

Development Management Sub Committee

Wednesday 27 January 2016

Report for forthcoming application by

Murray Estates Lothian Limited. for Proposal of Application Notice

15/04707/PAN

At Land Adjacent To 132, Glasgow Road, Newbridge Residential including affordable housing and ancillary

Item number	9.2
Report number	
Wards	A01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of the forthcoming application for planning permission in principle for residential development, including affordable housing and ancillary works at land adjacent to 132 Glasgow Road, Ratho Station.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 9 October 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 which has been identified by the applicant as Ratho Station Phase 2, lies to the east of Ratho Station village and approximately 1.25km to the east of the Newbridge roundabout. The northern edge of the site is flanked by the A8 Glasgow Road. Edinburgh Airport runway lies immediately beyond with the Royal Highland Showground to the north east.

The site is trapezoidal in shape and is approximately 5.8 hectares in area. The land is in arable agricultural use with the prevailing levels of the site falling gently from south to north towards the A8. The western boundary of the site is contained by semi-mature woodland this being implemented as Millennium Woodland planting c.2000. Hedge boundaries define the site to the north and south with a further area of mature woodland planting lying to the eastern edge of the site.

The land lying immediately to the west of the site is identified in the Rural West Edinburgh Local Plan Alteration, February 2011, as Strategic Housing Allocation Proposal, HSP 4. This allocation is also reflected in the Second Proposed Local Development Plan, which identifies the site as Housing proposal, HSG5. The Ratho Station Park comprising playing fields, children's playground and car parking, lies further to the west and is designated in the Rural West Edinburgh Local Plan Alteration, 2011, as Open Space.

The site is designated in the RWELP Alteration 2011 as Green Belt and is also identified as Safeguard for Potential Relocation of the Royal Highland Centre. This designation is reflected in the Second Proposed Local Development Plan, 2014.

2.2 Site History

25 March 2009 - Outline Planning Permission refused for residential development, a care home, sheltered housing, a new community centre and associated landscaping and engineering works. This included both the current application site and adjacent land immediately to the west. (Application reference;- 08/04171/OUT).

Neighbouring Sites

23 September 2009 - Planning Application Notice lodged for residential development, care home, sheltered housing, community centre and associated access and landscaping works. (Application reference;- 09/02332/PAN).

31 July 2013 - Planning Permission in Principle for residential development (including affordable housing), care home, land for community facility and associated access and landscape works - Minded to Grant - Legal Agreement. (Application reference;- 10/02737/PPP).

09 November 2015 - Planning Application Notice lodged for residential development, associated infrastructure and ancillary works on immediately adjacent site to the west. (Application reference;- 15/05177/PAN).

Main report

3.1 Description Of The Proposal

The proposal, which is in principle only, is for residential development including affordable housing and ancillary works. No details are provided at this stage, regarding 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 land use would be acceptable in principle having regard to the development plan;

The site is designated in the Rural West Edinburgh Local Plan Alteration 2011 (RWELP) as Green Belt and is also identified as Safeguard for Potential Relocation of the Royal Highland Centre. This designation is reflected in the Second Local Development Plan (LDP). The proposed residential development would be a non-conforming use within the Green Belt and is therefore contrary to RWELP Policy ENV 5 (Development of the Green Belt and Countryside Areas) and LDP Policy ENV10 (Development in the Green Belt and Countryside).

Consideration will also need to be given to Scottish Planning Policy and Policy 7 of the Strategic Development Plan in terms of the requirement to maintain a five year effective housing land supply.

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

No design details for the proposed development have been submitted at this stage as the application is in principle only. A site masterplan and a design and access statement will be required to accompany the application.

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

The proposal should have regard to the relevant transport policies of the RWELP, Designing Streets and the Edinburgh Street Design Guidance. Consideration should be given to the impact of traffic flows on the adjacent road network, access to public transport, pedestrian and cycle networks. The cumulative transport impacts of this proposal alongside other proposals in this area will require to be assessed.

d) There will be suitable infrastructure capacity for the development and that Council requirements for educational and affordable housing provision will be achieved;

The infrastructure requirements to support this site are not yet known as it is located within the Green Belt. The applicant would be required to submit sufficient information to demonstrate the site is capable of accommodating the proposed development and that there is sufficient infrastructure capacity.

e) There are 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 detrimental impact on the environment. In order to support the application, the following documents would need to be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Site Masterplan, Design and Access Statement;
- Transport Information;
- Flood Risk Assessment including Drainage Strategy;
- Noise Impact Assessment;
- Desk Top Archaeology Report;
- Tree Survey;
- Phase 1 Habitat and Protected Species Survey; and
- S1 Sustainability Statement Form.

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 15/04707/PAN outlined arrangements for a public exhibition event at Norwood Community Wing in Ratho Station village on 25 November 2015. However, this event was subsequently cancelled and due to be re-scheduled at a later date. No further details of alternative arrangements have been received.

Local Ward Members, Ratho and District Community Council and the Almond Neighbourhood Partnership have also been issued with a copy of the Planning Application Notice. The results of the community consultation will be submitted with each 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](#)

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Francis Newton, Senior Planning Officer
E-mail:francis.newton@edinburgh.gov.uk Tel:0131 529 6435

Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

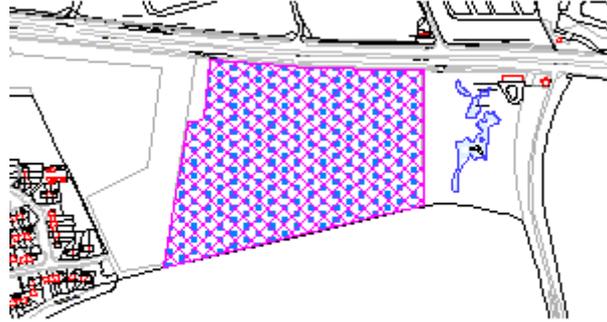
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END