

**Planning Permission 12/00216/FUL  
at  
Land 10 Metres West Of 90  
Station Road  
South Queensferry**

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

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**Previous Committee**

This application was previously considered by Committee on **15.08.2012**.

**Outcome of previous Committee**

Reasons for Refusal - This application was recommended for approval by the Head of Planning. The Committee decided to refuse the application and it is returning to Committee to agree the reasons for refusal as set out in the addendum at the end of section 3 of the report.

**1 Purpose of report**

To consider application 12/00216/FUL, submitted by Mr And Mrs Macdonald. The application is for: **Change of use from school playing field to residential (garden ground)**.

It is recommended that this application be **Granted** by Committee.

frontage that extends in a southerly direction to a point where it aligns with the rear wall of the house at 90 Station Road and thereafter tapers to meet the southern rear garden boundary of the property. The site area is approximately 99.1 sq.m.

### **Site History**

Relevant History (90 Station Road).

February 2009 - Planning permission granted for an attic conversion (application reference 09/00054/FUL).

February 2009 - Planning permission granted for a proposed rear extension and enclosure of front porch (application reference 09/00055/FUL).

March 2012- The Finance and Resources Committee of the City of Edinburgh Council decided not to sell the land that is under consideration for the change of use.

### **Pre-Application Process**

There is no pre-application process history

### **Description Of The Proposal**

It is proposed to change the use of a strip of land that currently forms part of the Queensferry High School playing field to garden ground associated with the property at 90 Station Road.

The land is three metres wide fronting Station Road and continues that width to a point roughly in line with the rear wall of the house at 90 Station Road where it tapers to a point at the bottom of the rear garden of the aforementioned property. The area is approximately 99.10 sq.m.

The application form indicates a concrete block wall to match the existing walls for the boundary treatment. However, this was indicative of what would be proposed if the change of use was granted and does not form part of the proposal.

### **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 proposal results in an adverse loss of open space; and
- b) The use as part of an extended residential garden is acceptable.
- a) Policy E51 of the Rural West Edinburgh Local Plan seeks to safeguard areas of open space and states that the loss of an area of open space will only be permitted where there is no detrimental impact in terms of recreational, amenity or nature conservation value.

The proposal will result in a reduction of the area of the playing field of Queensferry High School by 99.10 sq.m. or 0.004% of the site area of 24,593 sq.m. The area affected is small and located on the fringe of the playing fields.

The site is not located in an area where there is a clear long term excess of accessible recreational open space, although 87% of houses and flats in the Almond neighbourhood Partnership Area are within 400m walking distance of some type of accessible open space. Notwithstanding this, the application site was identified as being private or grounds that are not accessible to the general public and not accessible open space. Alternative provision needs not be made available.

Sportscotland advise that as Children and Families considered the small parcel of land in question as being surplus to requirements and did not form part of any pitch run-off area they have no objections to the proposal. The loss of this land will not have an adverse impact on the recreational value of the playing fields.

The application site has no nature conservation value.

The area in question is a small strip of land that is three metres wide at its widest which fronts Station Road. It is adjacent to a residential property and its inclusion within the garden ground of that property will not adversely affect the

recreational, amenity, or nature conservation value of the area given the remaining open space of the playing field.

The proposal will not result in an adverse loss of open space.

b) The proposed use of the land as part of a residential garden will not adversely affect the character of the area and is acceptable within the settlement boundary.

In conclusion, the proposal complies with the development plan. It will not result in an adverse loss of open space or adversely affect the character and appearance of the area. There are no material considerations which outweigh this conclusion.

As the Council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application.

#### **Addendum**

Committee considered the application on 15 August 2012.

They were minded to refuse the application for reason of:

1. The proposal resulting in a loss of the area of public open space on the fringe of the school playing fields leading to an undesirable loss in recreational use and the enjoyment of the area by the local community.

In response to these issues, the following reason for refusal is suggested:

1. The proposal will result in the loss of part of an area of open space that contributes to the recreational value of the surrounding area to the detriment of the local community contrary to policy E51 of the Rural West Edinburgh Local Plan.

#### **REASON FOR DECISION**

The proposal will result in the loss of part of an area of open space that contributes to the recreational value of the surrounding area to the detriment of the local community contrary to policy E51 of the Rural West Edinburgh Local Plan.

**John Bury**  
Head of Planning & Building Standards

<b>Contact/tel</b>	Brian Fleming on 0131 529 3518
<b>Ward affected</b>	A01 - Almond
<b>Local Plan</b>	Rural West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Protection of Open Space
<b>Date registered</b>	6 February 2012
<b>Drawing numbers/ Scheme</b>	01-02 Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Standards Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin, [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk), 0131 529 3517

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

**Application Type** Planning Permission  
**Application Address:** Land 10 Metres West Of 90  
Station Road  
South Queensferry

**Proposal:** Change of use from school playing field to residential (garden ground).

**Reference No:** 12/00216/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Corporate Property- Asset Management**

*The owners of 90 Station Road approached the Council with a request to purchase Council owned land adjacent to their property. After consultation with the Children and Families Department, on whose account the land is held, this Department were advised by them that the land could be sold. This will result in a Capital Receipt which will thereafter be allocated to the Children and Families Capital Budget.*

*A price has been agreed between the parties and a report has been prepared for the Finance and Resources Committee of 20 March 2012, recommending that the land be sold at the agreed price.*

