

Minutes

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 30 August 2017

Present:

Councillors Ritchie (Convener), Booth, Ian Campbell, Child, Dixon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

1. Minutes

Decision

To approve the minutes of meeting of the Development Management Sub-Committee of 16 August 2017 as a correct record.

2. Old Dalkeith Road (South East Wedge Development Site), Edinburgh

The Sub-Committee had agreed to hold a pre-determination hearing under the procedures set out in the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 for consideration of the application for planning permission in principle for a proposed residential development, community parkland and a primary school on Land at Edmonstone, the Wisp, South East Edinburgh, to be dealt with by means of a hearing (application no 16/05417/PPP).

(a) Report by the Chief Planning Officer

Lesley Carus, Senior Planning Officer, presented details of the proposed development.

The application proposed a residential development, a new school, community facilities and green spaces. The proposal would deliver approximately 750 residential units, of which 25% would be affordable and would contribute towards meeting Edinburgh's housing needs. The proposed parkland would provide benefits to the local community and would improve footpaths and cycle links into the area. The applicant was also proposing a site for a new primary school.

The application raised a number of issues which did not need to be resolved at this stage and could be addressed through the submission of subsequent AMC applications, if planning permission was granted. These related to technical matters such as air quality, archaeology, noise and ground conditions. Further information would be required regarding biodiversity, transport and cumulative impacts.

However, the principle of housing on this site was not supported and the development was contrary to the Edinburgh Local Development Plan (LDP).

The land was allocated as green belt in the LDP and had been identified as a greenspace proposal in order to provide a landscaped, multi-functional parkland, woodland and country park, linking to Midlothian. Although the applicant was proposing to deliver and maintain a proportion of the site as a parkland, the construction of houses would result in the loss of a significant part of the park. This would remove the opportunity to provide a strategic parkland for the benefit of the City as well as the immediately adjoining neighbourhood areas, which were among the most deprived in Scotland.

The development was also not supported by the Strategic Development Plan (SESP) in that it would prejudice the delivery of the green network.

In terms of the landscape, it was acknowledged that there were a number of urban interventions around the site that impacted on the overall landscape setting and character of the site. However, this reinforced the site as an area of strategic importance in providing parkland and cycle/footpath links between the Edinburgh BioQuarter and new housing developments at Greendykes/Craigmillar and formed an important visual link to Craigmillar Castle. This would be impacted to a significantly detrimental degree if the site was developed.

Therefore, on balance, the principle of the development was not supported. Development of this site would prejudice the development of the parkland, which would be detrimental to the future communities in the area. The visual impact on the landscape had been assessed and was not acceptable. Although there was a recognised need to provide new housing in Edinburgh, this site had been assessed during the preparation of the LDP, but it was not supported due to its importance as a strategic green space. There were no overriding material considerations which outweighed this conclusion.

It was recommended that planning permission was refused subject to referral to Council.

Due to the fact that the development was a significant departure from the development plan and currently in Council ownership, the application required to be referred to the Scottish Ministers if it was granted.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/293957

(b) Community Alliance Trust

Bob Giulianotti presented on behalf of the Community Alliance Trust, which was the local development trust representing Craigmillar.

Mr Giulianotti advised that the Community Alliance Trust supported the application on the grounds that it would contribute to the regeneration of the area, which was one of the most disadvantaged areas in the city. Greater Craigmillar had the fewest local job opportunities in the city. This proposal would bring much needed housing to alleviate the housing shortage in the city and would improve the employment situation by offering over 40 apprenticeships and other job opportunities. In addition, the developer had agreed to support and commit resource to the Community Alliance Trust to set up a community-owned social enterprise – a factoring employment and training scheme. The park development would transform a large piece of poor quality, derelict land into a useable community space. The primary school development would help to meet the demands of new families moving into the area.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/293957

(c) Craigmillar Community Council/Community Regeneration Forum

Norrie Davis presented on behalf of Craigmillar Community Council and the Community Regeneration Forum (a representative body for tenants and residents in Craigmillar).

Mr Davis advised that Craigmillar Community Council and the Community Regeneration Forum supported the application, for the reasons outlined in the presentation by the Community Alliance Trust and, in addition, that the proposals would contribute to the regeneration of Craigmillar – in particular, the new housing, job opportunities and the regeneration of the community parkland, which was currently not used by the community and was in a poor and potentially dangerous condition. The new primary school would represent a significant investment in the area. Mr Davis advised that, in the last Community Council consultation, around 70% of respondents indicated that they thought the proposals were positive and a benefit to the Craigmillar area and the Castlebrae parents' group were also in support of the proposals.

The presentation can be viewed via the link below:

https://edinburgh.public-i.tv/core/portal/webcast_interactive/293957

(d) Presentation by Applicant

Ewan McIntyre – EMA Architecture and Design, Mark Hamilton – Springfield Properties and Ian White – Landscape Architect gave a presentation on behalf of the applicants.

Mr McIntyre explained that this was not a choice between a development and a park – there was no park on the site. The land was derelict and unmaintained. Despite the regeneration of Craigmillar, the priority of the community was the creation of places to live and work, and the pressing need to fund a new Craigmillar High School – for this reason, a new park was unlikely to be a priority for the public purse in the near future. The application offered the opportunity to turn derelict land into a thriving community which was adjacent to a centre of employment at the BioQuarter and Royal Infirmary, and to create and maintain a park, until a suitable body has been established that would be responsible for the long-term maintenance. The proposals would create approximately 750 new homes, including 190 affordable homes, a new primary school, a site for a new health centre and neighbourhood shops, hundreds of jobs in construction sustained over a ten-year period, including apprenticeships, £15 million into the economy each year from the 750 new households, a significant capital receipt for the City of Edinburgh Council and a new public park. Mr McIntyre clarified that the local authority had not confirmed whether a new primary school would be required, but that if it was, it would be paid for by Springfield Properties. Mr McIntyre highlighted that there had only been two objections to the planning application and that there was community support.

