

**Full Planning Application**  
**at**  
**66 Katesmill Road**  
**(Katesmill Road Playing Field)**  
**Edinburgh**  
**EH14 1JF**

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

**Proposal:** Replacement of existing accommodation with new clubhouse  
**Applicant:** Thistle Lawn Tennis Club.  
**Reference No:** 04/03305/FUL

**1 Purpose of report**

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

**Conditions**

1. Permission is granted for a limited period of 5 years from the date of this consent.
2. The two existing clubhouse cabins shall be dismantled and removed from the site prior to the erection of the building hereby approved.
3. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
4. 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.
5. The hours of operation shall be restricted to 8am to 10pm daily \*\*\*\*.

## **Reasons**

1. In order to give due recognition to the temporary nature of the proposed development.
2. In the interests of visual amenity and to retain open space.
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.

## **2 Main report**

### **Site description**

The application site lies in the south east corner of the Council playing field at Katesmill Road adjacent to two groups of tennis courts. The site approximately 70 metres from the nearest dwellinghouse.

### **Site history**

02/04202/FUL Replacement of existing clubhouse/changing facilities, erection of tennis court floodlights. Granted 30 Jan 03. This consent has not been implemented. It was subject to conditions controlling floodlights, noise, hours of operation and access.

### **Development**

The applicant seeks planning permission for a new portable cabin to replace an existing cabin and an existing shed which have been used as facilities serving Thistle Lawn Tennis Club. It measures 12 metres by 8.4 metres and would provide a changing area, clubhouse and small kitchen area.

### **Consultations**

#### **Transport**

No objections

#### **Craiglockhart Community Council**

Request that conditions of application 02/04202/FUL, for a permanent clubhouse are applied to this application where applicable.

Request that restriction is placed upon the height of the leylandii hedge.

Confirmation of car parking availability is sought.

## **Representations**

The application was advertised on the 17 September 2004.

No representations have been received.

## **Policy**

The application site lies within an area of open space as designated within the adopted South West Edinburgh Local Plan and within Draft West Edinburgh Local Plan.

Relevant Policies:

### South West

Policy E19 seeks to improve open space provision in areas of need, expand the opportunities for outdoor recreation and leisure and secure greater access to the countryside when opportunities arise. Land for new public open space is proposed at Craighouse Road and Camus Avenue.

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.

### Draft West

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.

## **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?

## Assessment

To address the determining issues, the Committee needs to consider

- a) whether the proposal is acceptable in principle in this location.
- b) whether the development is in keeping with the character of its surroundings
- c) whether neighbouring residential amenities are safeguarded; and
- d) whether road safety will be prejudiced.

a) Policies of the adopted and draft local plan guard against the development of open space.

In this case the proposed clubhouse and changing facility is specifically related to the use of the adjoining tennis courts. The loss of open space is minor and the proposal will result in an improved recreational / community facility and complies with policy E19.

b) The proposed clubhouse replaces two existing buildings with a combined floorspace of 63 square metres.

The proposed building has a floorspace of 92 square metres, but the impact of the new building is not significantly greater than that currently evident through the two separate buildings.

The proposed cabin is of a simple design and is not considered to be detrimental to the setting. The building will facilitate the existing recreational use of the tennis courts.

c) The Community Council has requested that conditions be placed upon the proposal in relation to parking spaces, the height of a nearby hedge, noise and other conditions applied to a recent planning permission for a permanent clubhouse.

In this case the proposal is merely a replacement of existing accommodation with a temporary building and all of the conditions of the type attached to the permanent consent would not be appropriate. Conditions to control the impact upon neighbouring amenities are recommended.

d) Transport have raised no objections to the proposals and the parking situation remains unchanged from the existing situation.

In conclusion the replacement accommodation is in keeping with the established use of the area and does not introduce any significant new impact on residential amenities or road safety.

