

**Full Planning Application 06/03413/FUL
at
Craigmillar Castle Road
(Craigmillar Castle Path)
Edinburgh**

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

1 Purpose of report

To consider application 06/03413/FUL, submitted by Consort Healthcare (Edinburgh Royal Infirmary) Ltd. The application is for: **Installation of replacement lighting columns**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

Site description

The application relates to a footpath that runs south from Craigmillar Castle, adjacent to Craigmillar Castle Road and linking to the University Medical School. The land is undulating and semi rural in nature, spanning from the historic setting of Craigmillar Castle to the modern blocks of the medical school.

The footpath is approximately two metres wide and is surfaced in loose chippings. There are existing lights at approximately one metre in height along the edge the path, many of these have been vandalised.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The proposal is for the installation of replacement lighting columns along the footpath. The proposed light standards will run partially adjacent with Craigmillar Castle Road along which there are existing street lights, and will link in with University Medical Centre to the south. The lights would be 6 metres in height and are proposed at 25 metre spacings.

The proposed lighting is called a Denver Pole Mount luminaire which has been chosen as it can achieve precise light control to comply with dark sky criteria. Examples of this type of lighting has been used at East of Scotland Water and Scottish Courage Distribution Warehouse.

The applicant has submitted a supporting statement available in Group Rooms. This covers the following points:-

- Potential for vandalism
- Health and safety
- Precedent

3 Officer's Assessment and Recommendations

Determining Issues

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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

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- a) The principle of the proposal is acceptable;

- b) The design of the proposal is acceptable;
- c) The proposal has any adverse affect upon the setting of the Listed Building
- d) There will be any adverse affect upon the amenity of neighbouring properties
- e) Impact upon highway safety

a) The application site is within an area zoned as the Royal Infirmary in the South East Edinburgh Local Plan, Policy H12. It lies outwith the defined area of Craigmillar Castle zoned to protect the Scheduled Ancient Monument. The Local Plan, through Policy T8 promotes safe and convenient walking and cycling networks. In this regard it is considered that the principle of the proposal to provide greater safety along the footpath to the hospital is acceptable.

b) The proposed light standards are appropriate in style and function in this location. They will be set at appropriate spacing and will allow for minimal sky pollution. The proposal complies with the Council's non statutory guidelines in respect of Light Intrusion and the Setting of Listed Buildings.

c) Historic Scotland are satisfied that the proposal will not have an adverse impact upon the views of the Castle. They have raised no objection to the proposal but comment that three of the lighting columns should be reduced in height. The applicant has advised that this would not be appropriate given the level of vandalism that has been experienced in the area. The application site is beyond the boundary delineated in the Local Plan as Scheduled Ancient Monument and is physically separated from Craigmillar Castle by the main road. In this regard, and given the contours of the land in this location and surrounding vegetation, the replacement lighting would not detract from the setting of the Listed Building and would be read against the modern Royal Infirmary building and its associated lighting.

d) There are no residential properties adjacent to the site and therefore amenity will not be affected.

e) The proposed lighting will enhance the safety of the footpath and will not conflict with the safety of the main Craigmillar Castle Road. The proposal complies with policy T8 of the South East Edinburgh Local Plan.

It is recommended that the Committee approved this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 3594
Ward affected	57 - Craigmillar
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Edinburgh Royal Infirmary
Date registered	18 August 2006
Drawing numbers/ Scheme	01

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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Craigmillar Castle Road
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Proposal: Installation of replacement lighting columns
Reference No: 06/03413/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

Historic Scotland understands that lighting is needed to permit the safe usage of this route after dark. Currently parts of this route to the North of the area under consideration are already lined with 6m high lighting columns and the new columns being proposed represent an extension to this provision.

In considering the potential impact of the proposals on the setting of the Scheduled Ancient Monument, Craigmillar Castle and Park, we have considered views of and from the castle buildings as well as significant views from other parts of the area protected by the scheduling designation. We are content that the proposals will not have an adverse impact on the views of the castle. Furthermore we are content that the new lighting columns, when viewed from the top of the castle buildings, are in keeping with the existing character of the surroundings which already contains significant modern development, much of which is more visually intrusive than the proposed lighting.

