

**Full Planning Application 05/01508/FUL
at
Bankhead Drive
(Unit 5, Catalyst Trade Retail Park)
Edinburgh
EH11 4ES**

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

1 Purpose of report

To consider application 05/01508/FUL, submitted by Mr Hixon. The application is for: **Change of use to (supervised by parent) children's' playcentre**

It is recommended that this application be **REFUSED**

2 The Site and the Proposal

Site description

The application site is located within the Sighthill Industrial Estate. The unit forms part of a group of six units within the Catalyst Trade Park. There is a shared vehicular access onto Bankhead Drive. To the front of the unit is a parking area.

Site history

Planning Application 04/01707/FUL was approved on 2 August 2004. This was for a change of use and sub-division of an existing building into 6 no. industrial units with associated car parking. The use of a unit 1: Class 6, Storage and Distribution with the sale of hard floor and wall finishing and associated products excluding carpets. The retail floorspace was limited to

116sq metres. The use of Units 2 - 6: was for a range of uses within the business, general industrial and storage or distribution classes.

Description of the Proposal

It is proposed to change the use of this existing industrial unit to a Supervised by Parent Children's Playcentre. No external alterations would be carried out to the property. Internally a mezzanine level is proposed. On the ground floor there will be a main play area, a toddlers play area and a kitchen/café area. On the mezzanine level there will be three small party rooms and an office.

It is proposed that the facility will be open between 9.00 a.m. and 8.00 p.m. daily. It is proposed there will be 20 dedicated parking spaces to the front of the building.

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 the determining issues, the Committee need to consider:

- a) Whether the principle of the proposal is acceptable;
- b) Whether there will be any adverse impact upon surrounding properties.

a) The application site is located within an area which is clearly identified for industrial and business use within the Local Plan. The unit is not isolated and is located within a wider grouping of 6 smaller business units. The proposal would involve the siting of a leisure use within a group of industrial units. There is the potential for conflict of uses on this site given the shared access and inability to secure areas of parking specifically for the proposed use. The adjacent units whilst empty at present have consent to operate within classes 4 to 6 which includes storage and distribution to general industry. It is not

considered desirable to encourage such a non- conforming use in close proximity to industrial units. In addition given the nature of the site, being linked to other units in a block, it would become difficult to resist further erosion of business/industrial uses once a non- conforming use had been permitted.

b) In addition, the replacement of an industrial unit with a leisure use within an industrial site may discourage businesses. It is not desirable to have industrial units with the potential for conditions to limit operations due to a non industrial/ business use. Any business wishing to locate within one of the adjacent units would not necessarily require any further planning permission and there would not be opportunity to impose any further conditions.

In conclusion it is considered that the proposed development is not compatible with the surrounding business/ industrial land use.

There are no material planning considerations which outweigh this assessment.

It is recommended that the application be refused.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
Ward affected	42 - Sighthill
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Industrial / Business
Date registered	24 May 2005
Drawing numbers/ Scheme	1 - 5 Scheme 1

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, Helen Martin on 0131 529 3517. Email: helen.martin@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

Application Type

Application Address:

Proposal:

Reference No: 05/01508/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Health

Environmental Health has initial concerns regarding this proposed development due to its location within an industrial estate. The future use of the surrounding areas must be considered when determining the suitability of the proposed site for its intended use. It is anticipated that any future proposals will be restricted such as not to negatively impact upon this development.

The proposed site is entirely self-contained and has a shared car park with the adjoining units of the business park. The area of the car park belonging to Unit 5 could be restricted and/ or so that only vehicles dropping off or picking up children from the site are allowed to access this area preventing unsafe contact between children and heavier industrial vehicles.

In light of the information that the unit is entirely self-contained indoor area Environmental Health is of the opinion that it can support this proposed development subject to the following conditions :-

- 1. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odour escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning.*
- 2. The design, installation and operation 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.*
- 3. All music and vocals, amplified or otherwise, shall be controlled as to be inaudible within any neighbouring premises.*

Representations

The application was advertised on the 10 June 2005.

One letter of representation has been received from Councillor Russell. The letter offers support for the application. A summary of the main points raised are as follows:-

- * Existing precedents established within the city.
- * Similar facilities within the city there are none on the west side.

