

Development Management Sub Committee

Report returning to Committee - Wednesday 27 January 2016

**Application for Planning Permission 14/04512/FUL
At 59, 60 Belford Road, Edinburgh, EH4 3UE
Demolition of Belford House + redevelopment of site for
residential development + class 1 (retail), class 2 (financial,
professional + other services) and/or class 4 (business) use
(inc. change of use, conversion + extension to Douglas
House) + other associated works (as amended July 2015)**

Item number	6.1
Report number	
Wards	A05 - Inverleith

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

The original report on planning application number 14/04512/FUL was on the Development Management Sub-Committee agenda of 2 December 2015. It was withdrawn before being heard, to allow further information to be considered by local residents.

Additional information was made publicly available after the previous period for representations closed. The proposal was re-notified to allow for further representations to be made. This report considers the additional issues raised in the further representations.

Main report

The proposal was re-notified on 2 December 2015. Ten further representations were received (including two from one person): one supporting and nine objecting. These representations raised the following additional issues:

Material representations - Objection

- Adverse impacts from overshadowing of gardens - Addressed in section 3.3d) of the report to Committee of 2 December 2015. There will be increased overshadowing of some gardens at the spring equinox; and
- Parking does not comply with City guidance - provision complies with the relevant Parking Standards. Addressed in section 3.3f).

Material representations - Support

- Own objections to 2009 and 2010 proposals have been addressed - noted;
- Redevelopment best option - addressed in section 3.3a);
- Possible that there will be an empty and deteriorating property from 2017 - use addressed in section 3.3a);
- A high-class, essentially residential, development will be beneficial - noted;
- Proposed development not too high in context, - addressed in sections 3.3.b), c) and d); and
- Plan is attractive: the variation of the various blocks, heights and materials is characteristic of Dean Village - addressed in sections 3.3.b), c) and d).

Non-material representations

- Local flat was bought with a right to parking in office car park - the 1980's planning permission (application number 1652/80) for the existing office development has a planning condition which refers to parking by visitors to the adjoining residential scheme in the office car after normal office hours and at weekends. It does not refer to additional parking for residents. Addressed in sections 3.3f) and section 3.3k);
- Current site owner should be given guidance on future planning applications - applications are assessed against the law, policy and guidance applicable at the time of application;
- Can the Council CPO the existing carpark? - sufficient grounds for this have not been shown;
- Most recent documents insufficient for public consultation and should not have been accepted - we consider that the application documents are appropriate, with sufficient scaled and contextual information;
- Inviting comments near a holiday is inappropriate - additional time is given for comments during a holiday period; and
- Volume of information overwhelming - major developments can require a lot of detailed and often complex information. Help and advice on understanding an application is available to the public on the Council website and the Planning Helpdesk.

Other comments

- The Council's e-planning document tracking facility is misleading - this is the subject of a separate investigation;
- Council is biased towards developers and against local residents) - this is not the case; and
- Back garden space particularly important for person with autism - impacts on amenity of gardens are addressed in section 3.3d) and takes account of all users.

Taking the above into account, the conclusion and recommendation remain as set out in the main report.

Links

Policies and guidance for this application

LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITD10, CITD11, CITH1, CITH2, CITH3, CITH4, CITH5, CITH7, CITH8, CITCO2, CITEM4, CITR5, CITT2, CITT3, CITT4, CITT5, CITT6, CITE1, CITE3, CITE6, CITE8, CITE11, CITE12, CITE16, CITE17, CITE18, CITOS3, LDPP, PLEM09, PLDP19, PLDP56, CRPDEA, NSG, NSDCAH, NSGD02, NSLBCA, NSP,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=NE9OWTEWG2600>

Or Council Papers online

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