

**Application by City of Edinburgh Council
05/00082/CEC**

at

**Craighall Gardens
(Bangholm Recreation Ground)
Edinburgh
EH6 4RJ**

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

1 Purpose of report

To consider application 05/00082/CEC, submitted by The City Of Edinburgh Council.. The application is for: **Proposed demolition, replacement pavilion, all weather sports pitch and floodlighting (amended description)**

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

2 The Site and the Proposal

Site description

The application site is located on the northern corner of the Bangholm Recreation Ground. There is an existing Sports Pavilion on the site which measures 57 metres in length by 8 metres in width (456 square metres).

Site history

Adjoining Site

O4/01951/FUL On 11 May 2005 Committee granted permission for a four storey block of flats on the adjoining tennis court site.

Description of the Proposal

The replacement pavilion would measure 24 metres in width by 45 metres at its longest (approx. 1080 square metres). It would have a split pitch roof to a maximum height of 7 metres. The parking area is currently undefined, the proposal seeks to formalise the area to provide 27 car parking spaces.

The building would be finished with white and coloured render on a blue/grey brick base. The roof tiles would be grey and the windows constructed from grey aluminium. A 2.4 metre high black metal security fence is proposed around the site.

Internally, the pavilion would accommodate 6 new changing rooms and separate staff changing areas and provision for disabled changing. A versatile room providing a function/teaching/social area would be provided, with additional storage space for the Academy incorporated into the building.

The proposal includes an All Weather Pitch on the north west corner of the site, replacing the former rugby pitch. It would measure 20.5 metres by 13 metres. Eight floodlighting stands are proposed around the pitch. The detailing of the floodlighting shall be controlled by condition. A rugby pitch and a junior rugby pitch shall be laid out on the rest of the site.

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 needs to consider:

- a) whether the proposed use is acceptable in this location;

- b) whether the scale and design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity or road safety.

a) The proposal replaces an existing pavilion within a playingfield area and formalises the pitch layout and therefore as the principle is established and the use acceptable in this location.

b) The design of the proposed pavilion is modern and is considered to be an improvement in design terms upon the utilitarian form that exists at the moment. Its scale is acceptable and it will be set further back from the entrance from Craighall Gardens so its impact upon the residential street scene will be reduced. The formalisation of the pitch layout is appropriate.

c) The increase in size of the pavilion will not detrimentally impact upon the amenity of the surrounding area. It is recommended that the detailing and hours of operation of the floodlighting is controlled by condition. Environmental and Consumer services have recommended that the floodlighting shall be restricted from 0800 to 2200 hours daily. It is considered that this would provide an appropriate level of amenity to the neighbouring residents.

The proposal will not increase traffic movements however Transport have recommended some conditions in the interests of road safety.

There are no material planning considerations which outweigh this consideration.

As there have been valid objections to the application the proposal should be referred to the Scottish Executive.

It is recommended that the Committee approves this application, subject to informatives on noise, contamination, floodlighting and access.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 3594 (FAX 529 3716)
Ward affected	11 - Trinity
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Open Space
Date registered	9 March 2005
Drawing numbers/ Scheme	Scheme 1 1-8

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

Application Type

Application Address:

Proposal:

Reference No: 05/00082/CEC

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objection subject to conditions in respect of site survey, design and installation of plant and machinery, floodlighting controls.

Transport

No objection subject to:

1. Ten secure cycle parking spaces to be provided.
2. Provision must be made to allow buses or coaches to turn and wait within the site.
3. A separate pedestrian gate to be provided to allow access from Craighall Gardens.

Representations

The application was advertised on 18 March 2005 and readvertised on 14 June 2005 clarifying the formation of the All Weather Pitch and Floodlighting. There have been six letters of objection. One of those letters is on behalf of four neighbouring properties and one is from Eversley Homes who are developing the adjacent site. The comments may be summarised as follows;

- limited time for comment
- general support for the new facilities
- concern regarding position of new pitch - could lead to neighbour disturbance
- inadequate car and bus parking/turning - cumulative with the new flatted development
- detrimental to highway safety
- inappropriate in relation to the setting of the Conservation Area

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 Housing and Compatible Use policies of the North East Edinburgh Local Plan.

Relevant Policies:

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.

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.

Application Type

Application Address:

Proposal:

Reference No: 05/00082/CEC

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. i) 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 and Strategy, 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 required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
- ii) 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 and Strategy.
3. 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.
4. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
5. Ten secure cycle parking spaces to be provided.

