

Application by City of Edinburgh Council 04/04172/CEC

at

Ferry Road
(Craigroyston Pitches)
Edinburgh
EH4 2UA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04172/CEC, submitted by The City of Edinburgh Council. The application is for: **Erection of special needs school and augmentation of millennium forest**

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 extends to around 1.5 hectares and is currently solely occupied by an area of grass, lying at the east side of informal playing fields, with a small triangle of the land to the east side of the site has been planted out as part of the Millennium Forest Project. The site currently functions as undefined playing fields serving local schools. The site as a whole (including the remaining open space to the west), is considered by both Education and Sportscotland to be capable of holding four junior pitches. Only one of these would lie wholly within the site boundary.

Beyond the site to the east lies a modern two storey building, serving as a health centre.

To the north the area is in a state of flux, with current school buildings proposed to be rebuilt and resited as part of improvements in the Pennywell area. The section to the immediate north is earmarked for the construction of the new Craigroyston Primary School, which will have its own playing field attached.

To the south, across Ferry Road, stand older three storey Council housing blocks. A large public house stands to the SE as the only structure standing out from the remainder.

To the west of the site the open space will remain. This contains a formal ash pitch to the far west, plus further flat grass areas of 110m by 115m capable of holding one or two junior pitches or one full size adult pitch.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for a special needs school for disabled children on an area of open ground at the edge of playing fields off Ferry Road.

The scheme proposes a single storey building laid out as two linear groups of classrooms around a central hall, creating an H-plan block.

A drop-off point for vehicles is shown to the west end, combining its entrance with a proposed car park (for 51 cars and two mini-buses), which will jointly serve both the school and the remaining two playing fields to the west. A further small car park for eight vehicles is shown coming in from the east off Pennywell Road. A high percentage of both areas of parking is specified as disabled spaces.

A line of trees is proposed along the site frontage and linking into the Millennium Forest area to the east. This line also serves to screen the large car park along its eastern edge.

The scheme was amended to alter access arrangements in terms of road geometry and location of footpaths.

Staffing levels in the school are stated as 79 full-time staff plus 17 part-time therapists. An ancillary function "Keycomm" (an educational resource) will have 6 full time staff and up to 4 visitors on a daily basis. During special courses up to 25 visitors may attend.

It is expected that students all will be dropped at the entrance, either by organised minibus, or by private transport.

The secondary aspect of the proposal (which would not require consent if considered independently) is the augmentation of the existing Millennium Forest, by further linked tree planting.

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 losing the open space, and the net effect on the recreational facilities in the area
- b) The effect of the scale, form and design on the character of the area
- c) Parking and road safety issues
- d) The effect on neighbouring amenity

a) Policy E7 of the North West Edinburgh Local Plan, and policy GE9 (b) of the revised West Edinburgh Local Plan both presume against the loss of open space where of amenity or recreational value.

The open space in question is an area of open grass, which even in terms of the outlook from the housing to the south, contributes little to the visual amenity of the area. The acceptability of the loss of the space largely focuses upon its recreational function.

In recreational terms the land is used occasionally as a playing field, largely in peak summer months. However, this is done very informally, the space not being marked out as pitches.

The area to the west of the site does contain both a formally marked out ash pitch, and a further informal playing field. This area serves the bulk of the utilitarian function as playing fields, and, even after development as proposed, there remains one delineated pitch plus room for one or two further informal pitches.

Although the area to be developed is of a size capable of holding one full sized pitch or two junior pitches, there is little evidence that demand requires more than the space remaining (capable of holding up to three pitches). It is noted that full use is only made of the existing grass area in high summer, and the area is largely unsuitable for use in winter months. In addition, by separate arrangement by the Education Department, two formal pitches are being constructed at the Craigroyston "riding stable site" as part of the wider PPP programme. These are due to be ready for use in 2007/8. The land immediately to the north of the site will be the site of a new primary school with a further junior pitch. The rebuilding of Craigroyston High School (on land around quarter of a mile to the north) will also have specific on-site playing field provision. Net provision in the area will therefore improve.

Sportscotland's original objection largely focussed upon the timescale of reprovision, and the possible interim shortfall of provision, prior to full completion of the combined local projects (2009), in relation to reprovision of facilities for both community and school use. Meetings have taken place between Sportscotland, Education and Planning, and the original fears of insufficient provision are now allayed. If for any reasons the linked PPP projects were to fail to materialise, the "worst case scenario" would be the status quo of the existing school locations remaining. In that instance, the existing playing fields outwith the application site, would simply be upgraded. The two new pitches at the "riding stables site" would also go ahead as these are constructed under a separate programme, already agreed.

In conclusion, the remaining land remains sufficient to meet local recreational needs, and there is not considered to be any net loss of critical recreational ground, when viewed in relation to remaining provisions, both now and in the future.

