



Item no
Report no

12

**Planning Permission 10/03041/FUL
at
37 Marine Drive
Edinburgh
EH4 5EN**

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

1 Purpose of report

To consider application 10/03041/FUL, submitted by Mr J Sollner. The application is for: **Installation of 4 new all weather caravan pitches. (Not an increase in pitch numbers.)**

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

2 The Site and the Proposal

Site description

The application relates to a touring caravan site located to the north west of the city, in the Silverknowes and Muirhouse area. The application site lies to the south side of Marine Drive, and the entrances face the Category A Listed Muirhouse, 36 Marine Drive (HB Number: 28099, Item Number: 393, Date of Listing: 14-JUL-1966).

The caravan site is 4.85 hectares and is characterised by a suburban layout with tarmac roads, hard standing caravan pitches and areas of green space. Much of the site is enclosed by mature trees and vegetation. The lodge to the north of caravan site is Category B Listed (HB Number: 43276, Item Number: 393 A, Date of Listing: 08-MAY-1996).

The application site is designated Green Belt and Open Space by the local plan. The site is surrounded by land designated as Open Space, Green Belt, and is recognised as an Area of Great Landscape Value.

Site History

28.11.1996 - 35-37 Marine Drive - Consent granted for redevelopment of existing caravan site and refurbishment of listed lodge building (96/01902/FUL).

22.09.1999 - 37 Marine Drive - Consent granted for stone all weather pitches (99/01950/FUL).

Pre-Application Process

No pre-application process.

Description of the Proposal

The proposal is for the installation of 4 new all weather caravan pitches to the south east of the site. The proposal does not increase the number of pitches on site, but forms four hard-standing surfaces on an area of green space already used for caravans. The hard-standings are positioned in a crescent shape in the south eastern corner of the site, with boundary vegetation to the south and existing caravan pitches to the north.

The individual pitches are 9000mm by 9000mm and cover combined area of 324 square metres. The hard-standings will be made of layers of crushed concrete, stone dust and finished with stone chippings.

3. Officer's Assessment and Recommendation

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 loss of Open Space is acceptable;
- b) the development is appropriate on Green Belt land;
- c) the proposal will not have a detrimental impact on the surrounding Area of Great Landscape Value.
- d) the proposal will not have a detrimental impact on the setting of the nearby listed buildings.

a) As the proposal is located in an area designated as Open Space it is subject to Policy Os 1 - Open Space Protection of the Edinburgh City Local Plan.

Policy Os 1 states that proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area.

The proposal is for a minor development in an enclosed touring caravan site. The caravan site is characterised by numerous hard standings similar to the proposal. The open space that the hard-standings will be formed on is already used for pitching caravans. The proposal will not increase the number of pitches, rather formalise an area for four pitches to be used all year round. The proposed hard-standings are not visible outwith the application site due to the mature trees and vegetation on the south east boundary. It is therefore considered that the proposed loss of open space will not have detrimental impact on the quality or character of the local environment.

Landscape have indicated that the proposal will result in the loss of some minor boundary vegetation. However, the loss of this vegetation will have not have a detrimental impact on the character or amenity of the area.

The proposal is also in accordance with Policy Os 1 as the loss of space is a small pocket of a larger area of open space. The proposed all weather pitches will form 324 square metres of hard-standing within a very large area of open space to the North West of the city. The application site is surrounded by significant areas of open space in the form of recreation ground to the east and north, and Silverknowes Golf Course to the west. The proposed loss of open space is of very small scale with the context of the wider area.

The proposal is therefore in accordance with the criteria contained Policy Os 1.

b) As the proposal is located in an area designated as Green Belt it is subject to Policy Env 10 - Green Belt of the Edinburgh City Local Plan.

Policy Env 10 - Green Belt states that development will only be permitted where necessary for the purposes of agriculture, woodland and forestry, horticulture or for a countryside recreational use compatible with an agricultural or natural setting, and provided also that any necessary buildings, structures or hard standing areas are ancillary to the main use, small scale and of high design quality, development will be permitted within the Green Belt.

The proposals are for a recreational use compatible with the natural setting, ancillary to the main use, small scale and of high design quality.

The proposed hard-standings are to enable the pitches to be used throughout the year as part of a recreational touring caravan site, and due to the vegetated boundary and existing hard-standings will not have a detrimental impact on the natural setting of the area. The proposals are also ancillary to the main use as a caravan site, small in scale, covering only 324 square metres, and are of high quality design in terms of positioning, scale and materials.