Mr Hamilton explained that the community consultation process had been supportive and constructive. Springfield's intention was to start the project with the delivery of the parkland, which was over 70% of the application site. Springfield had a proven track record of delivering developments to suit local demands. Examples were given of successful recent projects in Dundee, Perth and Elgin.

In conclusion, Mr McIntyre asked that planning permission be granted.

The presentation can be viewed via the link below:

Decision

- 1) To recommend to the Council that planning permission be refused for the following reasons:
 - The proposal was contrary to SDP Policy 12, Edinburgh Local Development Plan Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt.
 - The proposal was contrary to policy Des 2 of the Edinburgh Local Development Plan as it would compromise the comprehensive development and regeneration of the wider area, specifically the South East Wedge Parkland, as provided for in the Local Development Plan and the Craigmillar Urban Design Framework.
 - The proposals were contrary to Greenspace Proposal GS4 of the Edinburgh Local Development Plan which stated that the land around Craigmillar/Greendykes was retained in the green belt and would be landscaped to provide multi-functional parkland, woodland and country paths, linking with parallel developments in Midlothian. This proposal would not support GS4 and would prejudice the delivery of the parkland.
 - The proposal was contrary to Edinburgh Local Development Plan Policies Des 1 and Des 4 as the development would not have a positive impact on its setting, the wider landscape and views.
- 2) To refer the application to the Full Council Meeting of 21 September 2017 for a decision.
(Reference – report by the Chief Planning Officer, submitted)

3. 30 South Fort Street, Edinburgh

Details were provided of an application for planning permission to demolish existing buildings and form a new residential development with associated roads/paths and parking (application no. 16/03218/FUL).

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Motion

To grant planning permission subject to the conditions and informatives (including a legal agreement) set out in the previous report by the Chief Planning Officer.

- moved by Councillor Ritchie, seconded by Councillor Dixon

Amendment

To refuse planning permission as the proposals would be contrary to Policy HOU 2 (housing mix) of the Local Development Plan.

- moved by Councillor Booth, seconded by Councillor Staniforth.

Voting

For the motion: 8 votes
(Councillors Child, Dixon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Ritchie)

For the amendment: 3 votes
(Councillors Booth, Campbell and Staniforth)

Decision

To grant planning permission subject to the conditions and informatives (including a legal agreement) set out in the previous report by the Chief Planning Officer.

(Reference – report by the Chief Planning Officer, submitted)

4. 24, 26 - 28 West Bowling Green Street, Edinburgh

Details were provided of an application for planning permission for a residential development consisting of 77 units.

The Chief Planning Officer gave details of the proposals and the planning considerations involved and recommended that the application be granted.

Motion

To grant planning permission subject to the conditions and informatives (including a legal agreement) set out in the previous report by the Chief Planning Officer.

- moved by Councillor Ritchie, seconded by Councillor Dixon

Amendment

To refuse planning permission as the proposals would be contrary to Policy HOU 2 (housing mix) of the Local Development Plan.

- moved by Councillor Booth, seconded by Councillor Staniforth

Voting

For the motion: 8 votes
(Councillors Child, Dixon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Ritchie)

For the amendment: 3 votes
(Councillors Booth, Campbell and Staniforth)

Decision

To grant planning permission subject to the conditions and informatives (including a legal agreement) set out in the previous report by the Chief Planning Officer.

(Reference – report by the Chief Planning Officer, submitted)

Appendix

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<p>Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.</p>		
<p><u>Item 5.1 - 30 South Fort Street, Edinburgh</u></p>	<p>Demolish existing buildings. Form new residential development with associated roads/paths and parking – application no. 16/03218/FUL</p>	<p>To GRANT planning permission subject to the conditions and informatives (including a legal agreement) set out in the previous report. (On a division.)</p>
<p><u>Item 5.2 - 24, 26 -28 West Bowling Green Street, Edinburgh</u></p>	<p>Proposed residential development consisting of 77 units – application no. 16/00427/FUL</p>	<p>To GRANT subject to the conditions and informatives (including a legal agreement) set out in the previous report. (On a division.)</p>
<p><u>Item 6.1 - South East Wedge Development Site Old Dalkeith Road, Edinburgh</u></p>	<p>Protocol note for Pre-determination Hearing –application no. 16/05417/PPP</p>	<p>Noted.</p>
<p><u>Item 6.2 - South East Wedge Development Site Old Dalkeith Road, Edinburgh</u></p>	<p>Proposed residential development, community parkland and a primary school – application no. 16/05417/PPP</p>	<p>To RECOMMEND REFUSAL of planning permission for the reasons detailed in section 3 of the report by the Chief Planning Officer, and to refer the application to the Full Council Meeting of 21 September 2017 for a decision.</p>
<p><u>Item 7.1 - 137 Drum Street, Candlemaker's Park, Edinburgh (Land 126 Metres North Of)</u></p>	<p>Residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking, cycle parking, boundary treatments, landscaping, details of existing and finished levels, flood attenuation details – application no. 17/00696/AMC</p>	<p>To APPROVE the application subject to the conditions, reasons and informatives detailed in section 3 of the report by the Chief Planning Officer.</p>

Agenda Item No. / Address	Details of Proposal/Reference No	Decision
<u>Item 7.2 - 36 Russell Road, Edinburgh</u>	Student accommodation comprising 266 student bedrooms within 56 apartments with reception, common rooms, car parking, gym, laundry, external open space/public realm, bin and cycle stores, access and infrastructure works along with demolition of existing buildings – application no 17/00077/FUL	Application WITHDRAWN by the applicant.