

• EDINBURGH •

THE CITY OF EDINBURGH COUNCIL

Planning & Building Standards
Services For Communities

Craigleith/Blackhall Community Council
Alan Denham
23 Hillpark Way
Edinburgh
EH4 7ST

Date: 17 March 2017

Dear Craigleith/Blackhall Community Council Alan Denham,

TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
PLANNING PERMISSION IN PRINCIPAL (PPP) FOR A 3 STOREY RESIDENTIAL
CARE HOME FOR THE ELDERLY, WITH ASSOCIATED ACCESS, CAR
PARKING AND LANDSCAPING. at LAND 63 METRES SOUTH OF 44
HILLHOUSE ROAD EDINBURGH
REFERENCE NUMBER: 16/02437/PPP (SCHEME: SCHEME 1)

NOTIFICATION OF DECISION

I am writing with regard to the above application to which you raised representations.

The City of Edinburgh Council has now determined that the application be **Refused** in accordance with the particulars given in the application. The decision with any conditions, reasons and/or informatics can be found on the other side of this letter. Full details of the final scheme, including the report assessing the application, can be found on the Council website at www.edinburgh.gov.uk/planning .

The reason for the decision was

The proposals do not comply with the development plan in respect of open space protection policy and the protection of trees policy. There are no compelling reasons for departing from policy. The proposals would result in an unacceptable loss of trees protected by a Tree Preservation Order to the detriment of the character of the local area and the loss of designated open space without an overriding benefit. The proposed development will have an adverse impact on the biodiversity value of the site. It is acknowledged that there is a demand for care homes within the city and that economic development is a material consideration. However, emphasis should be placed on the term sustainable and in this circumstance the proposed benefits of the development in terms of employment and care provision do not outweigh the loss of open space and protected trees. There are no material considerations which outweigh this conclusion.

If you have a specific enquiry regarding the application please contact Jennifer Zochowska directly on 0131 529 3793.

Yours sincerely

Gary Smith

DETERMINATION OF APPLICATION

PLANNING PERMISSION IN PRINCIPAL (PPP) FOR A 3 STOREY RESIDENTIAL CARE HOME FOR THE ELDERLY, WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING. at LAND 63 METRES SOUTH OF 44 HILLHOUSE ROAD EDINBURGH

REFERENCE NUMBER: 16/02437/PPP (SCHEME:)

The City of Edinburgh Council has determined the application as follows:

Decision: REFUSED

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to Policy Env 18 Open Space Protection as the proposal results in loss of open space which will impact on the character of the area without providing an overriding benefit to the community.
2. The proposal is contrary to Policy Env 12 of the Edinburgh Local Development Plan, as the proposal would result in the loss of trees important to the character of the area.
3. The proposal is contrary to Policy Env 16 of Edinburgh Local Development Plan as the proposed loss of trees will have an adverse impact on the biodiversity value of the site.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

17 March 2017

