

**Planning Permission 09/02689/FUL
at
11 Pilton Drive North
Edinburgh
EH5 1NF**

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

1. Purpose of report

To consider application 09/02689/FUL, submitted by The City of Edinburgh Property Services. The application is for: **New community centre**

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

2. The Site and the Proposal

Site description

The application site is occupied by the Royston/Wardieburn community centre. The existing buildings are a sports hall and single-storey link building forming the centre's entrance. The site is bound to the west by Pilton Drive North and to the east by Wardieburn Road. Directly to the north is the Granton children's centre and to the south are tenemental buildings. A footpath linking east-west runs parallel to the south boundary but is locked after 9pm. The community centre is accessed from Pilton Drive North. The buildings are set within open space but have been subjected to vandalism.

The surrounding area is wholly residential in nature.

Site History

There is no relevant planning history for this site.

PRE-APPLICATION PROCESS

There is no pre-application process history

DESCRIPTION OF THE PROPOSAL

Permission is sought to erect a replacement community centre on the footprint of the existing centre. The ground floor will accommodate a sports hall, a cafe, games room, community room and GP rooms along with changing and storage facilities centred around an open courtyard. The first floor will accommodate a computer suite, an office and GP meeting rooms. The entrance will be from Pilton Drive North.

The centre will measure 10 metres high at its highest point, 30 metres wide and 45 metres deep. The centre will be finished with white render at ground level with eternit cladding on the upper level. The roof will be aluminium. New tree planting will be introduced.

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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) the scale and design of the proposal is acceptable; and,
- b) residential amenity will be adversely affected.

a) The existing building is dated, is a target for vandalism and is no longer fit for purpose. The proposal is viewed as a flagship building for the community. The proposed centre is a contemporary design with angles used in both the cladding and building form in order to add visual interest and reduce the massing of the building. The proposed panels are a different material within the area but the building is viewed as a focal point within the area and the design and materials enhance this image. A curved corner feature is promoted at the building entrance to add interest. The height of the community centre will be consistent with the eaves level of the adjacent tenement buildings. The building has been designed with security as a key consideration, utilising the layout of the building to provide natural surveillance of the east-west pathway, providing an inward sloping roof to prevent climbing, and choosing materials that can be easily remedied from graffiti. Sustainability is considered in the design with the applicant aiming to achieve a BREEAM rating of 'very good'.

The scale and design of the proposal is acceptable and will enhance the existing streetscape.

b) New hedging will be introduced on the south boundary to prevent any overlooking of neighbouring gardens. The south-facing, upper floor windows are high level windows that will not impinge upon existing privacy arrangements. There are no other overlooking issues. The roof form on the south elevation is reduced to 6.5 metres in height in the central section to reduce the impact of overshadowing to neighbouring gardens. As the gardens are directly south of the community centre, the level of overshadowing will be limited to late evening and is unlikely to compromise amenity. The nature of the centre gives rise to potential noise nuisance. However, noise can be suitably controlled via the imposition of planning conditions. Services for Communities has offered no objections to the proposal.

Residential amenity will be protected.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, enhance the character and appearance of the area and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to conditions relating to landscaping and noise.

REASON FOR DECISION

The proposal accords with the development plan and non-statutory guidelines. The scale and design is acceptable, and residential amenity will be protected. There are no material considerations that outweigh this conclusion.



John Bury
Head of Planning

Contact/tel	Andrew Trigger on 0131 529 3931
Ward affected	A04 - Forth
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential Area
Date registered	20 October 2009
Drawing numbers/ Scheme	01-07 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, 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 4325/4273. Alternatively, you may e-mail aileen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: 11 Pilton Drive North
Edinburgh
EH5 1NF

Proposal: New community centre

Reference No: 09/02689/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

Environmental Health has no objections to this proposed development subject to the following conditions:

- 1) *All music and vocals amplified or otherwise shall be so controlled as to be inaudible within any neighbouring premises.*
- 2) *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.*
- 3) *The ventilation shall be designed so that cooking effluvia are ducted to roof level and no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning.*
- 4) *Deliveries and collections, including waste collections, to be restricted to 07.00 - 20.00 hours Monday to Saturday.*

Representations

No representations have been received.

