

Development Management Sub Committee

Report returning to Committee - Wednesday 12 October 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	5.1
Report number	
Wards	A05 - Inverleith

Recommendations

It is recommended that this application be Granted subject to a legal agreement.

Background information

In January 2016 the Development Management Sub-Committee was minded to grant application 14/04512/FUL subject to a legal agreement. This report recommends that a further six months is allowed for conclusion of the legal agreement.

Main report

The Development Management Sub-Committee was minded to grant application 14/04512/FUL, subject to a legal agreement. On 29 January 2016, Planning issued a notice of the decision to the applicant. It included the statement:

'The required legal agreement should be concluded within 6 months of the date of this notice. If the agreement is not concluded within this period, the report will be sent back to the sub-committee with a likely recommendation that the application be refused.'

The form of the legal agreement has been agreed subject to confirmation of indexation of the education contribution. However, the complexities of the site ownership have prolonged the legal agreement preparation. It has therefore not yet been concluded.

Since determination of planning permission 14/04512/FUL, there have been no significant, relevant alterations in planning policy, guidance or other material considerations which would suggest that the extension of the period of time for starting the development should not be approved. There are no material considerations that outweigh this conclusion.

The application is returning to Committee to recommend that an additional period of six months (to 28 January 2017) is allowed to finalise the legal agreement procedure.

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,

Note: Local Development Plan, as modified September 2016

A copy of the original Committee report can be found in the list of documents at <https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=NE9OWTEWG2600>

Or Council Papers online

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