

Full Planning Application
at
Gogarbank Farm
Edinburgh
EH12 9DE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension of laboratory and support facilities

Applicant: Scottish Agricultural Science Agency.

Reference No: 04/02312/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Notwithstanding the provisions of the Use Classes Order, the use of the property hereby permitted shall be solely as laboratories, glasshouses and support facilities in association with the Scottish Agricultural Science Agencies work at Gogarbank Farm, Edinburgh.
3. Development shall not begin until a construction management strategy has been submitted to and approved in writing by the planning authority. Such a strategy shall address those matters set out in the BAA Advice Note 4, 'Cranes and other Construction Issues'.

The strategy is to be implemented as approved.

4. That prior to the commencement of the development hereby permitted, details of measures to dispose of sewerage, surface water, laboratory waste shall be submitted to and approved in writing by the Head of Planning and Strategy. The approved measures shall be implemented prior to occupation of the development.
5. Development shall not begin until details of the schemes of lighting required during construction and for the completed project have been submitted to and approved in writing by the planning authority and such schemes shall specify that the lighting is of flat glass, full cut off design with horizontal mountings, and ensure that there is no light spill above the horizontal. No subsequent alterations to the approved lighting scheme are to take place unless submitted to and approved in writing by the planning authority.
6. Development shall not begin until details of a scheme for the provision of obstacle lighting to the flues which complies with the requirements set out in the BAA Advice Note 1, 'Safeguarding - an Overview' has been submitted to and approved in writing by the Head of Planning and Strategy. No flue shall be erected without the obstacle lighting, as approved and operational, being fitted.
7. Prior to the issuing of consent, the applicant will enter into an agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to the effect of:
 - a) A landscape, habitat and bird hazard management plan,(subject to audit), ensuring that birds are prevented from breeding or habitually roosting on the roofs of the buildings or within the landscaping areas shall be agreed in writing by the Head of Planning and Strategy in consultation with the British Airports Authority. The management plan shall address the provisions of BAA Advice Note 3: Potential Bird Hazards: Amenity Landscaping and Building Design.
 - b) A Green Travel Plan which includes the provision of a shuttle bus system to East Craigs for a minimum period of 3 years
8. Before any part of the development is brought into use, secure and undercover, cycle parking shall be provided for 20 cycles and shower and changing facilities shall be provided to the satisfaction of the Director of City Development
9. The applicant shall provide signing to implement a priority traffic working system at the railway bridge at Roddinglaw and improved direction signing at the junction of Gogar Stone Road and Freelands Road, all to the satisfaction of the Director of City Development and before occupation of development.

10. 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.
11. No building or structure exceeding 75.265 metres above ordnance datum shall be constructed within the area marked on approved plan.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to give due recognition to the special circumstances displayed by the applicant's in this particular case, and to enable the planning authority to exercise appropriate control at the expiry of these special circumstances.
3. To avoid endangering the safe operation of aircraft.
4. To avoid endangering the safe operation of aircraft through the attraction of birds and ensure the safe disposal of waste from the site.
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6. To avoid endangering the safe operation of aircraft.
7. To avoid endangering the safe operation of aircraft through the attraction of birds and to comply with the Council's policy on sustainable transport
8. To encourage and ensure that cycle provision is available which meets the Council's cycle parking standards.
9. In order to safeguard the interests of road safety.
10. In order to safeguard the amenity of neighbouring residents and other occupiers.
11. To avoid endangering the safe operation of aircraft.

2 Main report

Site description

The site is part of the Gogarbank Farm currently operated by the Scottish Agricultural Science Agency. The farm is used by SASA for field trials in association with their offices and laboratories which are located at East Craigs. The farm is located in the countryside on the west side of the city between the M8 motorway and the main Glasgow/Edinburgh railway line. The application site is on a field within the farm, bounded by the M8 motorway to the west, Roddinglaw Farm to the north, Roddinglaw Road to the east and the Gogarbank Farm road to the south. The majority of the existing buildings associated with SASA are located on the east side of Roddinglaw Road. The site slopes up from the north to higher ground at the southern end. Substantial landscaping and screen bunding separate the site from the M8. Hedgerows and some mature shelter belts surround the rest of the site.

