

**Application by City of Edinburgh Council
05/00230/CEC**

at

**Marionville Road/Lochend Road South
Edinburgh
EH7 6AP**

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

1 Purpose of report

To consider application 05/00230/CEC, submitted by City Of Edinburgh Council. The application is for: **60 bed care home and day care facility with 19 car parking spaces and associated garden**

It is recommended that **NOTICE OF INTENTION TO DEVELOP IS SERVED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is currently open space at the extreme SE corner of Lochend Park. It is functionally divided into two roughly equal halves, by a line of immature trees and shrubs running east to west across the centre of the site.

Ground to the north currently forms part of a playing field. This is to be moved slightly northwards to retain the function on site, and was the subject of a separate application already approved by Committee.

The ground to the south has no defined function, other than for its visual amenity value at the side of Marionville Road, and is visually detached from both the playing field to the north and the main body of Lochend Park to the north-west.

The most dominant feature on site is the line of large trees on the south edge, and slightly smaller trees bounding Lochend Road.

The site faces over Marionville Road to the outer fringe of a bungalow area, but visually relates more to the three storey Council housing estate to the east.

To the west a vacant retail unit is currently the subject of an application for residential use. Beyond this lies traditional tenements.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes a Council development to operate as a 60 bedroom care home and day-care facility for the elderly.

It is laid out as a series of linked south-facing courtyards, with the building being mainly two storeys in height, with several single storey elements. The main "spine" runs east to west and has a low profile metal roof with saw-tooth form. The southern wings each have a low profile gull-wing roof. Materials are render and cedar boarding. Windows are grouped into "frame" elements.

Access is from the north-east corner, off Lochend Road near a newly positioned pedestrian crossing. This leads to a small car park and service area.

The architectural idiom is contemporary, and the complex contains several aspects aiming at creation of a wholly sustainable project.

Full ground investigation and contamination reports are included with the application.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are

- 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 these determining issues the Committee needs to consider

- a) The principle of the loss of open space
 - b) The acceptability of the proposed use
 - c) The effect of the scale, form and design on the character of the area
 - d) Parking and road safety issues
 - e) The effect on neighbouring amenity
 - f) Amenity of created building
- a) Policy E6 within the local plan presumes against the loss of open space, both for functional and visual reasons.

In this instance the function as a playing field is retained, but in a slightly relocated position. The replacement facility will be of a higher standard than the facility lost. This aspect of the application is therefore fully considered.

In aesthetic terms the view from the north will be little changed, other than in a slight curtailment of the north-south extent of the park. From Marionville Road the open nature of the site is retained in the proposed layout, with this area acting as the garden for the facility. The main visual change from this side will be seeing the low building behind the existing landscape edge, rather than the existing belt of low trees and shrubs.

As seen from the east, a gap is created in the line of trees bounding the existing playing field, where a single storey element within the proposal sits closest to the road, and where the main entrance to the new facility is formed. This gap is at its most visible immediately opposite, and the overall nature of the site will continue to be of a site generally bounded by trees, with full screening retained both to the south and on the edge of the roundabout at the junction.

In these circumstances, as the proposal caters for a special needs housing group, the loss of open space is considered acceptable.

- b) The proposed use meets part of an evolving city-wide need for such a facility. The use knits well into the adjacent residential area, and is well-sited in relation to public transport and other local facilities.

The loss of open space is balanced against this new social provision. The proposal is considered acceptable in principle when considering these two requirements together.

c) The proposal is modern in form and design, but will sit well within its landscape setting.

It is of modest scale, largely due to the functional needs of the occupants. Although its low height creates a proportionately larger footprint, this is well broken up, both for functional and visual requirements.

Ground levels are largely as existing, other than at the southernmost end of the wings, where levels are increased by up to 2m to bring an existing hollow up to the same level as the playing fields.

d) Transport are satisfied that the proposal has sufficient parking and that the access is acceptable in terms of road safety.

As a Council development, requirements are added as an Informative rather than as a condition.

e) The proposal is 20m distant from the nearest housing, but only single storey at this point. The nearest two storey section is 36m distant.

At these distances no privacy or overshadowing arises from the proposal in policy terms.

There is some effect to views across the site towards the city centre, but there is no right to a view within planning policy.

Additional traffic movements and related noise are minimal.

The effect on neighbouring amenity is considered acceptable.

f) The site will remain landscape dominated as seen from the south. The building will have two internal landscape courtyards, left open on their southern side, onto which residents will look.

Peripheral screening will help to attenuate traffic noise from the adjacent roads.

Amenity for residents is considered to be high.

It is recommended that the Committee approves this application subject to the views of the Scottish Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	38 - Restalrig
Local Plan	North East
Statutory Development Plan Provision	Open Space
Date registered	7 February 2005
Drawing numbers/ Scheme	20-26 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Environmental Services

This Department has no objection to this proposed development subject to the following conditions:

1. Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning , either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the head of Planning.

The design and installation of any plant, machinery or equipment shall be such that any associated noise complies, with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

The development shall not commence until a scheme for protecting the residential development hereby approved from noise from the loading bay of the adjacent retail unit has been submitted to and approved in writing by the Head of Planning; all works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning before any part of the development is occupied.

Culture and Leisure

*An archaeological desktop study was undertaken in order to examine and assess the possible archaeological implications of the above development application. This assessment has concluded that due to modern ground disturbance that there are **no known archaeological constraints** upon this particular planning application.*

Transport

No objections to the application subject to the following conditions being applied.

All accesses must be open for use by the public in terms of the statutory definition of "road" and require to be the subject of applications for road construction consent.

Conditions

- 1. The application shall be the subject of a Road Safety and the applicant shall execute all necessary alterations to the existing road layout prior to occupation.*
- 2. The height of any fence, wall or hedge adjacent to the entrance shall be limited to 1.05m maximum.*
- 3. Measures should be in place to ensure that the turning area in front of the care home entrance is kept clear.*
- 4. Cycle parking for 10 cycles to be provided, the location, layout and design to be to the satisfaction of the Director of City Development.*
- 5. The pedestrian access to be 2.0m minimum.*
- 6. Dropped kerbs to be provided at entrance, not bell-mouth as shown. Gates at entrance to car park to be set back a minimum of 6m from back of kerb.*

Reasons

- 1. To ensure that the Development complies with current safety standards.*
- 2. To maintain adequate visibility splays*
- 3. To prevent parking within turning area*
- 4. To comply with the Council's parking standards*
- 5. To comply with the Council design standards*
- 6. To comply with the Council's design standards*

Representations

Two representations were received, both from residents on Lochend Road South. Reasons for objection were

1. Loss of recreational open space
2. Loss of daylight
3. Loss of views over site.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The area is identified Open Space in the North East Edinburgh Local Plan, with a presumption for retention of this space.

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

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy T7 (CYCLE PARKING) requires new development to provide secure cycle parking in conformity with approved standards and in appropriate public locations where it contributes to greater cycle use.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that **NOTICE OF INTENTION TO DEVELOP IS SERVED** subject to the conditions below.

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

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

INFORMATIVES

It should be noted that:

1. The developer shall ensure the safe decontamination of the site in accordance with standard Council procedures.
2. The development shall be protected from noise from the loading bay and plant
3. The applicant shall liaise with the Council's Transport section to ensure access arrangements are adequate, in relation to listed requirements.

End

Appendix C



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Location Plan



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