

David Howel  
Clarendon Planning and Development  
5a Castle Terrace  
Edinburgh  
EH1 2DP

**Date:** 3 July 2018

**Our Ref:** LRB6.1/BR

Dear Mr Howel

**THE CITY OF EDINBURGH PLANNING LOCAL REVIEW BODY  
REQUEST FOR REVIEW – APPLICATION NO 17/02258/PPP  
60 GLENBROOK ROAD(AT LAND 30 METRES WEST OF) BALERNO  
TOWN AND PLANNING (SCOTLAND) ACT 1997 AS AMENDED BY THE PLANNING  
ETC (SCOTLAND) ACT 2006**

I refer to your request for a review submitted on behalf of Simon Thomson for the refusal of planning permission for the proposed residential development of up to five units with associated landscaping at 60 Glenbrook Road (At Land 30 Metres West Of), Balerno, which was dealt with by the Chief Planning Officer under delegated powers.

The request was considered by the City of Edinburgh Planning Local Review Body (LRB) at a meeting on Wednesday 27 June 2018.

**Decision**

To uphold the decision by the Chief Planning Officer to refuse planning permission.

**Reasons for Refusal:**

1. The proposal is contrary to Edinburgh Local Development Plan Policy E10 in relation to Development in the Green Belt and Countryside Areas, as it constitutes a non-conforming use within the designated Countryside Policy Area.
2. The proposal is not supported by the Strategic Development Plan spatial strategy and is contrary to SDP Policy 7 and policy Hou 1 of the Edinburgh Local Plan as the site is not a sustainable location for new housing and it does not support the green belt object which is to direct planned growth to the most appropriate locations.

**Assessment**

At the meeting on 27 June 2018, the LRB had been provided with copies of the notice of review submitted by you on behalf of Mr Simon Thompson including a request that the review proceed on the basis of an assessment of the review documents and a site

**Committee Services, Strategy and Insight, Chief Executive**

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inspection. The LRB had also been provided with copies of the decision notice, the report of handling and further representations.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were numbered 01-03, Scheme 1, being the drawings shown under the application reference number 17/02258/PPP on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it and agreed to determine the review using the information circulated.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh Local Development Plan
  - Policy DES 1 (Design Quality and Context)
  - Policy DES 5 (Development Design – Amenity)
  - Policy DES 7 (Layout Design)
  - Policy HOU 1 (Housing Development)
  - Policy HOU 6 (Affordable Housing)
  - Policy ENV 10 (Development in the Green Belt and Countryside)
  - Policy ENV 11 (Special Landscape Areas)
  - ENV 21 (Flood Protection)
  - Policy TRA 2 (Private Car Parking)
- 2) Relevant Non-Statutory Guidelines.
  - 'Development in the Countryside and Green Belt'
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

## **Conclusion**

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The policy basis for refusal.
- Whether the site was brownfield land capable of redevelopment.
- Whether the lack of accessibility would render the proposals unsustainable

Although there was sympathy for the proposals from one of the members and there was discussion on the policy basis, the LRB, having taken all the above matters into consideration, agreed with the assessment of the case officer's report and considered that the proposals would be contrary to Edinburgh Local Development Plan Policy E10

in relation to Development in the Green Belt and Countryside Areas and the proposal was not supported by the Strategic Development Plan spatial strategy and was contrary to SDP Policy 7 and Policy Hou 1 of the Edinburgh Local Plan. The site was not deemed to be in a sustainable location as it required car use for accessibility. It was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

### **Contact**

Please contact Blair Ritchie on 0131 529 4085 or e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) if you have any queries about this letter.

Yours sincerely

for the Clerk to the Review Body

### **Notes:**

- 1 If the applicant is aggrieved by the decision of the planning authority to refuse permission or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within six weeks of the date of the decision.
- 2 If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.