Site history

04.03.2002 - Planning permission was granted in outline for the relocation of laboratories, glasshouses and support facilities from East Craigs, Corstorphine to this site at Gogarbank Farm. This Consent, was subject to conditions and the requirement to enter into a legal agreement related to Green Travel provision 01/00674/OUT.

The initial proposal, although in outline, had indicated that the location of the buildings would be at the southern end of the site, close to the applicants' existing farm buildings. However, Committee were advised at their meeting of 12 February 2003 that the Civil Aviation Authority had reserved the right to be consulted prior to the granting of any consent since insufficient details on the outline application were available. Because of the height of the land at the southern end of the site a revised location was required to comply with the CAA's safeguarding concerns. The change in indicative position was not considered to be significant in terms of the character and appearance of the Green Belt and as such the revised location was approved.

The legal agreement has been signed and the decision notice was issued on 4 March 2003.

11.02.2004 - The Development Quality sub committee decided to grant planning permission for a full application on the site, subject to conditions and a legal agreement (03/02717/FUL). This consent has not yet been issued.

Development

The proposal is to extend the previously approved development of Scottish Agricultural Science Agencies laboratories, glass houses and support facilities. The proposed extension would be to the north western corner of the main building. The previously approved internal layout of the north west end of the building would be altered and the actual footprint of the building would be extended by 96.46 square metres. The extension would be two stories in height plus the roof/plant area. The floorspace of the approved building is 10,867 square metres and this is proposed to increase to 11,107 square metres, a total of extra 240 square metres floorspace. The extension would be of the same design as the main building and be finished in the same materials. The previously approved landscaping scheme for the site has been amended.

Consultations

Culture and Leisure, Archaeology

No known archaeological constraints.

Environmental and Consumer Services

Environmental Health has no objections to this proposed development subject to the following condition being attached:

The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR 25 when measured within any nearby living apartment and no structure borne vibration is perceptible within any nearby living apartment.

Transport

No objections.

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. No objection to this proposal, subject to the satisfactory completion of the Section 75 agreement relating to application number 03/02717/ful-Relocation of laboratories, Glass Houses and Support Facilities.

Representations

The proposal was advertised on 29.06.2004 and two letters of objection have been received, one from the Cockburn Association and one from a householder, the points raised are as follows:-

- contrary to greenbelt and countryside policy
- lack of detail in submission to enable an assessment of the proposal's impact on the surrounding landscape

Councillor Longstaff has requested that the proposal be considered by the Development Quality Sub Committee.

Policy

The site lies within an area allocated as Green Belt on Lothian Structure Plan, the Finalised West Edinburgh Local Plan and both Greenbelt and Countryside Policy Area in the Ratho, Newbridge and Kirkliston Local Plan.

OTHER POLICY CONSIDERATIONS

The Edinburgh Standards For Urban Design

Provides guidance on the relationship of buildings and spaces.

Relevant Policies:

Ratho, Newbridge, Kirkliston Local Plan

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy RN23 states that high quality agricultural land will be protected from development. Development which can be justified will be restricted to land of a lesser quality.

Policy RN214 encourages and promotes the conservation, management and improvement of the landscape and its wildlife habitats.

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

Finalised Rural West Edinburgh Local Plan

Policy E1 seeks to prevent development which would be inconsistent with Local Plan objectives for sustainable development, in terms of the environment, pollution, transportation and biodiversity.

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E7 states that permission will not be given for development which would result in irreversible damage to, or the permanent loss of, prime quality agricultural land.

Policy E16 promotes the protection of significant individual trees, tree groups and shelter belts through Tree Preservation Orders. No new development shall be sited within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Through its Urban Forestry Strategy, the Council will promote and support additional woodland planting, promote the enhancement of existing woodland and to ensure the sympathetic integration of new trees in woodlands, particularly in Areas of Great Landscape Value where there will be a presumption against large scale coniferous afforestation.

Policy E20 seeks to maintain and improve the nature conservation and biodiversity value of the countryside outwith the areas identified in policies E17 and E18. The impact of proposed development on wildlife, habitat, geological/geomorphological features and the overall landscape will be an important consideration for applications.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy ED4 encourages best practice in terms of air quality control, biodiversity, energy consumption and waste management for business and industry.

