

Planning Permission 12/01875/FUL
at
37 Cammo Road
Edinburgh
EH4 8AW

Development Management Sub-Committee
of the Planning Committee

Previous Committee

This application was previously considered by Committee on **12.09.2012**

Outcome of previous Committee

This application has been continued for a hearing to give all parties the opportunity to address the Committee, and was the subject of a Committee site visit on 27 September 2012.

1 Purpose of report

To consider application 12/01875/FUL, submitted by Mr Kamran Akbar. The application is for: **Change of use and refurbishment of existing Cammo Home Farm Steading into a residential house, the construction of a new garage, the creation of a new vehicular access where previously a pedestrian access and the demolition of derelict and ruinous farm buildings/sheds.**

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

2 The Site and the Proposal

Site description

The site which covers 0.361Ha (0.89 acre) stands on the north edge of the Cammo Estate. The building on it was designed by Bailey Scott Murphy and David Morton Kinross, in 1908, and built circa 1910. It is C(S) listed and designated as such on 24 February 1997 ref: 43935. It is an a-symmetrical, L-plan half-timbered building in the Arts and Crafts style and was originally built for Cramond Brig Golf Club.

The site is in the Green Belt, is part of a Designed Landscape, and a Site of Nature Conservation Interest.

The site is covered by a Tree Preservation Order 90 (no.4 - 1976 Cammo Estate) and the buildings contain a summer roost for bats.

Site History

The golf club building was converted to a farmhouse circa 1952/3. The farmhouse and surrounding outbuildings were operated as Cammo Home Farm which served the adjacent agricultural land within the Cammo Estate. The whole estate was acquired by the Council in 1980 from the National Trust for Scotland (NTS), subject to various title conditions. As part of the conversion, the west end of the building (the former locker rooms) was converted to a milking parlour with several windows taken out and replaced by louvres.

The building and land are owned by the Council.

A previous conditional sale approved by the Finance and Resource Committee on 27 January 2009 fell through due to the purchaser's funding problems. The property has been re-advertised for sale on the open market and this application is one of the results. However, the applicant is not the preferred bidder and the Committee approved the sale to Cala on 17 January 2012 on the basis of demolition.

The building was tenanted for a short while, but has been unoccupied for in excess of 10 years and is in poor condition.

May 2012 – Applications were submitted to demolish the building and erect 2 houses (Ref:12/01746/FUL and 12/01748/LBC).

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The application is for the retention and refurbishment of the existing Cammo Home Farm building to form a residential house it also includes the demolition of all the outhouses and the construction of a new double garage with the creation of a new vehicular access in place of a former pedestrian access. Accommodation would include four bedrooms in the attic, with reception rooms and a home cinema on the ground floor.

Up to two trees are proposed to be removed; one medium sized specimen to make way for the widened pedestrian access to a vehicular access and possibly one larger parkland tree to make way for the new garage - subject to a tree survey.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 principle of residential use is acceptable in the Green Belt;
- b) A dwelling is appropriate in the Site of Nature Conservation Interest and Tree Preservation Order designation;
- c) The design and materials are appropriate to the area;
- d) There are any traffic or highway issues; and
- e) There are any archaeological constraints on development of the site.

a) The proposal is for the conversion of this previous farm building to a dwelling, demolition of all farm outhouses and the construction of a new double garage with new vehicular access (amended from an existing pedestrian access). Policy E5 of the Rural West Edinburgh Local Plan indicates that new development should be only for horticulture, forestry, countryside recreation or other uses appropriate to the rural character of the area. Where extensions and alterations to existing buildings are concerned, it should be demonstrated that there would be no materially adverse impact on the openness of the area, its landscape quality or its character and would not lead to an unacceptable intensification of use.

The proposal will retain the main building and result in an untidy clutter of semi-derelict outbuildings being removed and a new garage built in their place. Whilst the use is non-conforming within the Green Belt, the building was used informally as a farm house for many years and therefore residential use is appropriate in this context. It is a low key use within the Green Belt, would not affect the openness of the area and apart from the loss of a couple of trees, would not affect the overall landscape quality of the area.

