

# Report of Handling

## Application determined under Extended Scheme of Delegation – 9 June 2020

### Application for Planning Permission in Principle 16/04122/PPP

At Land 445 Metres North Of 103, Newcraighall Road,  
Edinburgh

Proposed residential development (including class 8 residential institutions, class 9 houses and sui generis flats) primary school (class 10 non-residential institutions) local centre (including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure ), green network, access and transport links, infrastructure and associated ancillary works (as amended.)

Item number

Report number

Wards

A17 - Portobello/Craigmillar (Pre May 2017)

## Recommendations

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It is recommended that this application be Granted subject to the details below.

## Background information

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The Committee was minded to grant planning permission on 19 April 2017, subject to the conclusion of a legal agreement within six months of this date to ensure the delivery of financial contributions towards education infrastructure, healthcare, affordable housing, allotment provision and transport interventions.

Negotiations have been completed and the agreement is ready for signing.

Under the normal Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six-month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. The nine-month period has now been exceeded and therefore the matter requires to be returned to Committee for a decision.

However, due to the Coronavirus emergency, the Council's Leadership Advisory Panel has agreed changes to the schemes of delegation in respect of planning applications. This gives the Chief Planning Officer extended delegated powers to make decisions on applications which would require a committee decision under the current schemes of delegation. This report has been agreed under the extended scheme of delegation

## Main report

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There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 19 April 2017 that it was minded to grant this application subject to a legal agreement first being concluded to ensure the delivery of financial contributions towards education infrastructure, healthcare, affordable housing, allotment provision and transport interventions.

Meaningful progress has been achieved in negotiating the terms of the legal agreement and it is now ready for signing. It is considered that a further three-month extension to the period to conclude the legal agreement will enable the planning permission to be released for this application.

It is recommended this application be granted to extend the deadline for concluding the legal agreement to enable planning permission thereafter to be released.

## Links

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### **Policies and guidance for this application**

LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES09, LEN03, LEN07, LEN08, LEN09, LEN12, LEN15, LEN16, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LHOU10, LTRA02, LTRA03, LTRA04, LTRA08, LTRA09, LTRA10, LRS06, NSDCAH, NSGD02, LTS1, NP01, NSMDV,

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=OCGMEREW0GY00>

Or Council Papers online

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