

Development Management Sub Committee

Wednesday 6 March 2019

Report for forthcoming application by

**J Smart And Co (Contractors) PLC. for Proposal of
Application Notice**

19/00160/PAN

**At Land North West Of 13, Clovenstone Gardens,
Edinburgh**

Erection of 69 affordable housing flats.

Item number	4.1
Report number	
Wards	B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a residential development at Land North West of 13 Clovenstone Gardens, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 19/00160/PAN on 15 January 2019.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

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 application site, covering an area of 0.55ha, is triangular in shape, lying north east of the junction between Clovenstone Gardens and Clovenstone Road. The site is currently wooded.

To the north is Kingsknowe Golf Course and to the south is predominantly flatted residential accommodation between three and four storeys. Clovenstone Primary School is further to the south with Wester Hailes Train Station and West Side Plaza to the east.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application is a Proposal of Application Notification of Full Planning Permission for 69 residential flats. 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 principle of the development is acceptable in this location;

The site is currently defined as Open Space and Policy Env 18 Open Space Protection must be considered. The site must be assessed against all relevant policies within the Local Development Plan (LDP) including Policy Hou 1 Housing Development and the Edinburgh Design Guidance.

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

The applicant will be required to comply with all relevant design policies within the LDP as well as guidance where applicable e.g. Edinburgh Design Guidance. A design and access statement will be required to support the application as well as a daylight, overshadowing and privacy assessment for both the proposal and neighbouring properties.

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

The proposal shall have regards to LDP transport policies and Edinburgh Street Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

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

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement including Open Space Assessment;
- Design and Access Statement;
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Information;
- Ecology information;
- Arboricultural impact assessment;
- Waste management information;
- Flooding risk and drainage information; and
- Noise/air quality information.

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 applicant's Proposal of Application Notice noted that a public exhibition was to be held at Wester Hailes Library, 27 February 2019 from 14.30 - 19.00. A public notice was placed in the Edinburgh Evening News on 18 February 2019 and the applicant intended to advertise the event locally by using leaflets in public buildings.

The applicant has confirmed that Wester Hailes Community Council and local councillors received a copy of the Proposal of Application Notice on 17 January 2019.

Background reading/external references

- 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

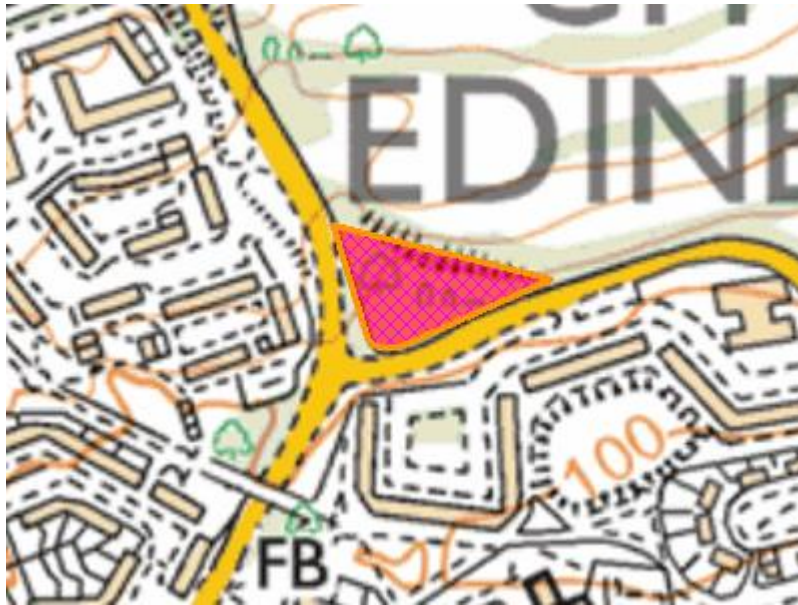
PLACE

The City of Edinburgh Council

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Location Plan



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