It is recommended that the committee approve this application subject to the stated conditions.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Steven Black on 0131 529 3904 (FAX 529 3716)

**Ward affected** 26 -Craiglockhart

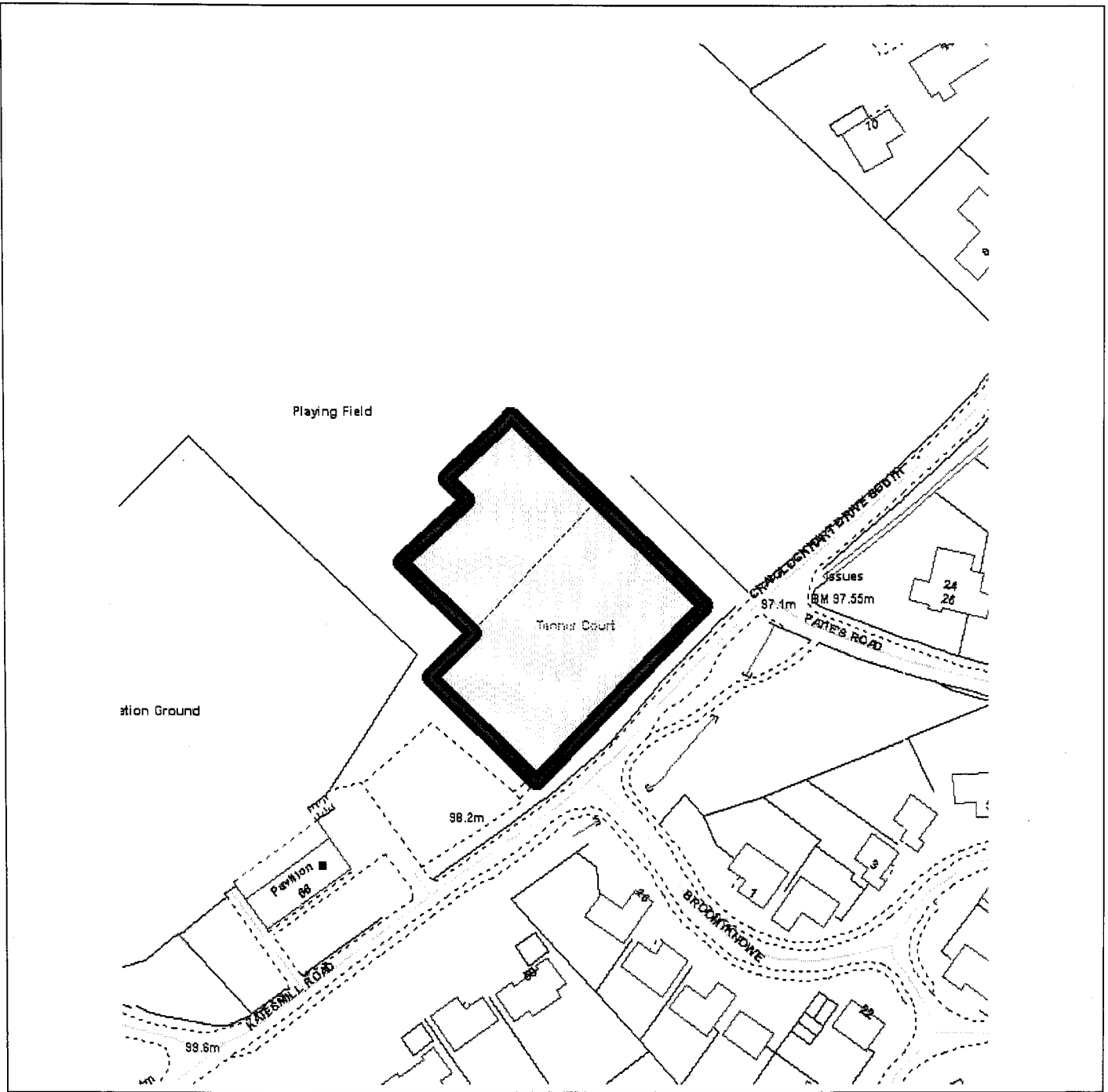
**Local Plan** South West Local Plan

**Statutory Development  
Plan Provision** Open Space

**File**

**Date registered** 2 September 2004

**Drawing numbers/  
Scheme** 01-02



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# **PLANNING APPLICATION**

<b>Address</b>	<b>66 Katesmill Road, (Katesmill Road Playing Field),</b>		
<b>Proposal</b>	<b>Replacement of existing accommodation with new clubhouse</b>		
<b>Application number:</b>	<b>04/03305/FUL</b>	<b>WARD</b>	<b>26- Craiglockhart</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			