

37645 Correspondence

From: [REDACTED]
Sent: 18 March 2022 11:00
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
[REDACTED]
Subject: 6, Braid Hills Approach; 22/00712/FUL

Dear Christopher,

I thought I would drop you a line now that the deadline has been passed for comments on the application. I see there are 48 objections and 15 letters of support.

I'm aware that we need to give you a drainage / flood risk assessment report and an ecological survey report. Both of those studies are currently in hand and will be with you shortly. Please let me know if there is any further information you might need?

If you want to discuss any aspect of the design then please contact me on [REDACTED] or on-line. A face to face meeting is tricky for me for the next 4-6 weeks [REDACTED]
[REDACTED]

With best wishes

[REDACTED]

From: Christopher Sillick
Sent: 08 April 2022 13:22
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: RE: 6, Braid Hills Approach; 22/00712/FUL

Good afternoon [REDACTED]

Thank you for your email and my apologies for the delay in responding. [REDACTED]
[REDACTED]

As you've noted in your email there were a number of objections to the scheme. The practical effect of this, is that any recommendation to approve the scheme would need to be referred to the Development Management Sub-Committee. As you may be aware, the local elections mean the earliest Committee date is June 15th. With this in mind it would be useful to agree an extension of time up to this date.

I have attached a consultation response from the Roads Authority who have recommended refusal of the scheme due to the excessive level of parking provided. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

At this stage I am not requesting [REDACTED] until I have a firmer view on the scheme. I am simply including this for information, particularly as this does not appear to have been picked up in the pre-app advice.

[REDACTED]

[REDACTED]

[REDACTED] Although there is not a common architectural language in the surrounding area, it appears dwellings have typically blended in with the surrounding landscape.

I note in your email that surface water/flooding surveys are pending, as well as an ecology survey. It would be useful if these could be sent on.

I [REDACTED] will look to make a decision on this upon my return.

Best wishes

Chris

From: [REDACTED]
Sent: 08 April 2022 15:09
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: Nancy Jamieson <Nancy.Jamieson@edinburgh.gov.uk>; [REDACTED]
Subject: 6, Braid Hills Approach; 22/00712/FUL

Dear Christopher,

Thanks for your email. Happy to agree an extension because of the elections.
Can you let me know precisely what we are all agreeing?

Some preliminary thoughts:

1. Parking. The existing site had a single garage and single parking space. The double garage in the new house is the equivalent. Any additional parking is for guests who otherwise would need to park on Braid Hill Approach; note: not the existing access road which is privately owned by a neighbour. The consequent walk up the hill for many ([REDACTED]) would be impossible. So guest parking at the level of the front door is an imperative and I would have thought a strict application of parking standards will run counter to the Council's policies on accessibility.
2. You're right; [REDACTED] Anyhow I won't do anything about it until you contact me to find out what we need to do (if anything).
3. The remainder of your remarks are obviously, to a degree, subjective. However, this is a large site and my client wants to build a large house on it. It is larger perhaps than the immediate neighbours but that in itself is no grounds for refusal; indeed, the plot ratio as we have already shown is generally significantly less than the equivalent of neighbouring properties. There is also no requirement in planning policy that it "blend in." This is not a conservation area and there is a very wide variety of house designs and materials in the vicinity, and if no neighbour is significantly disadvantaged I fail to see how this is also grounds for refusal. Nancy's advice also made mention of design quality (also, I

- concede, subjective) and this should be considered with regards to height, etc., but that has not, as yet, been mentioned.
4. Flooding and ecological reports will be with you shortly.

Perhaps we should meet on site to discuss?

With best wishes,

[REDACTED]
[REDACTED]

Richard Murphy Architects Ltd

From: christopher.sillick@edinburgh.gov.uk <christopher.sillick@edinburgh.gov.uk>
Sent: 14 April 2022 15:43
To: Richard Murphy Architects [REDACTED] >
Subject: Extension of Time Request - No 22/00712/FUL

From: Richard Murphy Architects
Sent: 15 April 2022 10:51
To: [REDACTED]
Subject: FW: Extension of Time Request - No 22/00712/FUL

FYI

[REDACTED]
Administrator
Richard Murphy Architects Ltd

From: [REDACTED]
Sent: 15 April 2022 10:59
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
Subject: FW: Extension of Time Request - No 22/00712/FUL

Chris,

Thanks for the extension of time request to 15th June. As previously intimated, that is acceptable to us.

With thanks

[REDACTED]

Richard Murphy Architects Ltd

From: [REDACTED]
Sent: 26 April 2022 15:48
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
Subject: RE: 6, Braid Hills Approach; 22/00712/FUL

6, Braid Hills Approach; 22/00712/FUL

Good afternoon Christopher,

Please find attached the ecological survey for the property at no.6 Braid Hills Approach to support our planning application. Can you let me know if this is sufficient?

We are expecting to receive the flooding/drainage report in the coming days and will forward on once we have it.

