

Full Planning Application 04/03335/FUL
at
177 Colinton Road
EDINBURGH
EH14 1BZ

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

1 Purpose of report

To consider application 04/03335/FUL, submitted by Edinburgh Leisure.. The application is for: **Erection of bridome air hall structure over existing tennis courts**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site forms part of the Criaglockhart Sports Centre, which is located to the east of Colinton Road behind existing villa properties and to the south of Craiglockhart Tennis Club. To the east is Craiglockhart Wood with an adjacent footway and the Craiglockhart Golf Course beyond. The site has three existing tennis courts bounded on all four sides by a fence of 2.0 metres in height.

The site is adjacent to Craiglockhart Hills Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The applicant seeks planning permission for the erection of a bridome air hall over the existing three tennis courts. The air hall would be approximately 10 metres in height and would be made of green woven pvc. The exact colour is still to be agreed and this is covered by conditions. A 3.0 metre high steel post and mesh fence demarcates the perimeter of the site. The applicant has indicated that the construction of the hall would necessitate the need for anchor points, which would be located within the existing perimeter fence. Additionally, the Lawn Tennis Association would provide up to 70% of the costs for the project. Access to the site for construction operations would be within the confines of the applicant's site.

Plant machinery in the form of a 24-hour electric pump would be located to the west of the air hall. This would operate at 45db at 3.0m during its operation. In case of an emergency, a diesel generator will automatically run to maintain the hall's integrity.

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 whether a) the scale, mass and design of the bridome air hall is appropriate and b) it would adversely affect residential amenity c) there is any impact on the adjacent Craiglockhart Wood or Conservation Area

a) Both the woodland and the sports hall would act as positive visual backdrops to help integrate the hall into the built environment. Additionally, it is only those residents north of Glenlockhart Valley given the low level setting of the site who would view the hall. The colouring of the hall in green would help further lessen any visual intrusiveness. The scale, design and location of the air hall is appropriate to the area. However, consent should be a temporary basis to ensure that the structure is maintained in a satisfactory condition.

b) An electric pump is to be located adjacent to the courts on the west side. This would operate on a 24-hour basis in order to keep the air hall inflated. In case of an emergency a back up diesel generator would run automatically to maintain the air hall's integrity. The electric pump would operate at 45db at 3.0m during its operation. The nearest resident to the electric pump would be approximately 30 metres to the south. Environmental and Consumer Services have commented that there are no objections to the proposal subject to an appropriate condition. It is considered that any loss of residential amenity in terms of extraneous noise would be minimal.

c) The anchor points for the air hall would all be located within the existing mesh perimeter fence. There would not be any significant impact on adjacent trees, although there would be the need to prune trees, which overhang close to the plant machinery. Vegetation along the south west boundary of the site would be affected and access (to the courts) should not be taken from this location as indicated in the site plan. Providing that appropriate conditions are imposed to ensure that trees are protected before and after construction this is acceptable. The siting and backdrop are such that there would be no adverse affect on the adjacent conservation area

In conclusion, the proposal preserves the character and appearance of the area and would not prejudice residential amenity or Craiglockhart Wood.

It is recommended that the Committee approves this application, subject to conditions relating to residential amenity, protection of trees and materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Mark Russell on 529 3665
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	17 September 2004
Drawing numbers/ Scheme	1, 2,4,5,6,7,8 and 9

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.boqunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 177 Colinton Road
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Proposal: Erection of bridome air hall structure over existing tennis courts

Reference No: 04/03335/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objection providing that the following condition is imposed:

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.

Parks and Sport

No objection to the proposal, but would provide the following comments:

Works to the site may require access to Council land.

There is a need to provide unrestricted access along the adjacent nature trail walk.

There will be a need to carry out Arboricultural works to nearby trees.

Representations

The application was advertised on the 24 September 2004. Seven letters of objection have been received including one from the Craiglockhart Community Council. The Architectural Heritage Society of Scotland does not object. A summary of the letters of objection is as follows:

The scale and mass of the structure is too dominant for the site.

Noise from plant machinery.

The hall would adversely affect the pathway adjacent to Craiglockhart Wood.

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

Relevant Policies:

South West Edinburgh Local Plan: Mainly Residential

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

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 E17 seeks to protect significant individual and groups of trees and does not permit development within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Where necessary, Tree Preservation Orders shall be sought.

Policy E20 establishes a presumption against the development of 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.

Policy E15 aims to protect identified areas of high nature conservation value; the site of special scientific interest and the areas designated Nature Conservation on the Proposals Map will be protected from potentially damaging development and also establishes that development proposals generally will be considered for their impact on wildlife and its habitat, and supports the creation of new wildlife habitats, as part of suitable development proposals.

Draft West Edinburgh Local Plan

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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 H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

Policy H16 Community Facilities, encourages improvements in the range and quality of community facilities where there is no detrimental impact to the existing area.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

Conditions

1. Permission is granted for a limited period of 5 years.
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, and no structure borne vibration is perceptible within any nearby living apartment.
3. No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning & Strategy.
4. The trees on the site shall be protected during the construction period by the erection of chespale fencing, or similar fencing as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.
5. Details of the airdome colour scheme shall be submitted to and approved in writing by the Head of Planning & Strategy within three months of the date of this consent, or prior to work commencing on site, whichever is the sooner.

Reasons

1. In order to give due recognition to the temporary nature of the proposed development.

2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard protected trees.
4. In order to safeguard protected trees.
5. In order to safeguard the character of the conservation area.

End