Policy ED10 seeks to safeguard airport operations and aircraft movements. Development which might create or increase the risk of an unacceptable birdstrike hazard within the defined consultation area will not be permitted.

Policy TRA1 states that proposals which would result in development which is accessible only by private car will not be permitted. Developments should be easily accessible on foot, by cycle and by public transport, unless there are specific operational or planning reasons this cannot be met.

Policy TRA2 states that proposals will not be permitted where the traffic associated with development would have an unacceptable impact on the capacity of the existing road network, or have an unacceptable impact on public transport operations or adversely affect air quality, road safety or residential amenity.

Policy TRA3 requires Transport Impact Assessment and Green Transport Plans for significant development proposals in order to assess the transport implications for traffic generation, public transport, cycling and walking.

Policy TRA4 requires provision for Pedestrians, Cyclists and Car/Cycle Parking in Development Proposals in conformity with the Council's approved standards.

Policy ENV2 presumes against development in the Green Belt unless for the purposes of agriculture, horticulture, forestry or uses appropriate to the rural character of the area.

Policy ENV3 says that development in the Countryside will only be allowed where it has an operational requirement for such a location.

3 Conclusions 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?
- Do the proposals comply with the aims of the Greenbelt and countryside area? If they do not, there is a strong presumption against the granting of permission.

ASSESSMENT

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

- a) whether the proposed use is acceptable in this Green Belt location.
- b) whether the proposals have an adverse impact on the character or appearance of the Greenbelt.
- c) whether the proposal will have any unacceptable transportation implications.
- d) whether the proposals are likely to adversely affect the amenity of neighbours.
- e) whether the proposal will have any adverse implications for aircraft safety

a) The principle of the use of the site has been established under the terms of the outline planning consent and the subsequent detailed consent. The increase in floorspace (240 square metres) is minimal in comparison to the overall development (2.2%). The increased floorspace is intended to be used for laboratory space. No change is being proposed which would be contrary to the previously approved justification for the development on this site.

b) Whilst the principle of the development has been established, this was conditional on the basis that it should be of a design and form which minimises its impact on the Green Belt. Policies 2.8 and 2.69 of the Ratho Newbridge and Kirkliston Local Plan, Policies E6, E41 and E42 of the Finalised Rural West Edinburgh Local Plan and The Edinburgh Urban Design Standards state that any such planning consents should contain provisions for the safeguarding of amenity and improvement of the landscape.

Impact on the Green Belt

The impact of the of the main building was considered to be acceptable when the full application was approved. This proposal is small in relation to that building. The extension is located at the north west end of the building which will not be visible from the motorway nor the Union Canal. The views from the north at Roddinglaw are proposed to be screened with planting and this extension will be no more dominant than the previously approved building.

Landscaping

The previously approved landscaping scheme for the overall site has been amended to take into account the proposed extension. Because of the small scale nature of the extension in relation to the wider site, the landscaping scheme has not been compromised and will continue to provide effective screening and habitat improvements on the site.

Design of Building

The proposed extension follows the same design as the previously approved building and would be subservient to it. The materials would be the same as the main building. The architectural integrity of the building will be maintained.

The previously approved main building will inevitably have some impact upon the character of the Green Belt. However, this was considered acceptable and this proposed extension will not alter that.

c) A legal agreement relating to 'green travel', bird strike management and landscape management was signed in relation to the outline consent. This legal agreement was required to be incorporated into any consent which is granted in relation to this proposal.


The proposals comply with the Council's Standards in terms of parking provision and cycle provision.

d) The proposals do not affect the privacy or amenity of neighbours.

e) The Civil Aviation Authority consider that providing the same bird hazard management regime and landscape management regime that was agreed in relation to the previously approved overall development is entered into, they have no objections to the proposed extension.

The proposal does not raise any issues with regard to important landscapes, built heritage or nature conservation areas. Detailed technical aspects of the proposal have been submitted and are considered acceptable or capable of being resolved with the imposition of conditions. It is also considered that the detailed design reflects the previously approved building will not adversely affect the character and appearance of the green belt.

It is recommended that the Committee approves this application, subject to the conditions stated.