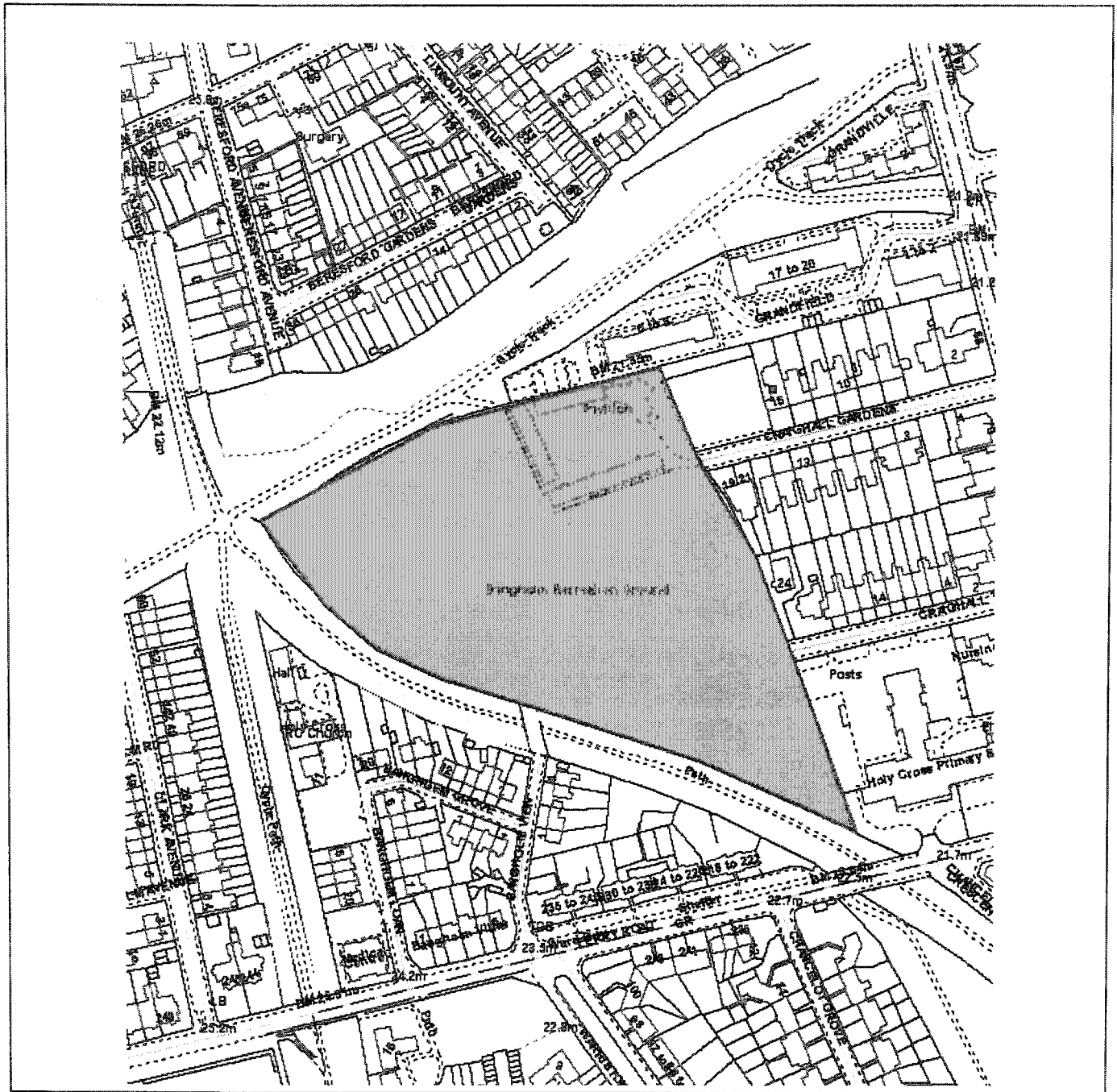
6. Provision must be made to allow buses or coaches to turn and wait within the site. Details of this must be submitted to the Director of City Development for approval prior to construction.
7. A separate pedestrian gate to be provided to allow access from Craighall Gardens.
8. The floodlighting system shall be controlled so that there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.
9. The development shall not commence until a scheme for protecting the existing residential accommodation from excessive illumination and/or glare has been submitted and approved in writing by the Head of Planning. The scheme should show that the design, installation and operation of the floodlighting system shall be such that no floodlighting bulb or floodlighting bulb reflecting surface shall be visible within any residential premises. All works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning prior to the floodlighting system coming into full use.
10. The hours of operation of the floodlighting system shall be restricted from 0800 hours to 2200 hours daily.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the development from landfill gas.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to comply with the Council's parking standards.
6. For reasons of road safety. A suitable turning area will result in fewer conflicts between buses, pedestrians and other road users, both within the car parking area and within Craighall Gardens.
7. For reasons of road safety.
8. In order to safeguard the amenity of neighbouring residents and other occupiers.
9. In order to safeguard the amenity of neighbouring residents and other occupiers.

10. In order to safeguard the amenity of neighbouring residents and other occupiers.

End



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PLANNING APPLICATION

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