

**Full Planning Application
at
Duddingston Road West
(Duddingston Golf Club)
Edinburgh
EH15 3QD**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Erect a tractor shed
Applicant: Duddingston Golf Club.
Reference No: 04/01470/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site is part of a maintenance compound located at the southern edge of Duddingston Golf Club. The service yard contains a pair of older, gabled, single-storey buildings and a new prefabricated shed, while open stores are kept on an extension to the paved area.

The site is on a lower part of the golf course and is separated from the main playing area by practice areas, parkland trees and new planting. It is located to the east of the clubhouse, and its associated car park, and a line of run-down lock-up garages. To the south, the site is bounded by scrubland, a cycleway and the south suburban rail line.

The site is within the Duddingston Conservation Area.

Site history

25 May 2004 - A planning application has been submitted for the refurbishment of the club house.

Development

It is proposed to erect a prefabricated shed (to store golf course maintenance equipment) in the golf course service area located at the southern edge of the golf course. The structure will have a footprint of 21.5 x 9.0 metres and a height of 3.647 metres to eaves level and 4.8 metres to ridge level. It will be finished in profiled metal cladding, coloured forest green.

Consultations

Archaeologist

There are no known archaeological constraints on this proposal.

Representations

Neighbours were notified on 21 April 2004 and the proposal was advertised (departure/conservation area) on 14 May 2004.

No representations have been received.

Policy

The site is located within the Green Belt and in an area of Great Landscape Value in the North East Edinburgh Local Plan. It is also part of a Designed Landscape and a designated Open Space. Rural character and landscape quality are to be maintained.

The site is part of an Urban Wildlife Site where the natural heritage is to be protected.

Relevant Policies:

Policy E6 (PROTECTION OF OPEN SPACE) presumes against the development on major areas of open space and others of recreational, amenity or nature conservation interest.

Policy E9 (GREEN BELT): establishes a presumption against development within the Green Belt inconsistent with its rural character.

Policy E10 (DESIGNED LANDSCAPES): establishes presumption against development proposals which would adversely affect the character of the defined 'Designed Landscape' at Duddingston House.

Policy E12 (NATURE CONSERVATION - URBAN WILDLIFE SITES AND LOCAL NATURE RESERVE): protects urban wildlife sites and local nature reserves from potentially damaging development.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals preserve or enhance the character and appearance of the conservation area, there being a strong presumption against the granting of planning permission if this is not the case?

- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether the proposal complies with policies in relation to a) the Green Belt, b) the Area of Great Landscape Value (AGLV), c) Designed Landscapes, d) Duddingston Conservation Area, e) Design, f) Open Space, g) Wildlife and h) Residential Amenity.

a) The golf course is a long established use within the Green Belt and accords with Green Belt policy. The maintenance area is a necessary and ancillary part of the use and is located in a relatively unobtrusive corner. The structure will be erected within this existing built area and will not therefore detract from the character of the Green Belt.

b) The site is on a lower, secluded corner of the golf course, away from the main playing areas. It has a backdrop of trees, adjacent to the rail line to the south, while there are parkland trees, supplemented by new planting, on the golf course.

Although the building is a fairly substantial, prefabricated structure, its size will not be a dominant feature in the landscape. It will present a simple and well-defined edge to the working compound and will help enclose it and screen activities within the yard.

The proposal will not detract from landscape quality of the AGLV.

c) The site is at the periphery of the designed landscape of Duddingston House in an existing service area. The self-contained nature of the proposal, within the service compound, will not intrude further into the designed landscape.

d) Summary Character Statement

Duddingston Village has an intimate stone-built character, with relatively narrow streets, stone boundary walls and slate and pantiled roofs. Traditional cottages lie alongside more recent villas, with some 18 listed buildings lying within the conservation area. Duddingston Parish Church, an A-listed building of national importance, forms the focus of the conservation area. A predominantly rural setting, dominated by Arthur's Seat and Duddingston Loch, makes a vital contribution to the character of this "urban village".