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Head of Planning and Strategy

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Ward affected 03 -Dalmeny/Kirkliston

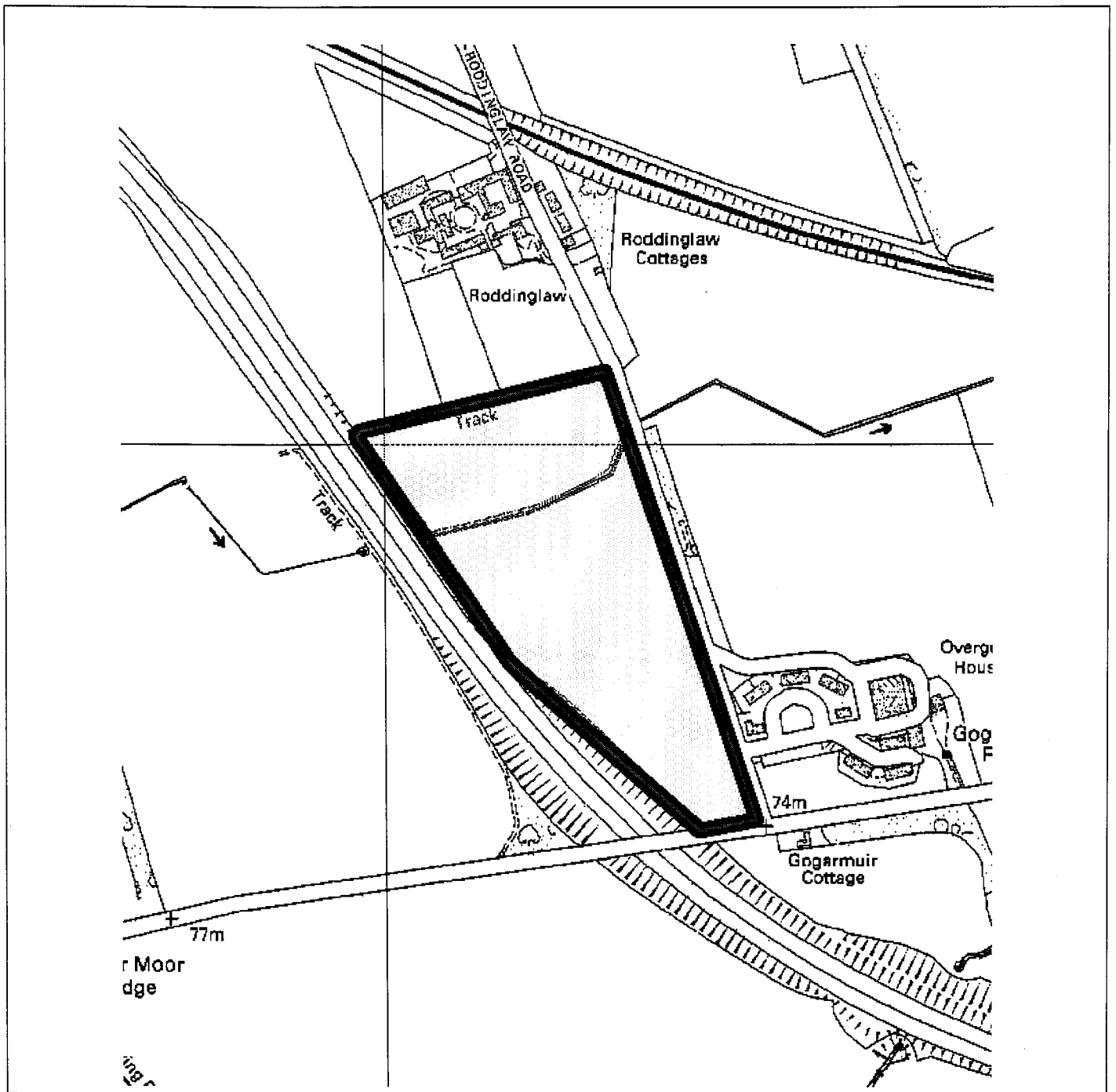
Local Plan Ratho Newbridge Kirkliston

**Statutory Development
Plan Provision** Green Belt

File

Date registered 16 June 2004

**Drawing numbers/
Scheme** 1-13



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PLANNING APPLICATION

Address	Gogarbank Farm, Edinburgh, EH12 9DE		
Proposal	Extension of laboratory and support facilities		
Application number:	04/02312/FUL	WARD	03- Dalmeny/Kirkliston

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