Conversion of the building to a dwelling is acceptable in this case within the Green Belt.

b) No bat survey or tree survey accompanies this application. However, it is known that a non-breeding bat roost is present in the buildings and that mitigating measures can be applied which will satisfy Scottish Natural Heritage. Up to two mature trees may have to be removed to form the vehicular entrance and allow the garage to be built. A tree survey and landscape condition is recommended to control this and ensure replacement and screen planting is established. In addition, a suspenseful condition is attached regarding mitigation measures for the bat roost. This addresses any objections made on this matter.

A new dwelling is appropriate in the Site of Nature Conservation Interest and within the Tree Preservation Order designation.

c). The design of the refurbished house will replicate the existing material of Red Rosemary tiles, render, stone detailing and timber work. The garage will similarly be finished.

The design and materials are appropriate to the area.

d) Transport Planning has no objections to the proposals as the new driveway can accommodate several vehicles and have off-road turning areas it will not conflict with traffic calming humps on Cammo Road and the road capacity is capable of accommodating the vehicle generation without compromising road safety. An informative is recommended to obtain a £1000 contribution to Safer Routes to School via a legal agreement.

e) The site is considered to be of local/regional archaeological importance in terms of its association and links to the history of the Cammo Estate. Consequently, a condition is recommended to ensure that a watching brief is carried out by the applicant to a pre-agreed written programme of works during demolition of the outhouses and other works.

On this basis, the archaeology of the site is safeguarded.

In response to the objection made about whether or not the property will be a commercial guest house or hotel. The application is for a domestic, family dwelling and not a commercial use. Such a use would require further consent.

In conclusion, the proposals comply with the Development Plan and non-statutory guidance. The conversion of the existing building into a family dwelling is acceptable on this site and will not adversely impact on the Green Belt, or upon the landscape or wildlife of the area.

There are no other material considerations which outweigh this conclusion.

As the council is the owner of the property, a Committee decision is required.

It is recommended that the committee approves this application, subject to conditions concerning materials, trees/landscaping, bats and archaeology; and a legal agreement to secure the contribution to Safer Routes to School.

REASON FOR DECISION

The proposals comply with the development plan and the non-statutory guidelines stated, and will not adversely impact on the Green Belt, on the landscape, on wildlife of the area, or on road safety.

John Bury
Head of Planning & Building Standards

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A01 - Almond
Local Plan	Rural West Edinburgh Local Plan
Statutory Development Plan Provision	Green Belt, Area of Outstanding Landscape Quality, Designed landscape, Site of Importance for Nature Conservation
Date registered	31 May 2012
Drawing numbers/ Scheme	01 - 11 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.

If you require further information about this application you should contact the following Principal Planner, Anna Grant, 0131 529 3521, anna.grant@edinburgh.gov.uk

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.

Appendix A



Application Type Planning Permission
Application Address: 37 Cammo Road
Edinburgh
EH4 8AW

Proposal: Change of use and refurbishment of existing Cammo Home Farm Steading into a residential house, the construction of a new garage, the creation of a new vehicular access where previously a pedestrian access and the demolition of derelict and ruinous farm buildings/sheds.

Reference No: 12/01875/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections subject to the following conditions being applied:

Prior to the issuing of consent, the applicant to enter into a suitable legal agreement to make provision for the following:

Contribute the sum of £1000 towards the departments Safer Routes to School budget. (Reason: The Department seeks to encourage walking/cycling to school and is currently upgrading cycle/walking routes to primary schools. This contribution will augment the Council budget). Contribution payable on commencement of site works.

INFORMATIVE: The new driveways are clear of the speed tables.

Representations

The application was advertised on 8 June 2012. Two letters have been received:

The Cramond Association supports the application, on the basis that the building is sound (according to the agents impeccable reputation) and worthy of protection. One resident opposite the site objects on the grounds that local bodies should be informed; no tree survey attached to the application and doubt as to whether or not this property will be registered as a private dwelling, or be a hotel.

The tree issue is addressed in paragraph b) of the assessment section of this report.

The potential commercial use is addressed in the paragraph following paragraph f) in the assessment section of this report.

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 site is allocated a part of the Edinburgh Green Belt, and a Designed Landscape as part of the Cammo Estate. It is also part of an Area of Outstanding Landscape Quality, and a Site of Importance for Nature Conservation. The site is covered by a Tree Preservation Order, 90 (No.4 - 1976 Cammo Estate).

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy E5 states that in order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or countryside must meet the criteria which aim to achieve high standards of design and landscaping.

