

Development Management Sub Committee

Wednesday 16 January 2013

REPORT ON FORTHCOMING APPLICATION by the Royal Botanic Gardens Edinburgh for new buildings including polytunnels, glasshouses, vehicle storage shed, staff facilities building and ancillary buildings, alterations to entrance gates, and associated external works at the Royal Botanic Nursery, Inverleith Avenue South, Edinburgh.

Item number	6.1
Report number	
Background Papers	1. 12/04292/PAN
Wards	A05 - Inverleith

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Summary

This report advises members of a forthcoming planning application for new buildings including polytunnels, glasshouses, a vehicle storage shed, a staff facilities building and ancillary buildings, alterations to entrance gates, and associated external works at the Royal Botanic Nursery, Inverleith Avenue South, Edinburgh.

The site is designated as open space, located within the urban area and Inverleith Conservation Area as shown on the Edinburgh City Local Plan Proposals Map.

A number of buildings next to the site, mainly residential properties, on Inverleith Gardens and Montagu Terrace are a mixture of B and C listed.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 28 November 2012.

Recommendations

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Financial impact

There are no financial implications for the Council.

Equalities impact

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

A sustainability statement will need to be submitted with the application.

Community consultation

The Proposal of Application Notice (reference 12/04292/PAN) outlined a public exhibition to be held at the reception area at 20A Inverleith Row from 13 – 14 December 2012 between 09:00 and 17:00. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

REPORT ON FORTHCOMING APPLICATION by the Royal Botanic Gardens Edinburgh for new buildings including polytunnels, glasshouses, vehicle storage shed, staff facilities building and ancillary buildings, alterations to entrance gates, and associated external works at the Royal Botanic Nursery, Inverleith Avenue South, Edinburgh.

1. Background

1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development on land at the Royal Botanic Nursery, Inverleith Avenue South, Edinburgh.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

1.2 Site description

The site is the annexe to the Royal Botanic Gardens used as the plant and tree nursery. It is an area of land characterised by greenhouses and polytunnels for plant growing. Site levels rise gently from south to north.

The site is designated as open space, located within the urban area and Inverleith Conservation Area as shown on the Edinburgh City Local Plan Proposals Map.

It is bounded on three sides by residential properties fronting Inverleith Gardens, Inverleith Avenue, Montagu Terrace and Inverleith Avenue South. A number of buildings next to the site, mainly residential properties, on Inverleith Gardens and Montagu Terrace are a mixture of B and C listed. To the west is the Edinburgh Academy primary school campus.

The site is accessed from the end of Inverleith Avenue South, which is an unadopted road.

1.3 Site History

The relevant site history is:

13 June 2008 planning permission granted for the erection of one shade hall and one polytunnel (planning reference 08/01012/FUL).

12 June 2008 planning permission was granted for the provision of two areas of hardcore for car parking with lighting and screen planting (planning reference 07/01559/FUL).

12 March 2008 planning permission granted for the conversion of an existing building to accommodate meeting / office area, changing area, kitchen and upgraded WCs (planning reference 08/00348/FUL).

2. Main report

2.1 Description of the Proposal

Detailed planning permission will be sought for a range of new buildings and structures including polytunnels, glasshouses, a vehicle storage shed, a staff facilities building and ancillary buildings, alterations to entrance gates, and associated external works at the Royal Botanic Nursery, Inverleith Avenue South, Edinburgh.

This has been described by the agent as enabling works in preparation for the redevelopment of the north-east corner of the main Royal Botanic Gardens. A separate Proposal of Application Notice has been submitted for that proposal (reference 12/03736/PAN).

2.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The proposal is for the development of an existing use on the site. The principle of developing this area of land will have to be considered with respect to open space policies and with regard to the effect on the conservation area.

b) the design, layout are acceptable within the character of the area;

The proposals are intended to comprise a detailed application. At this stage only indicative proposals have been prepared for information but not for assessment.

Any proposals will have to ensure that they are not detrimental to the character or appearance of the conservation area and that they do not have an unacceptable impact on the neighbouring listed buildings.

The applicant is required to submit a Design and Access Statement with the application.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

Access to the site is taken from Inverleith Avenue South. This is an un-adopted road which also serves a number of residential properties. As the road is not adopted it is the responsibility of the proprietors in the avenue to maintain it.

A car park exists on the site, formalised by a previous application (ref 07/01559/FUL). The parking has capacity for up to 80 vehicles. The applicant has indicated that it is currently under used and it is not envisaged that the proposed development will require more than this amount on the site.

d) there are any other environmental factors that require consideration:

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- surface water management plan/SUDS
- sustainability statement
- Archaeology appraisal
- Ecology report

2.3 Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

3. Recommendations

- 3.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

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Acting Head of Planning and Building Standards

Appendix 1

Location Plan

