Site History

The Development Management Sub Committee on 24 April 2011 were minded to grant Planning Permission in Principle for the Royal Highland Showground Masterplan which encompasses this site, subject to a section 75 legal agreement application reference 10/01832/PPP.

On the southern boundary of the site on Eastfield Road consent was granted on 26 March 2015 for two digital advert screen, application reference number 14/04456/ADV.

On 3 February 2015 a Proposal of Application Notice was submitted for the International Business Gateway proposal on the eastern side of Eastfield Avenue, application reference 15/00225/PAN.

Main report

3.1 Description Of The Proposal

The proposal is for a hotel development of around 230 bedrooms with a bar (full licence), conference, meeting rooms, café and food areas with associated landscaping, car parking access and infrastructure works.

The proposed hotel would be 5-6 storeys in height. Design is at the early stages however initial drawings show a proposal that would address Eastfield Road and offer ground floor activation. It is envisaged that it would be a three star Marriott Hotel, new product Moxy.

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;

The BAA Masterplan states that there is an under provision of hotel accommodation around Edinburgh Airport. The principle of a hotel on the site was approved in the minding to grant of planning permission 10/ 01832/PPP. The second Proposed Local Development Plan identifies the site as within policy EMP5 Royal Highland Centre (RHC). All development within the RHC boundary must accord with the West Edinburgh Strategic Design Framework.

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

Indicative drawings have been tabled with which show the hotel building at 5-6 storeys in height which is similar to the airport terminal building and that approved in the RHASS Masterplan. The proposal will be required to meet with the satisfaction of CAA. At 230 beds the scale of the hotel is considerable. The design of the building will need to address Eastfield Road. The applicant will be required to submit a detailed landscaping plan that meets with the objectives of the West Edinburgh Strategic Design Framework.

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

The application proposals will be required to comply with the s75 requirements of the RHASS Masterplan, demonstrating how it is intended to meet the mode share targets set out in the West Edinburgh Strategic Design Framework and the Council's Parking Standards. The development may be required to make a contribution to the Tram network and to satisfy the terms of the West Edinburgh Transport Appraisal.

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 Statement;
- Flood Risk Assessment and Surface Water Management Plan;

- Air Quality Impact Assessment;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species Survey

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 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 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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The applicant held an event at the Hilton Hotel Eastfield Road on 20 July 2015 between 2pm and 8pm. It is also proposed to engage with representatives of the Community Council, Residents Associations and local councillors. An advert was placed in the newspaper w/c 22 June 2015 and w/c 29 June 2015.

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.

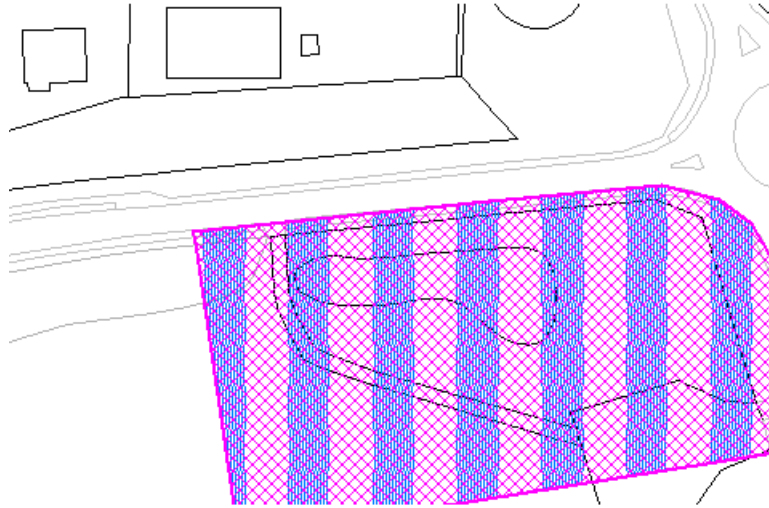
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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