#### **Queensferry and District Community Council**

*I am writing on behalf of Queensferry and District Community Council (QDCC) to lodge an objection to the above planning proposal.*

*I would like to bring to your attention the submission lodged by QDCC during the consultation about Open Green Space which is on record dated 8 July 2009 (copy attached). The principle that QDCC wished to establish in the submission was to protect open space not to see it gradually eroded by land take from surrounding properties. There is little open space that is immediately accessible to the community of Queensferry being essentially school playing fields.*

*Our main objection to this application is that it sets precedents for others to follow in the future which can change the shape of our landscape.*

*Whilst on the face of it this application might seem small and insignificant, QDCC urges planning officials to consider this application very carefully and*

*take QDCC's comments both in this letter and our submission when considering the application before you.*

## **Sportscotland**

*In response to your consultation sportscotland would make the following comments.*

*The applicant proposes to remove a strip of open space which currently forms part of the playing fields for Queensferry High School. In accordance with the paragraph 156 of the SPP playing fields and sports pitches should not be redeveloped except where:*

- the proposed development is ancillary to the principal use of the site as a playing field,*
- the proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training,*
- the playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area, or*
- a playing field strategy prepared in consultation with sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.*

*The application may satisfy the second criteria above but this is unclear at present. Aerial photographs show a 7-a-side pitch lined out to the west of the site. The lines of which did not encroach upon the site boundary in question at the time of imaging. As grass playing fields should be repositioned throughout the year to allow for goal mouths to rest and repair it is not clear if the site in question may at some point form part of the run-off to the adjacent pitch.*

*It should be considered that a grass football pitch should allow for a 3m run-off on all sides of the pitch for safety purposes. If the proposed site boundary encroaches upon land which is used as a run-off then sportscotland would be minded to object to the application on the basis that it does not accord with the SPP and will affect the use of the playing field and potential for sport.*

*In this respect Sportscotland would seek confirmation from the Council's education department whether the land is likely to form part of the run-off area to the adjacent pitch.*

## **Sports Scotland (updated Repsonse)**

*As Education are of the opinion that the small parcel of land in question is surplus and did not form part of any pitch run-off area I would confirm that Sportscotland do not object to this application.*

## **Representations**

Neighbours have been notified of the application. The application was advertised on 24 February 2012.

Twenty-one letters of representation have been received from neighbouring residents, members of the public, Queensferry and District Community Council and Kirkliston Community Council, objecting to the proposal. The material grounds of concern/objection being:

a. Issues of principle, taken account of in assessment a.:

- loss of protected open space
- sale of school playing field land (setting a precedent)

***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 application site is identified as Protected Open Space within the settlement boundary of South Queensferry in the Rural West Edinburgh Local Plan.

Scottish Planning Policy sets out the current policy on open space and physical activity; and

PAN 65 Planning and Open Space (Revised 2008) provides information on the role of the planning system in protecting and enhancing open spaces and on open space audits and strategies.

### **Relevant Policies:**

#### **Relevant policies of the Rural West Edinburgh Local Plan.**

Policy E51 seeks to retain public and private open space of recreational, amenity or nature conservation value.



## Appendix B



**Application Type** Planning Permission  
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### **Conditions/Reasons associated with the Recommendation**

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

#### **Conditions:-**

#### **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.

**End**

## Appendix C

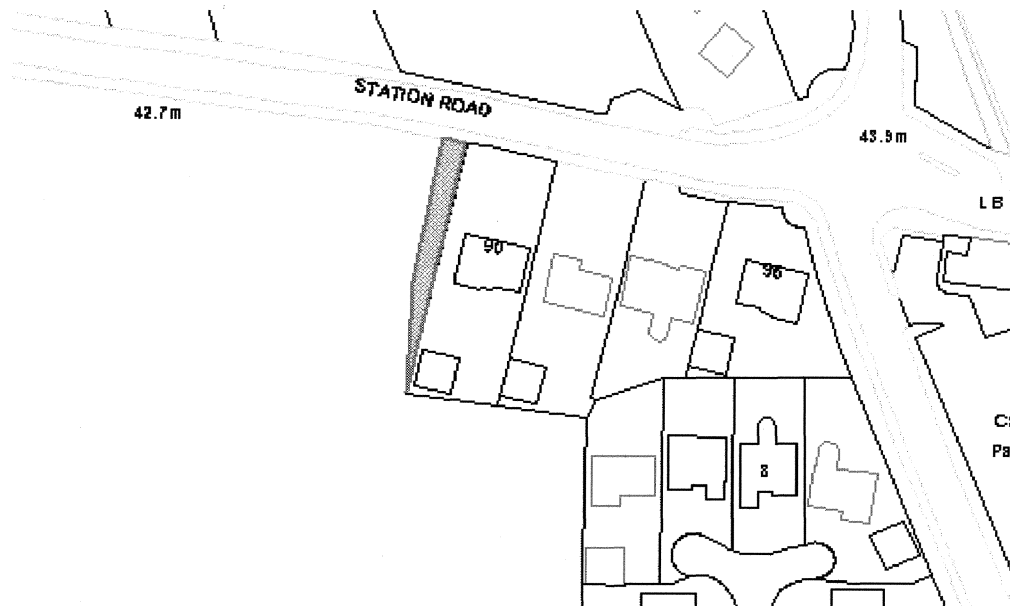


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### Location Plan

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