Many thanks

[REDACTED]

[REDACTED]

Richard Murphy Architects Ltd

From: [REDACTED]
Sent: 12 May 2022 16:48
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>; [REDACTED]
Cc: [REDACTED]
Subject: RE: 6, Braid Hills Approach; 22/00712/FUL

6, Braid Hills Approach; 22/00712/FUL

Good afternoon Christopher,

Please find attached the Drainage Strategy report for the proposed new house at no.6 Braid Hills Approach further to the stage 1 ecological report I sent you a few weeks ago.

Many thanks,

[REDACTED]

[REDACTED]

Richard Murphy Architects Ltd

From: [REDACTED]
Sent: 26 May 2022 16:48
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: 6 Braid hill Approach; 22/00712/FUL

Dear Chris

Further to my email of earlier this week I'm writing to let you know that my client has appointed [REDACTED] as a planning consultant on the project. [REDACTED] will be writing to you shortly with a planning statement dealing specifically with policies and also with objections.

With regard to the latter, I know you are at liberty to share neither the authors' identities nor the precise contents of the objections but I believe it is reasonable for us to ask broadly as a bullet point list what the main thrusts of the objections are? We would also be interested to know what percentage of them come from out with Edinburgh.

We also look forward to your thoughts on view cones etc. and hopefully a meeting on site?

With best wishes

[REDACTED]
[REDACTED]

Richard Murphy Architects Ltd

From: [REDACTED]
Sent: 08 June 2022 16:27
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
Subject: 22 00712 FUL 6 Braid Hills Approach

Good afternoon Christopher,

Hope all is well with you and you're managing to get back into the office now at least for part of the week?

I am giving some assistance to [REDACTED] on the application at 6 Braid Hills Approach. He'd emailed to advise you I was preparing a supporting Planning Statement.

One of the issues I want to cover in my statement is 'representations' - i'd like to understand the key points made by those who have objected and those who have supported.

Are you able to summarise concisely the issues in bullet point type format for me, given that i cant see the letters yet and i'll be able to respond to each topic/point rather than leaving loose ends when it comes to reporting to committee?

I also note that the extended statutory time period is fast drawing to a close - is it your intention to request an extension of time to allow the appropriate response on the LVIA issues to be discussed (i believe that is still with yourself) etc.

I am happy to offer assistance that will help, discuss on the phone or meet at the site. I know some of your colleagues have been meeting and doing site visits again and its made such a difference to the whole process.

This really is a site that must be seen to fully appreciate the context.

Give me a call at your convenience if its easier to discuss on phone and takes less of your time.

Am conscious that you are very busy and i dont want to be a nuisance at all but you'll appreciate that the planning process will benefit from as many issues as possible being addressed before this is reported to Members.

I am here to provide as much of an assistance as I can to the process and the public reporting and understanding of the proposal.

Kindest Regards

[REDACTED]

From: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>

Sent: 13 June 2022 13:45

To: [REDACTED]
[REDACTED]

Subject: RE: 22 00712 FUL 6 Braid Hills Approach

Hello [REDACTED]

Thank you for your email and apologies for my delay in getting back to you. Although I believe there is discussion about a phased return to the office for Planning, I'm still currently working from home on a full time basis.

I'll put together a summarised list of comments made by members of the public and send that over to you. At this stage I'm still waiting for consultation responses to come back. A Surface Water Management Plan was submitted a couple of weeks ago, but I am yet to hear back from our Flooding Team regarding this matter. I haven't asked for a LVIA at this stage, I have discussed this with colleagues, although I had hoped to have all other consultation responses back before coming to a decision on whether to request this.

I have discussed the scheme with our Ecologist, who has asked me to confirm whether a bat survey has been undertaken? The Ecology Report provided identifies the existing site as having moderate roost potential and recommends further survey work is undertaken.

Given I am still waiting for consultation responses to come back, I would like to request an extension of time by a further month.

Please confirm if this is acceptable.

Best wishes
Chris

From: [REDACTED]
Sent: 13 June 2022 15:04
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
Subject: RE: 22 00712 FUL 6 Braid Hills Approach

Hi Chris

Yes, another month is acceptable to us. We will instigate stage 2 of the bat survey.

Look forward to hearing from you regarding the other issues in due course.

With best wishes,

[REDACTED]

[REDACTED]
[REDACTED]

Richard Murphy Architects Ltd

From: christopher.sillick@edinburgh.gov.uk <christopher.sillick@edinburgh.gov.uk>
Sent: 15 June 2022 13:53
To: Richard Murphy Architects [REDACTED]
Subject: Extension of Time Request - No 22/00712/FUL

From: [REDACTED]
Sent: 15 June 2022 16:28
To: [REDACTED]
Subject: FW: Extension of Time Request - No 22/00712/FUL

From: [REDACTED]
Sent: 16 June 2022 12:09
To: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: FW: Extension of Time Request - No 22/00712/FUL

Chris

I already have said that this extension is acceptable but please take this email as further confirmation.

Best

[REDACTED]
[REDACTED]
Richard Murphy Architects Ltd

From: Christopher Sillick <Christopher.Sillick@edinburgh.gov.uk>
Sent: 16 June 2022 12:13
To: [REDACTED]
Subject: RE: Extension of Time Request - No 22/00712/FUL

[REDACTED]
Apologies, the system automatically generates these letters when we process the agreed extensions.

Chris
