

Development Management Sub Committee

Wednesday 13 January 2016

Report for forthcoming application by

The John Clark Motor Group for Proposal of Application Notice

15/05319/PAN

**At 1 Lanark Road, Edinburgh, EH14 1TG
Residential development forming 69 flatted units with
underground private parking and landscaped deck.**

Item number	9.4
Report number	
Wards	A09 - Fountainbridge/Craiglockhart

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 of 69 flats on a site currently used for the sale of motor vehicles.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 15/05319/PAN on 19 November 2015.

Links

Coalition pledges	
Council outcomes	CO7, CO19, CO23
Single Outcome Agreement	SO4

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site has an area of 0.41 hectares and is located on the corner of Lanark Road and Craiglockhart Avenue; both are busy roads. The site slopes up from Lanark Road. It is currently used for the display and sale of motor vehicles and incorporates a site that was historically used as a petrol station. The surrounding area is mixed use; to the south is a two storey office building that fronts Craiglockhart Avenue and a vacant site following the demolition of a five storey vacant office building. Traditional one and a half and two storey buildings are positioned to the west of the site, on the opposite side of Lanark Road, and are mainly in residential use. The Union Canal, a Scheduled Ancient Monument, lies to the north of the site.

2.2 Site History

2 December 1998 - planning permission granted to demolish existing garage/workshop and erect showroom and workshop for motor dealership (application number: A02528/97).

8 May 2006 - planning permission for residential development of 54 flats (application number: 05/04003/FUL). Application refused due to design and massing of proposed development not in keeping with character of the area; failure to provide affordable housing; poor residential amenity due to proximity to petrol station; inadequate parking and failure to demonstrate the proposal would not have a detrimental impact on road safety.

2 November 2006 - subsequent appeal dismissed (appeal reference: PPA/230/845).

Other relevant history

57 Craiglockhart Avenue

25 November 2002 - planning permission refused for change of use from office to 30 flats and demolition of computer centre to erect 16 flats (application number: 01/02340/FUL). Application refused on road safety due to sight lines and poor pedestrian and vehicular access.

25 November 2003 - subsequent appeal dismissed (appeal reference: PPA-230-517).

5 November 2013 - prior notification to demolish computer centre found to be permitted development (application number: 13/04050/PND).

Main report

3.1 Description Of The Proposal

An application for full planning permission in principle will be submitted for a residential of 69 flats with underground parking and landscaped deck.

No details have been submitted regarding the 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 Urban Area in the adopted Edinburgh City Local Plan (ECLP) and the emerging Second Proposed Local Development Plan (LDP).

b) The design, scale and layout are acceptable within the character of the area and whether the proposal complies with the Edinburgh Design Guidance;

The layout and design of the proposal should be informed by the height, form and massing of the existing buildings in the area and use materials that harmonise with the surrounding buildings.

A mix of dwelling types and sizes should be provided, 20% should be designed for families, and the internal floor area of the units should not fall below the minimum stated in the Guidance.

Cycle and bin storage should be integrated; cycle parking should be built into the buildings and accessed off common stairs.

Private open space should be well defined, useable, capable of receiving sunlight and meet the minimum standard of 10 square metres per flat and provide 20% of the total site as useable greenspace.

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

The proposal should have regard to the Council's parking standards, transport policies and the requirements of the Edinburgh Street Design Guidance. Transport Information will be required to support the application to assess the effect of the proposal on local roads and the accessibility of the site.

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 will 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 and is expected to be provided on site as the number of units exceeds 20. The provision of affordable housing should reflect the mix of units provided and be tenure blind.

The applicant will have to demonstrate the future occupiers have an adequate level of amenity with regard to traffic noise and air quality due to the site's location next to two busy roads.

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;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- 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 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 (reference: 15/05319/PAN) outlined one public consultation and presentation on 15 December at Water of Leith Visitor Centre.

The applicant notified Craiglockhart Community Council, Longstone Community Council, Councillor Andrew Burns, Councillor David Key and Councillor Gavin Corbett of the Proposal of Application Notice.

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](#)

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

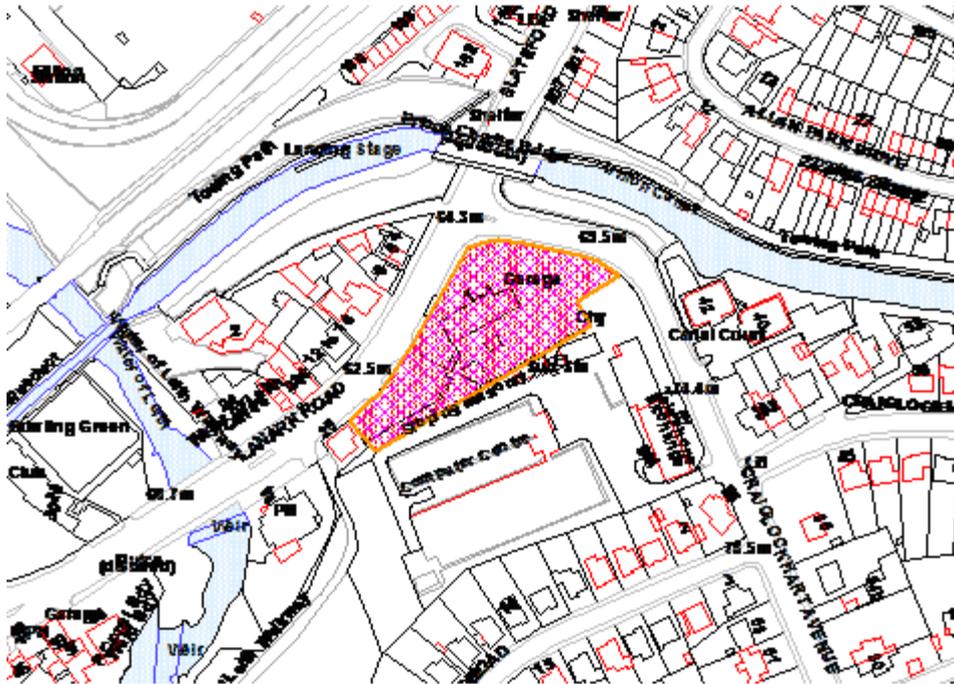
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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