

Development Management Sub Committee

Wednesday 4 November 2015

Report for forthcoming application by

Miller Homes Ltd And Cala Management Ltd. for Proposal of Application Notice

15/03332/PAN

**At Land 138 Metres West Of 103, Curriehill Road, Currie
Erection of residential development with associated access, landscaping and open space.**

	9.1
Item number	
Report number	
Wards	A02 - Pentland Hills

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application concerning a residential development on land to the west of Curriehill Road, Currie.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice on 16 July 2015.

Links

Coalition pledges

Council outcomes CO7, CO19, CO23,

Single Outcome Agreement SO4

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 lies to the north of Forth View Crescent and west of Curriehill Road, and is located to the south of Curriehill Train Station. The site is in agricultural use. Existing tree belts border the site to the north, south, east and west.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for a residential development at this site. No details are provided at this stage, regarding the means of access, layout or other matters relating to the proposed 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;

The site is located in the Green Belt as defined in the Rural West Edinburgh Local Plan (RWELP).

The Second Proposed Local Development Plan (LDP) designates the site as within the urban area and as housing site HSG 36. The LDP is subject to examination by the Scottish Ministers who are considering outstanding representations made against the allocation of housing on the site.

b) if the principle of the development is considered acceptable is the design and layout compatible with the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The application will be for detailed planning permission. Development of the site should accord with the development principles identified in the LDP with regard to vehicular access, cycle/footpath provision and the creation of new woodland, in addition to the Edinburgh Design Guidance.

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

The site is located within the South West Edinburgh Education and Transport contribution zones in the LDP Action Programme. The applicant would be expected to make a proportionate contribution to extend Currie Primary School, upgrade Gillespie Crossroads and extend the Hermiston Park and Ride.

A transport impact information will be required to support this planning application.

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

The applicant will also be required to submit sufficient information to demonstrate that the development will not increase the risk of flooding, that ground conditions are suitable for residential development and that there will be adverse impact on air quality. Ecological information will also be required in order to establish the impact of the proposals on any protected species.

The proposed development would be required to meet with current sustainability standards.

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;
- Site Investigation information;
- Air Quality information;
- Landscape and Visual Impact Assessment; and
- Transport Information.

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 The forthcoming application may 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 (Ref: 15/03332/PAN) outlined a public exhibition to be held on 2 September 2015, between 4pm and 8pm, at Currie Library, and a second unmanned public exhibition to be held from 3-11 September 2015, also at Currie Library. 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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Colin Bryans, Planning Officer

E-mail: colin.bryans@edinburgh.gov.uk Tel: 0131 529 4279

Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

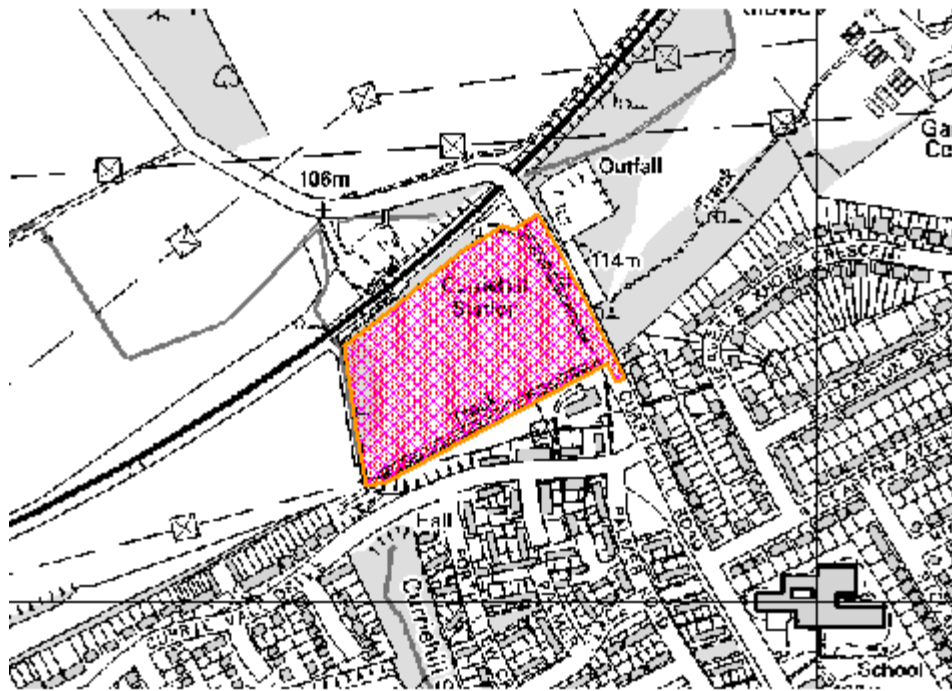
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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