Planning Policy

The application site is identified by the North West Edinburgh Local Plan within a mainly residential area. The Edinburgh City Local Plan, as proposed for adoption, shows the site within the urban area.

Relevant Policies:

Relevant policies of the 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 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.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 10 (Tall Buildings) sets out criteria for assessing proposals for tall buildings.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Ret 7 (Entertainment and Leisure Developments – Other Locations) sets out the circumstances in which entertainment and leisure developments will be permitted outwith the identified preferred locations.

Relevant Non-Statutory Guidelines

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 this application be **GRANTED**

Conditions

1. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
2. All music and vocals amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
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. Hours of deliveries and collections, including waste collections shall be restricted to 07.00 - 20.00 hours, Monday to Saturday only.
5. The ventilation shall be designed so that cooking effluvia are ducted to roof level and no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning.

Reasons

1. In order to ensure that the approved landscaping works are properly established on site.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
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 safeguard the amenity of neighbouring residents and other occupiers.

INFORMATIVES

It should be noted that:

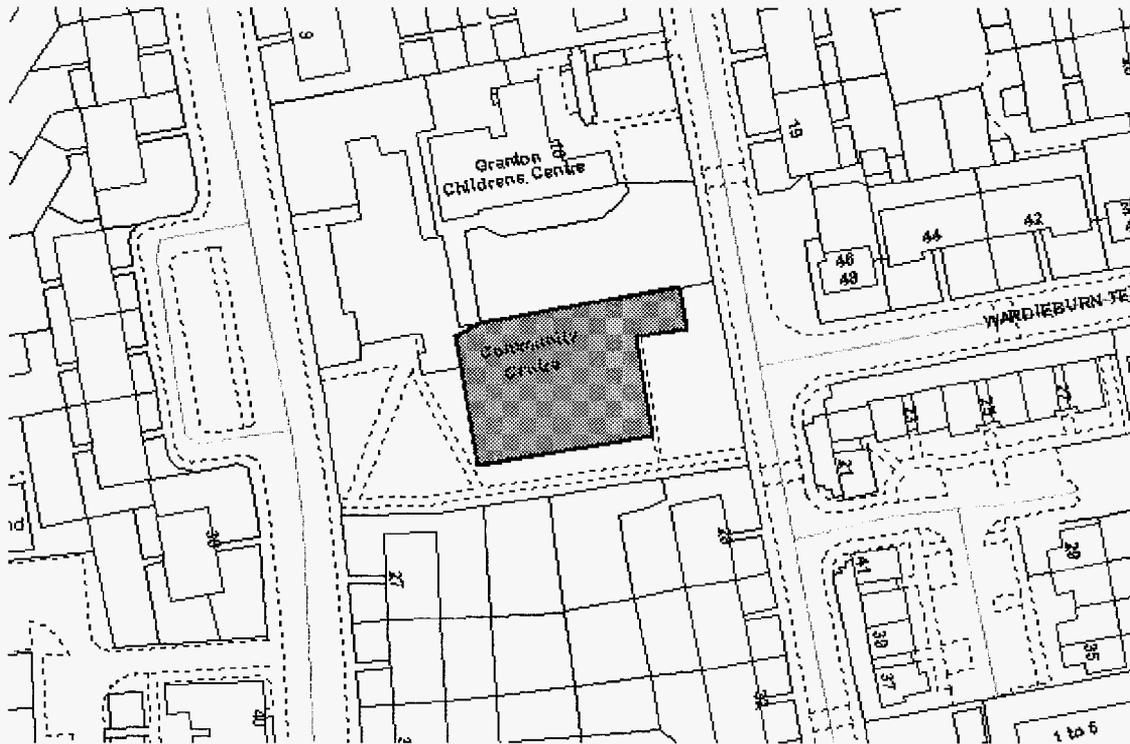
1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Intention to Develop' has been made in writing to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. For the duration of development, between the commencement of development on the site until its completion, a notice shall be; displayed in a prominent place at or in the vicinity of the site of the development; readily visible to the public; and printed on durable material.

End

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Location Plan

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