However, the view East from the historic garden ground of the South of the castle building is one of the few views in the area which is still essentially rural. It would appear that the tops of three of the 6m lighting columns (no's 3, 4 and 5 counting from the N) will be visible in this view. While we do not consider that this issue is significantly grave to merit a formal objection, we would recommend that these 3 lighting columns are reduced to a height of 4metres. We appreciate that this may require a greater number of lighting columns but this would help preserve what remains of Craigmillar's original rural setting.

Representations

The application was advertised on 1 September 2006. No letters of representation have been received.

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 proposal is subject to the policies of the South East Edinburgh Local Plan

Relevant Policies:

Relevant policies of the South East Edinburgh Local Plan

Policy H12 states that development related solely to the functioning of the Royal Infirmary of Edinburgh as a district and teaching hospital will be supported within the site allocated for this purpose.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ11 states that the character and setting of listed buildings will be safeguarded and encouragement will be given to their retention in viable uses, the preservation and repair of historic fabric which contribute to their interest, the restoration of missing architectural features, and the use of high quality materials and proposals which would enhance their setting.

Policy DQ12 states that permission will not be given to the demolition of a listed building unless unavoidable, or alterations and extensions which would result in the loss of historic fabric, or change of use proposals which would adversely affect the architectural character, or development adjoining a listed building which would diminish its setting.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'LIGHT INTRUSION' provide guidance for minimising the effects of sky glow, light trespass and glare in lighting proposals.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Policy T8 states that development proposals should be designed to make walking and cycling as attractive as possible, providing convenient and safe links with, or access to existing and proposed cycle and pedestrian networks.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

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

Reasons

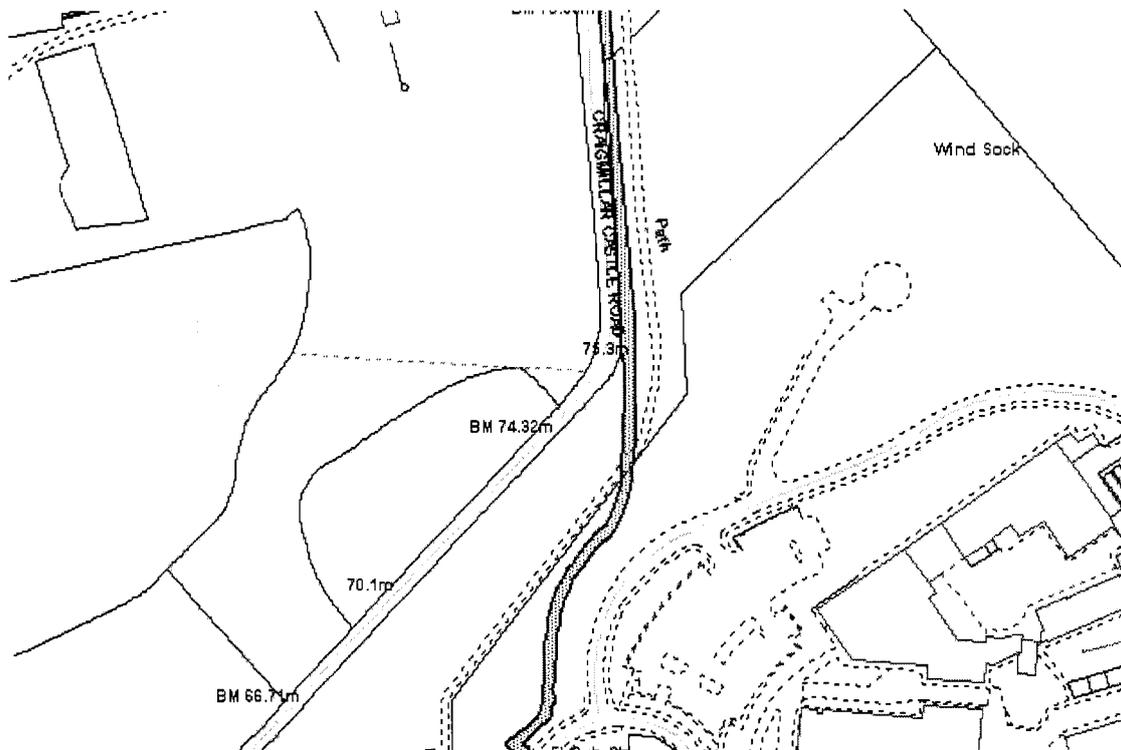
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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