

**Development Management Sub-Committee  
22 September 2010**

**Report by the Head of Planning on a possible forthcoming  
application for school development on a site to south of  
Portobello Golf Course, Portobello Park**

**Protocol note**

The report by the Head of Planning is to brief and inform members in advance of any formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of any formal planning application, the finalised proposals would be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

**Alastair MacLean,**  
Head of Administration and Legal Services

**REPORT ON FORTHCOMING APPLICATION BY CITY OF  
EDINBURGH COUNCIL FOR SCHOOL DEVELOPMENT AT  
South of Portobello Golf Course, Portobello Park**

**Development Management Sub-committee  
22 September 2010**

**1. Purpose of Report**

To inform the Development Management Sub-committee of the redevelopment of land south of Portobello Golf Course, Portobello.

On 7th August 2008, the Planning committee considered a paper in relation to the planning system reforms. It proposed a new procedure for the involvement of Planning Committee members in the pre-application stages of major development proposals. The Committee agreed to the proposal for members' engagement at pre-application stage by use of interim committee reports on major development proposals.

**2. Summary**

The purpose of this report is to advise members of a forthcoming planning application for the development of a new school, with associated sports pitches, landscaping and access, at Portobello Park, Edinburgh.

**3. The Site and the Proposal**

**Site Description**

The site forms the southern part of land currently occupied by Portobello Park and Golf Course. The proposed school site is the area currently designated as the park, and extends to approximately 6.3 hectares.

The site is rectangular and is bounded by the golf course to the north, where a belt of millennium planting denotes the boundary. The eastern boundary to Hope Lane is unfenced with a belt of mature trees. The western and southern boundaries to Park Avenue and Milton Road are bounded by the existing park railings and tree belts.

There is a small brick enclosure at the south west corner of the site and an existing changing pavilion at the eastern boundary, accessed from Hope Lane. The character of the immediate area is primarily residential.

## **Site History**

There is no relevant site history.

## **Description of the Proposal**

A Proposal of Application Notice (10/01051/PAN) has been submitted for the erection of a new Portobello High School and associated ancillary buildings, site works, car parking, landscaping, pitches and floodlighting. This will include accommodation for 1400 pupils amounting to approximately 16,800 sqm; a 25 metre swimming pool; 2 all- weather illuminated pitches; car parking for approximately 117 cars; covered secure bicycle parking for 140 cycles; hard and soft playground areas; and enhanced footpath and cycle paths.

The architects have held several public consultation events, including:

2 Library exhibitions

Public meeting in Portobello Town Hall

Staffed road shows at:

4 Edinburgh Leisure Venues (golf, swim centre, indoor bowls, football),

5 community centres/sheltered housing complexes,

5 associated primary schools,

2 evening events in libraries,

2-day staffed exhibition at the town hall

Joint Parent Forum

Joint Neighbourhood Partnership

Key Stakeholder Event

Visits to Portobello Park to talk to users, including early morning walkers.

#### 4. Issues

The key considerations against which the eventual application will be assessed include whether:

- (a) the development is in accordance with the development plan;
- (b) the principle of the loss of open space is justified;
- (c) the proposals impact on road safety;
- (d) the proposals provide a development of appropriate design quality, scale and height;
- (e) the proposals address issues of sustainability; and
- (f) there are any other issues.

#### 5. Financial Implications

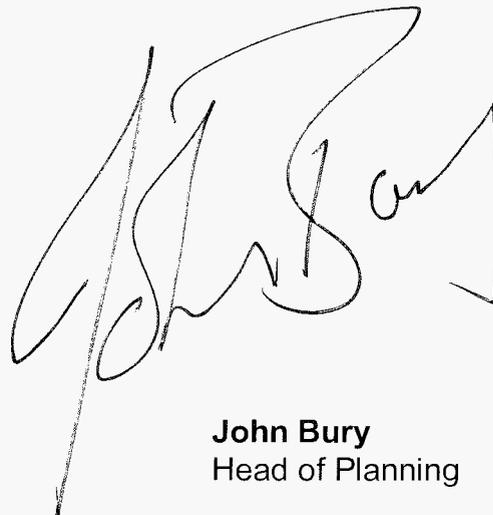
None

#### 6. Conclusion

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.

#### 7. Recommendations

It is recommended that the Committee consider the key issues at this stage.

