

Development Management Sub Committee

Wednesday 13 April 2016

Report for forthcoming application by

Taylor Wimpey UK Limited. for Proposal of Application Notice

16/00837/PAN

At Land 195 Metres South Of West Craigs Cottage 85, Craigs Road, Edinburgh

Erection of residential development with associated access, landscaping and open space.

	9.2
Item number	
Report number	
Wards	A03 - Drum Brae/Gyle

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for residential development with associated access, landscaping and open space at land 195 metres south of West Craigs Cottage, 85 Craigs Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 22 February 2016.

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, covering an area of 12.6 hectares, lies in north west Edinburgh. It includes land associated with West Craigs Farm, including the farmhouse, outbuildings and agricultural land along with a cottage on Craigs Road. Maybury Road lies on the east of the site. Agricultural land is on the north and west. West Craigs Industrial Estate lies to the south west and residential development to the south.

The undulating site slopes broadly downwards from a local ridgeline running north east to south west through the site. Part of Craigs Road, Maybury Road and Cammo Walk are within the site boundary. Access is from Craigs Road.

2.2 Site History

All of the applications cited below relate entirely or in part to land associated with the proposal of application notice reference 16/00837/PAN to which this report relates.

23 December 2013 - proposal of application notice for erection of residential development with associated access, landscaping and open space (application reference 13/05073/PAN).

30 October 2014 - proposal of application notice for residential development and ancillary retail (Class 1), Class 2 (300sqm in total) including landscaping, access and services and all related ancillary development (application reference 14/04156/PAN). This proposal of application notice includes most of the land allocated for residential development in the second Proposed Local Development Plan (LDP) HSG19 and includes part of the site to which this report relates.

23 April 2015 planning permission in principle refused for residential development with associated transport infrastructure, landscaping and open space (application reference 14/03502/PPP). (Site area is similar to that of proposal of application notice reference 16/00837/PAN but excludes areas to north of Craigs Road and east of Maybury Road). Reasons for refusal:

- non-conforming use;
- air quality impact; and
- infrastructure delivery concerns.

4 December 2015 - appeal against refusal dismissed by Scottish Ministers (appeal reference: PPA-230-2153). Main reason for refusal: the LDP being under examination by Ministers, the application was premature and would undermine the plan-making process.

22 February 2016 - proposal of application notice approved for residential development with associated access, landscaping and open space (application reference 16/00837/PAN).

Main report

3.1 Description Of The Proposal

The proposal, which is for planning permission in principle only, is for residential development with associated access, landscaping and open space. No details are provided at this stage about 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 principle of the development is acceptable in this location;

The site is identified in the Edinburgh City Local Plan as being within the Green Belt.

The second Proposed Local Development Plan (LDP) identifies the area of the site lying to the south of Craigs Road as part of a wider allocation for residential development (Site HSG 19: Maybury). The wider site runs along the length of Craigs Road, straddles Turnhouse Road and abuts the Edinburgh to Fife railway line. The site proposed in this application is the north eastern part of the wider allocated site plus a further smaller area of land to the north of Craigs Road.

Any application will need to be assessed taking into consideration the current Development Plan, the LDP and any submissions made to the LDP.

The application will also need to consider the impact on the existing school capacity and the delivery of affordable housing.

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

The application will come forward with a masterplan establishing key features, including design parameters, access and landscaping.

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

Consideration will need to be given to access arrangements and the impact on the wider road network at Maybury, Barnton and Gogar Junctions. Proposed bus, cycle and pedestrian routes will also be included. The transport impact will be considered and transport information submitted with the proposals.

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

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. The proposals will need to be screened to check whether an Environmental Statement is required or not. Information will be required in support of the application and will include:

- Flood Risk Assessment;
- Archaeology;
- Site investigations;
- Noise Impact;
- Tree Survey;
- Landscape Strategy; and
- Habitats 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 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

The following parties were notified of this Proposal of Application Notice on 26 February 2016:

- Corstorphine Community Council;
- Cramond and Barnton Community Council;
- Western Edinburgh Neighbourhood Partnership;
- Councillor Robert Aldridge;

- Councillor Ronald Cairns;
- Councillor Karen Keil;
- Colin Keir MSP;
- Michell Thomson MP;
- Edinburgh and Lothians Greenspace Trust; and
- The Cockburn Association.

A public exhibition will be held at the Marriott Hotel, Glasgow Road on 14 April 2016, 2-8pm. An unmanned exhibition will be held at the Drumbrae Library Hub from 18 to 22 April 2016 during opening hours.

8.2 Publicity summary of representations and Community Council comments

None.

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: Eileen McCormack, Planning Officer
E-mail: eileen.mccormack@edinburgh.gov.uk Tel: 0131 529 3609

Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

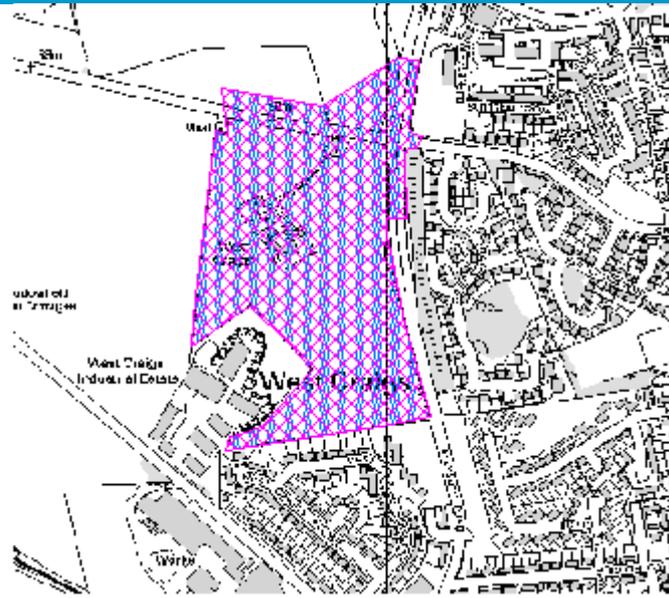
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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