The proposed hard-standings are therefore in accordance with Policy Env 10.

c) The proposal is set within the context of an Area of Great Landscape Value and is therefore subject to Policy Env 11 - Landscape Quality of the Edinburgh City Local Plan.

Policy Env 11 states that planning permission will not be granted for development which would damage or detract from the overall character or appearance of the Areas of Great Landscape Value shown on Proposals map, prominent ridges, or other important topographical or landscape features.

The proposed hard-standings are located to the south west corner of the site, adjacent to a recreational ground designated as an Area of Great Land Landscape Value. As the proposals are small in scale, and their visual impact is mitigated by the vegetated boundary, it is considered that the proposal will not damage, or detract from the character and overall appearance of the Area of Great Landscape Value. The proposal will not impact on prominent ridges, or other important topographical or landscape features.

The proposed hard-standings are in accordance with Policy Env 11.

d) The proposal is set within the context of listed buildings so is therefore subject to Policy Env 3 - Listed Buildings of the Edinburgh City Local Plan.

Policy Env 3 states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

The proposed hard-standings will not have a detrimental impact on the setting of the nearby listed properties as the application site is characterised by all weather pitches and the proposals are a sufficient distance from the listed buildings to prevent any adverse impact.

The proposed hard-standings are therefore in accordance with Policy Env 3.

In conclusion, the proposed loss of open space is acceptable, the development is appropriate on Green Belt land and the hard-standings will not have a detrimental impact on the character of the surrounding Area of Great Landscape Value or the character of the nearby listed buildings.

The proposals comply with the Edinburgh City Local Plan and the Council's Non-Statutory Guidelines. There are no material planning considerations that outweigh this conclusion.

It is recommended that the Committee approve this application.

This application has been deemed inappropriate for delegation as there is Council interest in the land.

REASON FOR DECISION

The proposal is in accordance with the Edinburgh City Local Plan and the Council's Non-Statutory Guidelines. The proposed loss of open space is acceptable, the development is appropriate on Green Belt land and the hard-standings will not have a detrimental impact on the character of the surrounding Area of Great Landscape Value, or the character of nearby listed buildings.



John Bury
Head of Planning

Contact/tel	Lee Crawford on 529 3924
Ward affected	A04 – Forth
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Open Space, Green Belt
Date registered	27 October 2010
Drawing numbers/ Scheme	01-03 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,
Paul Devaney on 0131 529 3519. Email: paul.devaney@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 Gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Appendix A



Application Type Planning Permission
Application Address: 37 Marine Drive
 Edinburgh
 EH4 5EN

Proposal: Installation of 4 new all weather pitches. (Not an increase in pitch numbers.)

Reference No: 10/03041/FUL

Consultations, Representations and Planning Policy

Consultations

Landscape, Policy and Transport were consulted.

Landscape

Comments:

The proposal will result in the loss of some minor boundary vegetation. However, the loss of this vegetation will have no detrimental effect on the character or amenity of the area.

Recommendations:

No objection to the proposal.

Policy

Relevant Policy and Guidance

The relevant policies from the Edinburgh City Local Plan that should determine this application are Os 1 a), Env 10 and Env 11.

Advice

The land in Council ownership at 35 – 37 Marine Drive has three distinct designations in the ECLP:

- *Open Space*
- *Green Belt*
- *Area of Great Landscape Value*

As an open space designation any development on this land must comply with Os 1. However, the land is not identified in the Open Space Strategy as part of the Green Network and is not publicly accessible and therefore criteria a) are the only applicable policy. It is clear from the proposed plans that the development would have no significant impact on the quality or character of the local environment and therefore complies with Os 1 a).

The site sits within the Green Belt and with reference to the supporting text of ECLP policy Env 10, particular care should be taken to ensure that any ancillary developments such as parking provision, lighting, or areas of hard standing are not intrusive. The development is of a small scale and will be ancillary to the main use of the site and so is in compliance with Env 10 a). As the land is operating as a caravan site which is already arguable a non-conforming Green Belt use, the development will not change this existing use and will not be detrimental to the character or appearance of the Green Belt. Accordingly, the development would comply with Env 10 criteria c) and criteria b) would not be an applicable policy.

Finally, this minor development would not damage or detract from the overall character and appearance of the Area of Great Landscape Value and would therefore accord with policy Env 11.

Recommendation

It is recommended that this application should be granted as this minor development would have no detrimental impacts and is in compliance with all the relevant policies in the Edinburgh City Local Plan.

Transport raised no objection

Representations

No representations made.

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 located in an area designated as Green Belt and Open Space by the Edinburgh City Local Plan.