The creation of a special needs school on the site meets with other local plan objectives, and serves a broader city-wide requirement for such a function.

It is noted that the emerging "masterplan" for the Pennywell area to the north already takes recognition of the siting of this proposed school, and is based around the assumption that it will be located on this site.

b) The proposed building has a very low profile, and its most dominant feature will be its low pitched metal roof. The overall composition is considered relatively elegant, with deeply overhanging eaves, and a colour-coded system to identify the building sections from the exterior, undertaken in a subtle manner. The central section is two storey in scale, but contains a single volume, serving as the communal facilities for the proposal. The impact is further lessened by its position in a hollow relative to the majority of the

surrounding land. The scale, in combination to the proposed landscape, will allow the final proposal to be landscape dominated, once planting matures.

Intentions to landscape a wide swathe of land between the building and Ferry Road will also allow it to link to, and reinforce, the existing Millennium forest to the east. This will also provide an attractive setting for the occupants of the building, when looking outwards.

c) Parking requirements for staffing levels is calculated at 62 spaces. 61 spaces are provided, and this is considered adequate for the needs of the development. It is noted that the proposal lies on a major bus route, and future tram route.

Transport are satisfied that the amended scheme meets their requirements, and does not raise any issues of road safety.

The proposal includes for new pedestrian and cycle links on the east side, joining the sites to the north to Ferry Road, and also creating a sweeping link to Pennywell Road, along the side of the secondary access from that side.

d) The proposal is placed distant from any surrounding residences and has no effect on any residential amenity.

It is recommended that the Committee approves this application, subject referral to the Scottish Ministers as a Notice of Intention to Develop.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	07 - Muirhouse/Drylaw
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	2 February 2005
Drawing numbers/ Scheme	1-2,5-8,11 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

Appendix A



Application Type Application by City of Edinburgh Council
Application Address: Ferry Road
(Craigroyston Pitches)
Edinburgh
EH4 2UA
Proposal: Erection of special needs school and augmentation of millennium forest
Reference No: 04/04172/CEC

Consultations, Representations and Planning Policy

Consultations

Environmental Services

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.

Sportscotland

I refer to your consultation letter of 8 February 2005 regarding the above application.

The Craigroyston High School playing field provide a blaes pitch and a grass area that can accommodate three football pitches. There is also a small synthetic grass pitch on site and the new Craigroyston Primary School also provides a 60 x 40 m synthetic grass pitch on an adjoining site. The proposed new special educational needs school would involve the loss of approximately 1.5 hectares of playing fields.

sportscotland objects to this application as it would involve the loss of playing fields and is contrary to the guidelines set out in NPPG 11 for the protection of playing fields.

I am aware that there are proposals to develop through PPP a replacement Craigroyston High School which would involve the provision of replacement school playing fields. However these proposals have yet to receive planning permission and a PPP contract has yet to be concluded. Until these matters are resolved it would be premature to release any part of the existing Craigroyston school playing fields for development.

I would be grateful if the applicant would clarify how the application for the SEN school relates to the application for a replacement Craigroyston High School and how the two developments would be phased. It is important that the High school has continued access to playing fields both while it is located on its current site and when it relocates to a new school.

I would also be grateful if the Council could advise me what it intends to do with the remaining area of playing fields on the west side of the site for the proposed SEN school.

If sportscotland was satisfied with the arrangements for replacement playing fields to serve the new PPP secondary school including the phasing arrangements, and we were satisfied that these arrangements could be safeguarded through the planning system, then it should be possible to resolve our objection to the above application.

Sportscotland-Further comment

On the understanding that the additional sports pitches are to be provided at the Craigroyston Riding Stables site and in light of the overall programme of works including rebuilding of Craigroyston Primary School, there are no objections to the proposals.

Culture and Leisure: Archaeology Service

In regards to the archaeological mitigation strategy for the development of the site I refer you to the archaeological section within Appendix 1 of the adopted (03/06/04) Craigroyston High School development brief:

“The undeveloped areas of open space have the potential to be of archaeological importance. An Archaeological evaluation of the site should be carried out.”

Therefore in order to secure this recommended programme of archaeological work (excavation: phase 1 evaluation) a condition based upon the model condition stated in PAN 42: Planning and Archaeological, para 34, should be attached as follows,

“No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority”

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programmes of archaeological work and for the archiving and appropriate level of publication of the results lies with the applicant.

Transport

No objections to the application as per amended drawing p101C.

Representations

The application was advertised on 11th February 2005.

Pennywell Tenants and Residents Association objected on grounds of lack of public consultation, the land in question being part of a larger site undergoing master planning to achieve the optimum layout for the wider area. They were also concerned regarding the lack of detail within the application, and failure to consider road safety issues.