The site is at the edge of the Duddingston Conservation area and remote from the village core. The site, already containing ancillary golf course buildings, is unobtrusive and the development will not detract from the setting of the village or the character and appearance of the conservation area.

e) The prefabricated building has a modern, uncluttered design and its colour (forest green) will be recessive and appropriate to the green setting.

f) The site is already occupied by buildings and hard surfaces and the proposal will not result in the loss of designated Open Space.

g) The site is occupied by a concrete hard standing and mineral stores. The erection of a building in this location will not detract from the wildlife interest.

h) The building and its use are not located close to residential properties and there is a rail line and dense planting between the site and nearest housing to the south. The proposal will not detract from residential amenities.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 57 -Craigmillar

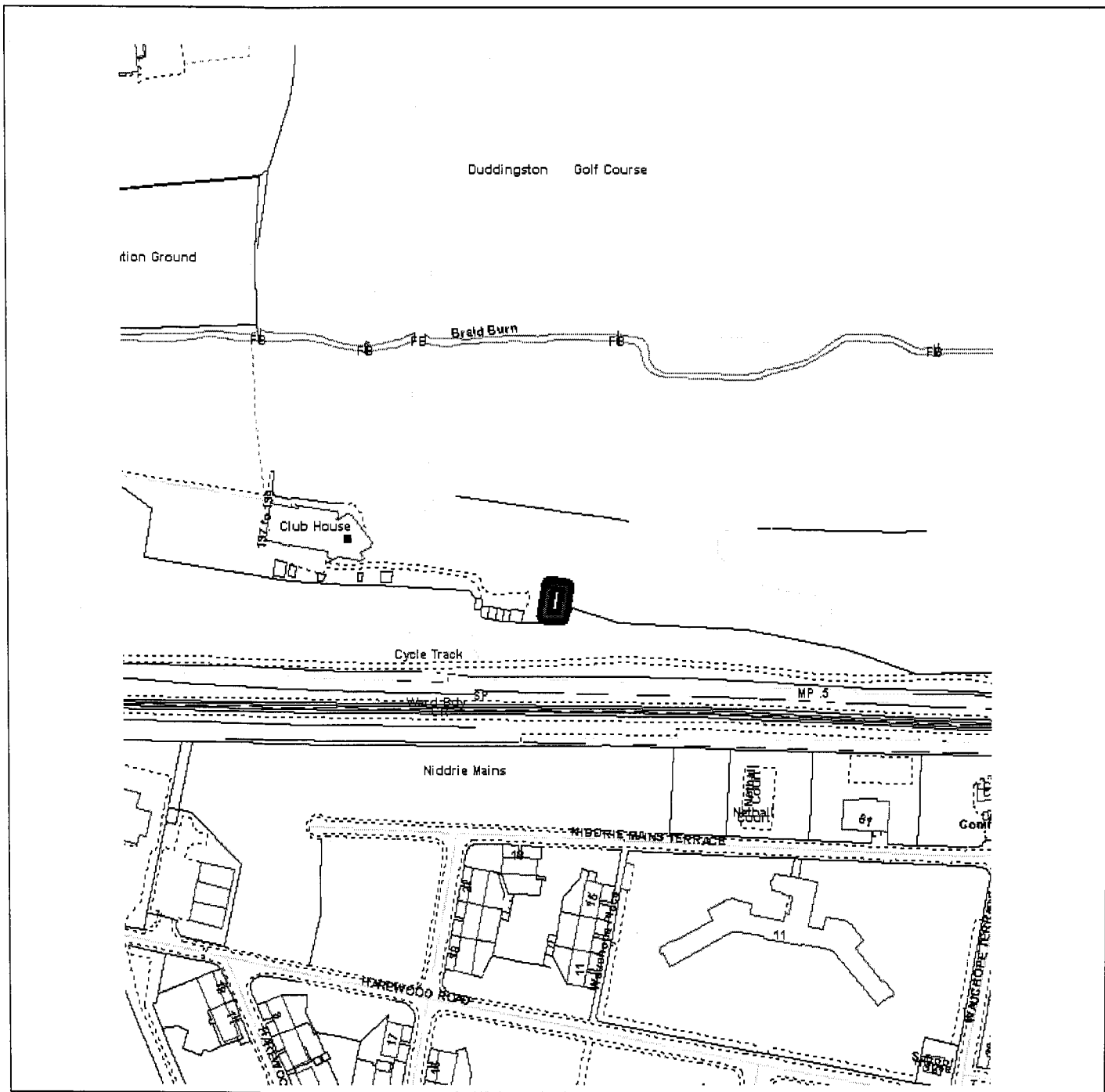
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Green Belt

File

Date registered 23 April 2004

**Drawing numbers/
Scheme** 01-03
Scheme 1



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PLANNING APPLICATION

Address	Duddingston Road West, (Duddingston Golf Club),		
Proposal	Erect a tractor shed		
Application number:	04/01470/FUL	WARD	57- Craigmillar
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			