Relevant Policies:

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Env 10 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Env 11 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Non-statutory guidelines DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

Non-statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Appendix B

Application Type Planning Permission
Application Address: 37 Marine Drive
 Edinburgh
 EH4 5EN

Proposal: Installation of 4 new all weather pitches. (Not an increase in pitch numbers.)

Reference No: 10/03041/FUL

Conditions/Reasons associated with the Recommendation**Recommendation**

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

Conditions**Reasons****INFORMATIVES**

It should be noted that:

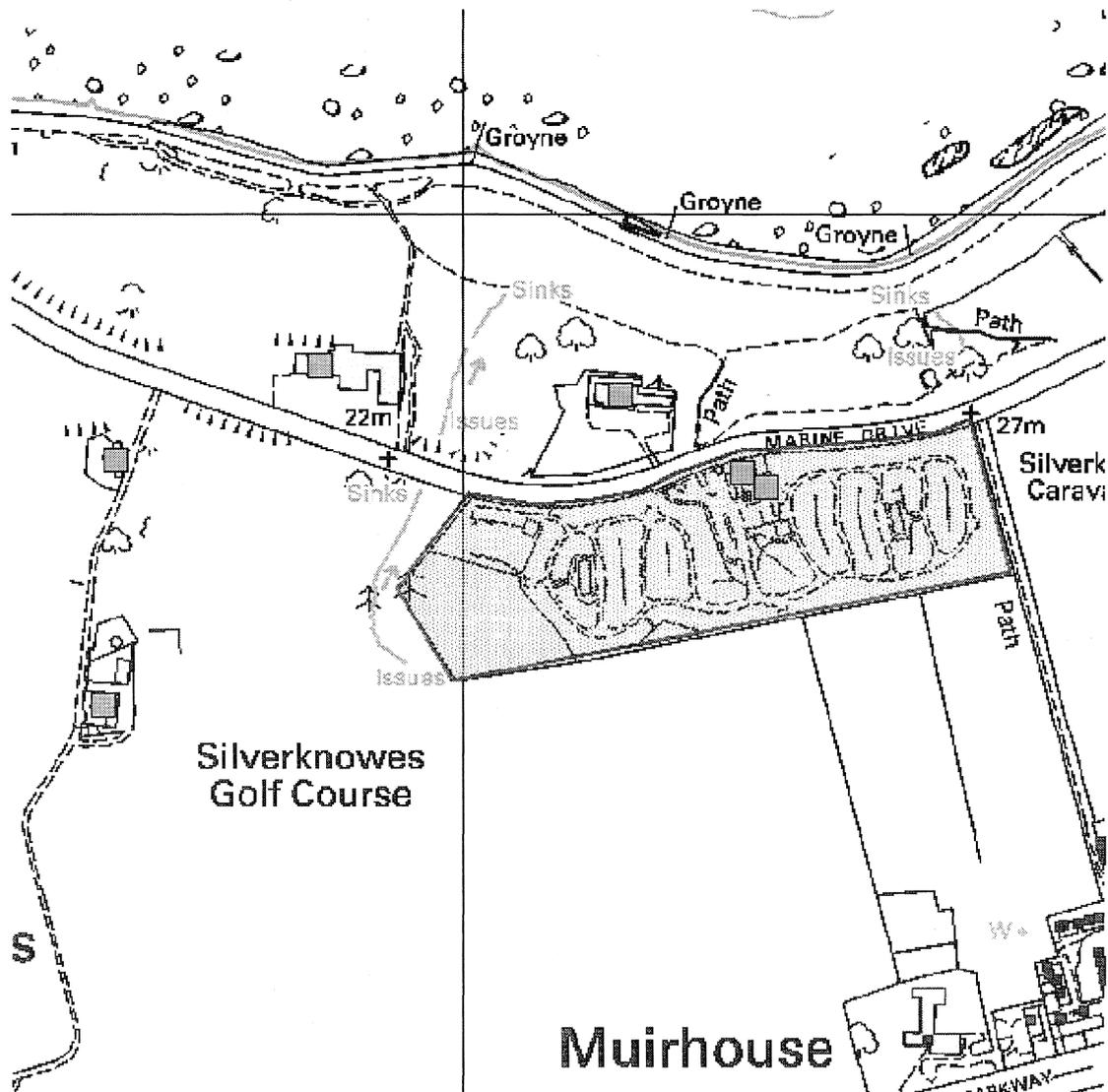
1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted 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.

End

Application Type Planning Permission

Proposal: Installation of 4 new all weather pitches. (Not an increase in pitch numbers.)

Reference No: 10/03041/FUL



Location Plan

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