Policy E14 says that proposed development which would adversely affect Designed Landscapes or their setting will only be permitted where it assists restoration and would not adversely affect other landscape features

Policy E18 protects identified sites of local nature conservation interest.

Development within or affecting Sites of Interest for Nature Conservation will not be permitted unless there are appropriate mitigation measures to enhance or safeguard the nature conservation interest of the site.

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

Relevant Non-Statutory Guidelines

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 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on BIODIVERSITY sets objectives for habitat creation and enhancement, lists protected species and how developments can make provision for these, and lists the sites of national and local nature conservation interest.

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.

Non-statutory guidelines on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

Appendix B



Application Type Planning Permission
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Reference No: 12/01875/FUL

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:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site; Note: samples of the materials may be required.
2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning and Building Standards, having first been agreed by the City Archaeologist.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site.
4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
5. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS5837: 2005 "Trees in relation to construction", or similar as approved in writing by the Head of Planning, 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 and Building Standards.

6. Any detailed submission, or submission of reserved matters shall be accompanied by a detailed survey plan showing the type, condition, location, and the accurate canopy spread of all trees on the site.

7. The applicant must apply to Scottish Natural Heritage for a European Protected Species Licence concerning the disturbance the development will have to a bat roost on the site, and to implement mitigation/compensation measures in the form of the provision of three Swegler 2F bat boxes and three Improved Cavity boxes, as alternative roost sites, in the woodland close to the existing roost site. These measures shall be instigated prior to the outbuildings being demolished and work on the main building to restore it, being commenced.

8. No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning and Building Standards.

Reasons:-

1. In order to enable the Head of Planning & Building Standards to consider this/these matter/s in detail.
2. In order to safeguard the interests of archaeological heritage.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to safeguard protected trees.
6. In order to safeguard protected trees.
7. In the interests of biodiversity.
8. In order to safeguard protected trees.

Informatives

It should be noted that:

1. Prior to the issuing of consent, the applicant shall enter into a suitable legal agreement to make provision for the following:

Contribute the sum of £1000 towards the departments Safer Routes to School budget. (Reason: The Department seeks to encourage walking/cycling to school and is currently upgrading cycle/walking routes to primary schools. This contribution will augment the Council budget). Contribution payable on commencement of site works.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

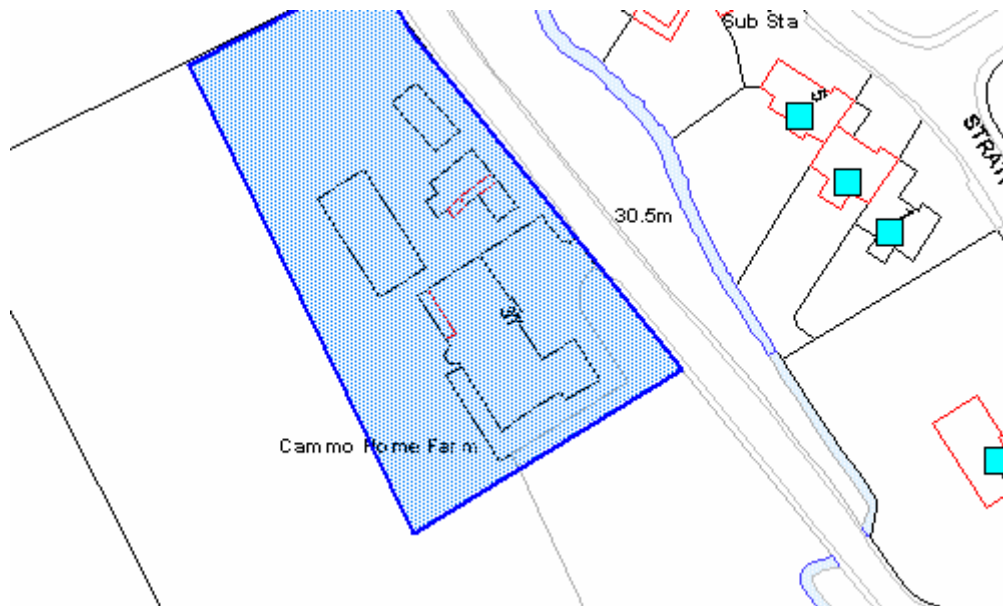
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Appendix C

Application Type Planning Permission

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Location Plan

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