

# Development Management Sub Committee

**Wednesday 21 November 2018**

**Report for forthcoming application by**

**Flowpearl. for Proposal of Application Notice**

**18/04610/PAN**

**At Land 91 Metres North Of 7 East Mains Of Ingliston,  
Ingliston Road, Edinburgh  
To Erect 200 bedroom Hotel, Restaurant and Bar with  
associated landscaping**

<b>Item number</b>	4.1
<b>Report number</b>	
<b>Wards</b>	B01 - Almond

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle to erect a 200 bedroomed hotel, restaurant and bar of Ingliston Road, next to the Royal Highland Centre.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 18/04610/PAN on 22 August 2018.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The application site is a level green site which lies to the east of Ingliston Road, a narrow category B road.

To the north lies a field currently used for car storage, separated by a small tree buffer. To the south lies Ingliston Cattery and boarding kennels, screened by an established hedgerow. To the west lies Condor Self Drive, to the north of which lies the Royal Highland Centre.

### **2.2 Site History**

The Development Management Sub Committee on 24 April 2011 were minded to grant Planning Permission in Principle for the Royal Highland Showground Masterplan which encompasses this site, subject to a Section 75 Legal Agreement application reference 10/01832/PPP.

On 25 February 2015 the Development Management Sub Committee granted a reduction in financial contributions for application reference 10/01832/PPP.

On 12 August 2015 the Development Management Sub Committee agreed the principal clauses of the Section 75 Legal Agreement to secure financial contributions to tram and other transport infrastructure considered necessary to support the redevelopment of the Royal Highland Centre over time, including the initial phases.

On 20 August 2015 the applicant was issued with a Minded to Grant decision notice with 6 months to sign into the legal agreement, expiring 19 February 2016. On 20 February 2017, in order to progress the Section 75 Legal Agreement in respect of application reference 10/01832/PPP, the Council solicitor sent an email to the solicitors acting for the Royal Highland and Agricultural Society of Scotland requesting confirmation of the extent of the RHASS title. The RHASS has acknowledged receipt of that email.

To date an agreement has yet to be signed. Therefore there is no approved Masterplan for the Royal Highland Centre.

### **Adjacent Site**

On 28 September 2017 Planning permission was granted for the development of a hotel of up to 230 bedrooms with bar, conference, meeting rooms, café and food areas with associated landscaping, car parking access and infrastructure works on a site 250 Metres West Of 100 Eastfield Road, Edinburgh application reference 15/05852/FUL.

Although there was an absence of an approved Masterplan, the principle of the subsequently approved hotel on the corner site was acceptable in policy terms and accorded with the development strategy set out in the Royal Highland Agricultural Society of Scotland Masterplan, as approved in principle subject to the conclusion of a legal agreement. The Masterplan included hotel development of up to 12,391 square metres within close proximity of the airport. The approved site of the now built out Moxy Hotel (15/05852/FUL) was considered to be well located, within walking distance of Edinburgh Airport and the adjacent tram stops and park and ride facilities. It was concluded that the principle of a hotel in that location was acceptable to serve the function of the Royal Highland Centre and Edinburgh Airport.

On 31 July 2015 Planning permission was granted for a 75 bedroom hotel with associated public house facilities, new car parking to accommodate both the existing and the new hotels, access and landscaping (renewal of consent 10/03458/FUL) application reference 15/03041/FUL.

The principle of a hotel in this location was approved in the Royal Highland Showground Masterplan ref 10/01832/PPP (subject to a legal agreement) and approved under planning permission 10/03458/FUL. There has been no significant change in planning policy since the original planning permission was granted. The Edinburgh Local Development Plan continues to support economic growth in this locality. The principle of a hotel on this site also met with the aspirations of the BAA Masterplan to provide further hotel provision around the airport.

The applicant has been unable to sign the Section 75 Legal Agreement for planning permission reference 10/03458/FUL due to lease issues with the Royal Highland Centre.

## **Main report**

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### **3.1 Description Of The Proposal**

The application is a Prior Application of Notification for a Planning Permission in Principle for a 200 bedroom hotel, restaurant and bar with associated landscaping. No details are provided at this stage in the process.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

#### **a) the development would be acceptable in principle having regard to the development plan;**

The application is subject to policy EMP5 Royal Highland Centre of the Edinburgh Local Development Plan.

Policy EMP5 stipulates that the development and enhancement of the Royal Highland Centre (RHC) will be supported within the boundary defined on the Proposals Map, provided proposals accord with an approved Masterplan. Ancillary use will only be permitted where it can be demonstrated that these are linked to the primary activities of the Royal Highland Centre.

All development proposals with the RHC must accord with the other local development plan policies, and the West Edinburgh Strategic Design Framework (WESDF) provides further guidance for such proposals.

To date the Royal Highland Society has not signed the Section 75 Legal Agreement and therefore there is not an approved Masterplan for the site.

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

The proposal will be required to conform with the Civil Aviation Authority (CAA) requirements. At 200 beds the scale of the hotel is considerable. The design of the building will need to address Ingliston Road. The applicant will be required to submit a detailed landscaping plan that meets with the objectives of the West Edinburgh Strategic Design Framework.

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

The application proposals will be required to comply with the requirements of the Developer Contributions and Infrastructure Delivery August 2018, West Edinburgh Transport Contribution Zone.

**d) there are any 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 a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species 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**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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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**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

The applicant served notice on the Chair of the Ratho and District Community Council on 21 August 2018.

A public exhibition is proposed at Norton House Hotel on Thursday 22 November 2018 between 14:00hrs and 20:00hrs. This will be advertised in Edinburgh Evening News and a poster will be erected in local public buildings.

### **8.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## **Background reading/external references**

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- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

**David R. Leslie**

Chief Planning Officer

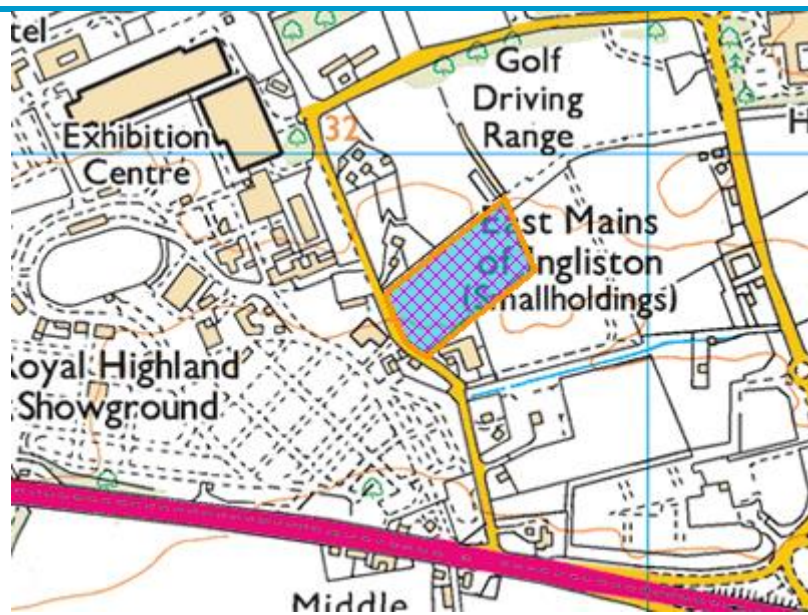
PLACE

The City of Edinburgh Council

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## Location Plan

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