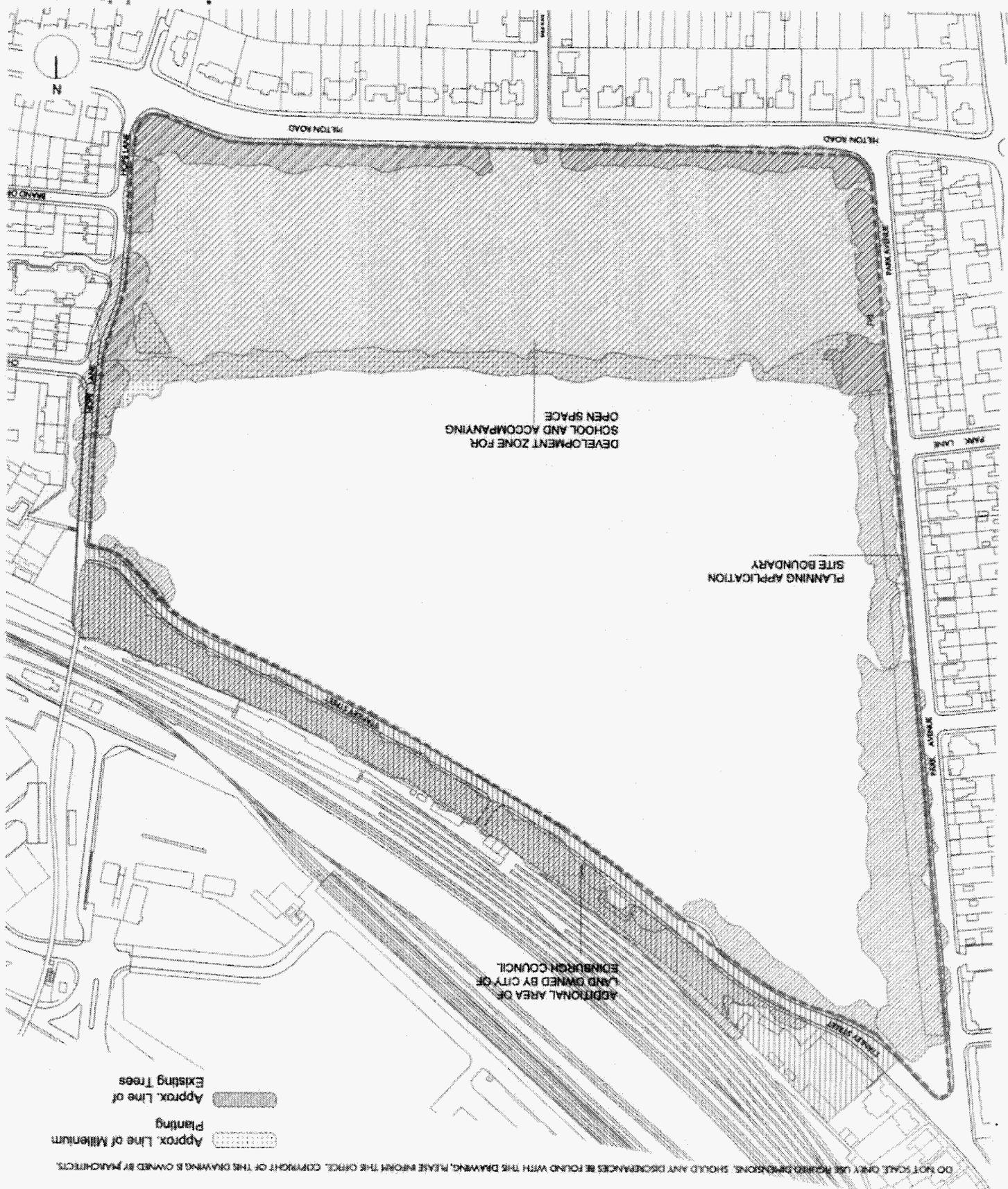
A handwritten signature in black ink, appearing to read 'John Bury', is written over a faint, large, stylized watermark or background graphic.

**John Bury**  
Head of Planning

<b>Appendices</b>	Location Plan
<b>Contact/tel/Email</b>	Lesley Carus Tel 0131 529 3770
<b>Wards affected</b>	17 Portobello

DO NOT SCALE ONLY USE DIMENSIONS. SHOULD ANY DISCREPANCIES BE FOUND WITH THIS DRAWING, PLEASE WRITE TO THE OFFICE. COPYRIGHT OF THIS DRAWING IS OWNED BY JMARCHITECTS.

- Approx. Line of Millenium Planting
- Approx. Line of Existing Trees



jmarchitects

64 Queen Street  
Edinburgh  
EH2 4NA  
T: 0131 464 6100  
F: 0131 464 6150  
edin@jmarchitects.com  
www.jmarchitects.com

REV	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	APPROVED BY
01	Issue for Planning	15 FEB 2010	DM	DM	RA
PROJECT: Portobello High School					
TITLE: Outline Site plan					
CLIENT: The City of Edinburgh Council					
STATUS	PLANNING	DATE	15 FEB 2010		
SCALE	1:500	DRAWN BY	DM	CHECKED BY	RA
PROJECT	4559	DRAWING NO.	52006		