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 site lies in an area identified as Mainly Residential in the North West Edinburgh Local Plan. The revised West Edinburgh Local Plan shows it as part of the Urban Area.

Relevant Policies:

North West Edinburgh Local Plan

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to

lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

Policy E7 states that there is a presumption against development of the areas of public and private open space defined on the Proposals Map and other areas of public and private open space of recreational or amenity value to their surroundings.

Revised 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 DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy DQ8 (Prominent Sites) expects proposals for visually prominent sites, sites on major transport corridors or in gateway locations (on the city's urban edge) to demonstrate a particularly creative design solution, specific to the site in question.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

Policy T9 The provision of publicly available, short stay car parking will be supported where it will contribute to the vitality and viability of town centres and local neighbourhood centres.

Policy T7 states that development proposals should be designed to make walking and cycling as safe, convenient and attractive as possible and, where possible, should link with and provide extensions to the city-wide network of off-road routes.

Policy GE09 states Planning permission will not be granted for development which would result in the loss of:

- a) Public parks (shown on the proposals map);
- b) Public and private playing fields and sports pitches (shown on the proposals map)

- c) Other areas of open space of recreational, amenity or social value (including allotments).

However, in assessing proposals the Council will take into account the function and importance of the open space and the need for, or benefits to be gained from allowing, the development proposed.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Appendix B



Application Type Application by City of Edinburgh Council
Application Address: Ferry Road
(Craigroyston Pitches)
Edinburgh
EH4 2UA
Proposal: Erection of special needs school and augmentation of
millennium forest
Reference No: 04/04172/CEC

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.

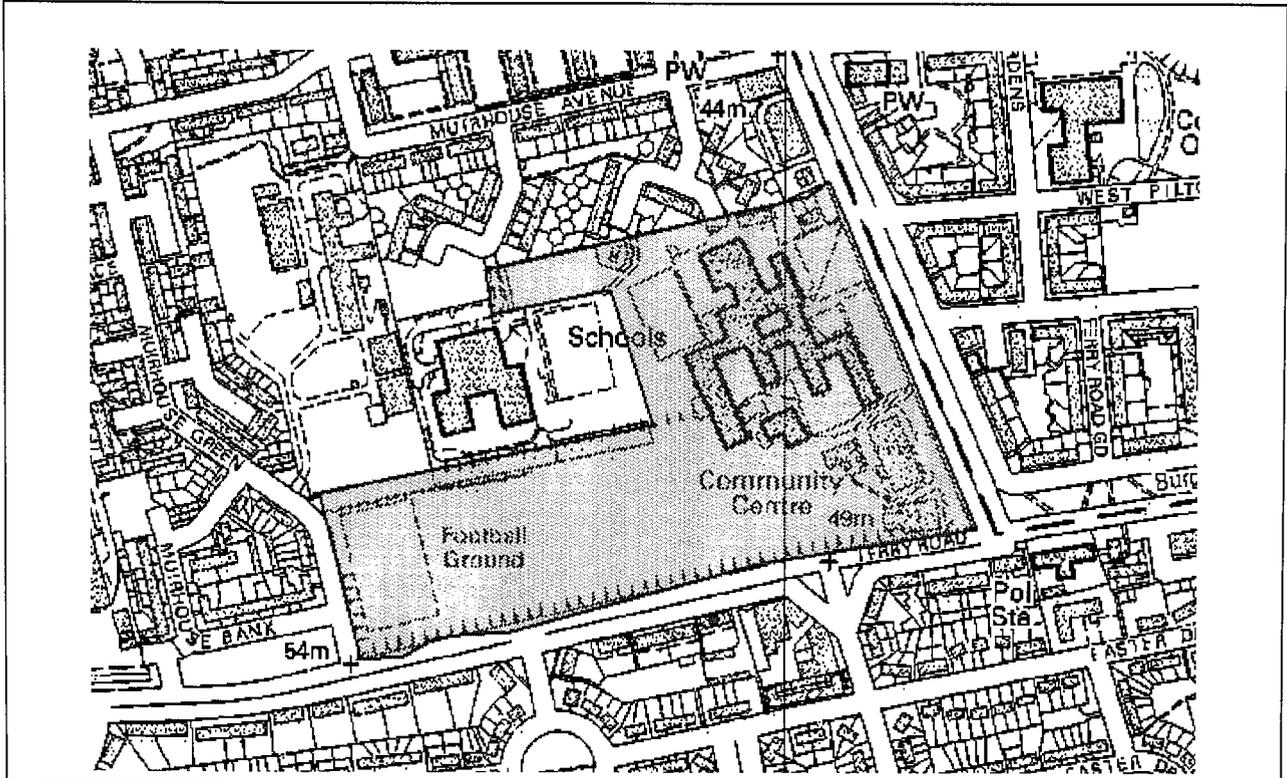
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Location Plan



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