

Development Management Sub Committee

Wednesday 25 June 2014

**Application for Planning Permission 14/01243/FUL
At Land 470 Metres Northeast Of 156, Woodhall Road,
Edinburgh
Replace the existing and approved buildings with a new
building of kiln-dried stress-graded timber.**

Item number	4.20
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

There are compelling reasons which justify a departure from the development plan as the proposal is for a replacement building for a use appropriate to a countryside location which will preserve the openness and landscape quality of the green belt and will not lead to an unacceptable intensification of a non-conforming green belt use or prejudice neighbouring residential amenity.

Links

<u>Policies and guidance for this application</u>	LPC, CITE10, CITE11, CITD11, NSG, NSGCGB, NSGD02,
---	---

Report

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is approximately 0.32ha in area and enclosed by a predominantly post and wire mesh fence, although there is a small area of horizontal close boarded timber fencing. The site is bounded by farmland to the north and west and Woodhall Road to the south with farmland beyond the road. The A720 City Bypass runs along its eastern side.

The business currently has three timber buildings located at the southern end of the site separated from Woodhall Road by a small wooded area.

The site lies within the Green Belt.

2.2 Site History

February 2010- certificate of lawfulness for a proposed development granted in respect of an area of land being used for dog exercising (application reference 10/00116/CLP).

January 2011- planning permission granted for a change of use to dog exercise holding and socialisation area for dog day-care and fenced area with 3 all weather shelters (part retrospective) (application reference 10/02728/FUL). Conditions attached to the consent controlled the hours of operation and the position and appearance of the shelters.

This application was submitted as a result of investigations into the business being carried out on site; the scale of which exceeded that proposed in the application for the Certificate of Lawfulness for a proposed development. It was held that a material change of use of the land had occurred.

November 2011- planning permission granted to extend an area used for dog exercise and erect a fence enclosure (in retrospect) (application reference 11/02733/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to replace three existing buildings on the site with one.

The existing buildings on the site are 6.0m wide by 2.54m deep by 2.56m high with 2 metre gaps between the buildings and positioned in the same area as the proposed building.

The proposed building will be 28.40m wide by 7.07m deep (these measurements include the overhanging roof) by 3.95m to the roof ridge (2.45m to eaves) and positioned towards the small wooded area that aligns Woodhall Road to the south.

The building will be of a timber framed design with a pressure treated weatherboard cladding finish and perspex or polycarbonate windows. The roof will be finished in black onduline bituminous corrugated sheeting.

3.2 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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- (a) the principle of development at this location is appropriate;
- (b) the proposal will have an adverse effect on the character and appearance of the green belt and landscape quality;
- (c) the proposal will have an adverse impact on neighbouring residential amenity;
- (d) the proposal has any equalities or human rights impacts; and
- (e) representations raise issues to be addressed.

a) Principle

The principle of development has been established by virtue of the original consent 10/02728/FUL where the use was considered appropriate to a countryside location.

The location is therefore acceptable.

b) Green Belt and Landscape Quality

The proposal is for a replacement building in a position similar to the three it is proposed to replace. The replacement building is required due to the deterioration of the existing buildings and the need to provide staff facilities which were lacking in the existing buildings. The size of the proposed building, which is significantly larger, reflects this requirement. Whilst the building is larger, and not strictly compliant with the advice given in Non-statutory Guideline 'Development in the Countryside and Green Belt' in relation to replacement buildings or policy Env 10 b) of the Edinburgh City Local Plan, it is of an acceptable design and its visual impact will be minimal due to the existing wooded area which separates it from Woodhall Road and the distant views of it from Lanark Road.

The use of weatherboard cladding will allow the building to blend in with the rural character of the surrounding area. Notwithstanding this, a condition requiring details of any staining of the cladding is recommended.

The location, size and proposed materials will ensure that the proposal will not be detrimental to the character or appearance of the green belt or landscape quality. An exception can therefore be justified for the proposal.

c) Residential Amenity

The proposal is for a replacement building in connection with an existing business and will provide additional staff facilities. The proposal will not result in an intensification of the use.

The nearest residential properties are approximately 100 metres away and therefore the proposal will not have an adverse effect on neighbouring residential amenity.

(d) Equalities and Human Rights Impacts

The proposal raises no equalities or human rights issues.

(e) Representations

No representations were received.

CONCLUSIONS

In conclusion there are compelling reasons which justify a departure from the development plan as the proposal is for a replacement building for a use appropriate to a countryside location which will preserve the openness and landscape quality of the green belt and will not lead to an unacceptable intensification of a non-conforming green belt use or prejudice neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below

3.4 Conditions/reasons/informatives

1. Details of any stain finish to the weatherboard cladding shall be submitted to and agreed by the planning authority prior to the occupation of the building. Please note: a sample panel may be required.

Reasons:-

1. In order to ensure that the stain proposed is appropriate to the location of the site.

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. 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.
3. 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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 18 April 2014. No letters of representation have been received.

Background reading / external references

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

Statutory Development

Plan Provision

The application site is located in the Green Belt and an Area of Great Landscape Value in the Edinburgh City Local Plan.

Date registered

1 April 2014

Drawing numbers/Scheme

01- 07,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Brian Fleming, Planning Officer

E-mail: brian.fleming@edinburgh.gov.uk Tel: 0131 529 3518

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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 Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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.

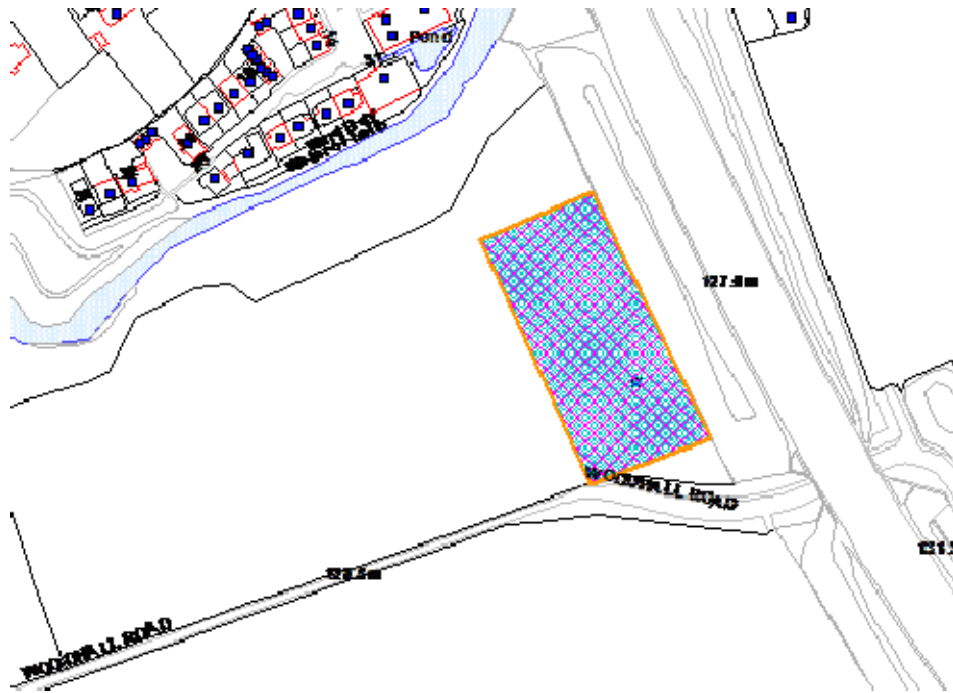
Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Appendix 1

Consultations

No consultations undertaken.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END