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 application site is located within the South West Edinburgh Local Plan as an area identified as an existing industrial/ business area which seeks the retention of such allocations within industrial areas and presumes against proposals for development incompatible with the primary industrial use. The site is similarly allocated within the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

Policy ED1 relates to areas defined "Business" on the Proposals Map, and sets general principles for their development.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy ED2 New Industrial and Business Development, allows for the acceptability of classes 4,5 and 6 within existing business and industrial areas providing criteria relating to the impact on residential amenity, traffic impact, scale and character are acceptable.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Application Type

Application Address:

Proposal:

Reference No: 05/01508/FUL

Conditions/Reasons associated with the Recommendation

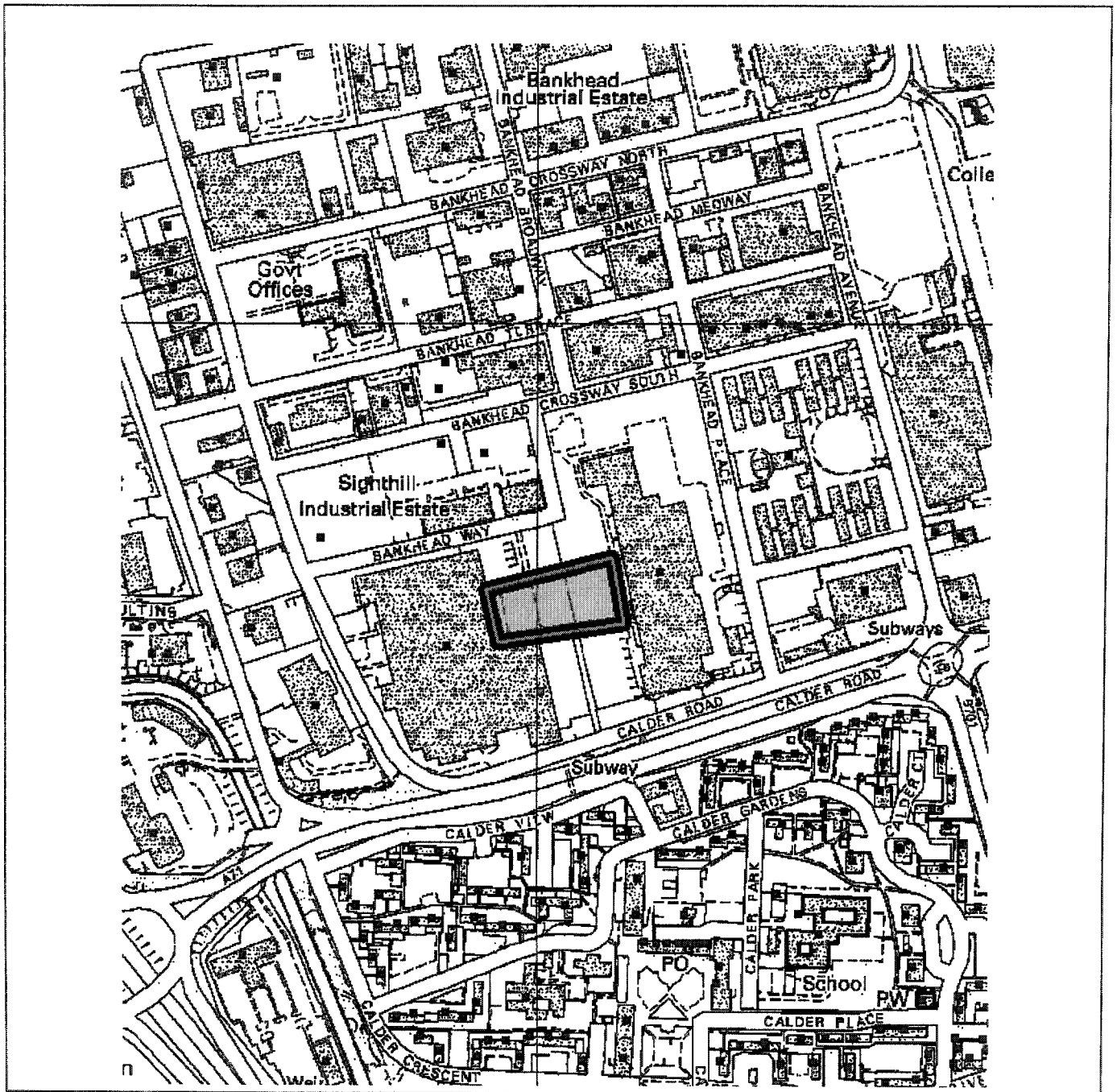
Recommendation

It is recommended that this application be **REFUSED**

Reasons

1. That the proposed development is contrary to policy ED1 of the South West Edinburgh Local Plan and policy ED2 of the Draft West Edinburgh Local Plan in that it would involve the introduction of a non- conforming use into an identified industrial/ business area.

End



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PLANNING APPLICATION

Address	Bankhead Drive, (Unit 5, Catalyst Trade Retail Park),		
Proposal	Change of use to (supervised by parent) childrens' playcentre		
Application number:	05/01508/FUL	WARD	42- Sighthill

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**