

Development Management Sub Committee

Wednesday 27 August 2014

**Application for Planning Permission 14/02128/FUL
At Craigpark Quarry, 1 Craigpark, Ratho
The erection of an agricultural storage shed and manager's
residence on land to be developed as a country park.**

Item number	4.2
Report number	
Wards	A02 - Pentland Hills

Summary

The proposal complies with the development plan and the relevant non-statutory guidelines, preserves the general landscape setting and will not prejudice road safety.

Links

<u>Policies and guidance for this application</u>	LPRW, RWM6, RWE41, RWE42, NSG, NSGCGB, OTH, LDPP, PLEV10,
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Report

Application for Planning Permission 14/02128/FUL At Craigpark Quarry, 1 Craigpark, Ratho The erection of an agricultural storage shed and manager's residence on land to be developed as a country park.

Recommendations

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

Background

2.1 Site description

The application site forms part of a former quarry which has planning permission for residential and a country park. It is located in a low lying area of the south-west corner of the site behind an existing roadside bund with a beech hedge lined roadside boundary. It is located on the north side of Wilkieston Road on the outskirts of Ratho.

This part of the site is currently undergoing restorative works in preparation for its use as a country park.

There is an existing track in close proximity to this part of the site where an existing dopped kerb on Wilkieston Road is located.

2.2 Site History

14 August 2009- Planning permission granted for the restoration of a quarry for public amenity and housing (application reference 05/01229/FUL).

1 March 2013- Proposal of Application Notice approved for a proposed residential development including demolition of existing buildings (material variation to planning permission ref; 05/01229/FUL application reference 13/00481/PAN).

22 May 2014- Planning application for the erection of an agricultural storage shed and manager's residence on land to be developed as a country park withdrawn application (reference 14/00384/FUL).

1 July 2013- Planning application received for material variation to planning permission reference 05/01229/FUL to provide amended housing layout and substitution of house types and associated works application (reference 13/02527/FUL). This application is still under consideration.

Main report

3.1 Description Of The Proposal

It is proposed to erect an agricultural storage shed and manager's residence.

The proposed shed will be 30.0m wide by 15.0m deep and 5.0m from ground level to eaves (6.5m to ridge). The shed will be constructed of steel portal sections with profiled metal wall cladding and a pitched roof with profiled metal roof cladding. The roof and walls will be green in colour.

The manager's residence will be single storey with timber clad walls and a neutral coloured cladding.

A new access road taken from the existing dropped kerb on Wilkieston Road is proposed.

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 the development is acceptable;
- (b) the proposed scale, design and materials are acceptable;
- (c) the proposal affects road safety;
- (d) the proposal has any implications for archaeological remains;
- (e) the proposals have any equalities or human rights impact; and
- (f) material representations or community council comments raise issues to be addressed.

(a) Principle

The proposal is for the erection of an agricultural storage shed and a single storey manager's residence associated with a consented country park in the south-west corner of the former Craigpark Quarry site.

Policy M6 of the Rural West Edinburgh Local Plan is specific to the re-use of the former quarry and supports its re-use subject to certain criterion:

- (i) Provision is made for safe access to, and appropriate reuse of the quarry void and there is no unacceptable impact on the amenity of local residents or the Union Canal;
- (ii) The transport implications of the proposal accord with the Council's Local Transport Strategy;
- (iii) The housing element supported in Policy H2 is limited to no more than 80 dwellings is necessary to find the minimum acceptable restoration of the quarry;
- (iv) Existing trees are protected, where possible; and
- (v) The proposal is in accordance with the overall plan strategy and other relevant plan policies.

Planning permission was granted in 2009 for a country park and housing. The supporting information submitted with the application demonstrates the requirement for the shed and manager's residence in connection with the operation of the consented country park. The proposal accords with policy M6.

The site lies within a Countryside Policy Area in the proposed Local Development Plan where policy Env 10 is applicable. This policy supports the proposal if required in connection with the operation of the country park. The proposal complies with policy Env 10.

The proposal, subject to it being linked to the operation of the country park, is acceptable in principle.

(b) Scale, Design and Materials

Policies E41 and E42 of the Rural West Edinburgh Local Plan cover the design and quality of new development. In relation to these policies, the agricultural storage shed in terms of siting and scale is appropriate. The shed is a tall building at 6.5m above ground level to its ridge, which will allow it to fulfil its functional requirement of accommodating ground maintenance implements and storing seed and fertilisers for the country park. It is to be sited on a low lying area of the site and the current roadside bund and proposed landscaping demonstrate that regard to minimising its impact on the immediate surroundings and general landscape setting has been taken into account. The proposed materials are not specific in terms of the manager's residence, although it is noted that a neutral coloured cladding finish is proposed. Notwithstanding this, conditions requiring a detailed landscape plan and materials specification are proposed.

The manager's residence is single storey and of a size that is appropriate to its functional need. It sits at a higher level than the shed, equal or similar to Wilkieston Road to its south with the existing roadside bund between.

The proposal is therefore acceptable in terms of its character, design, scale and positioning on the site.

(c) Road Safety

The access to the site is via an existing track off Wilkieston Road at which point there is a dropped kerb therefore no new vehicular access from Wilkieston Road will be required. Transport Planning has no objections to the proposal.

(d) Archaeology

The site forms part of the area covered by consents granted under 05/01229/FUL and 13/02527/FUL which identified areas of archaeological potential and significance across the former Craigpark Quarry. Only part of the agreed programme of works have been undertaken to date. As the full scope of the agreed programme of archaeological works have not yet been undertaken and with this site being within an area identified as requiring the undertaking of a watching brief during any ground breaking works a condition is proposed to ensure its undertaking.

(e) Equalities and Human Rights

The proposal raises no equalities or human rights impacts.

(f) Representations

No public comments have been received.

Community Council Comments- Ratho and District Community Council as a statutory consultee raised concerns in relation to the location of the proposed development, the access, restriction of the occupancy of the house, the requirement for consultation with Archaeology and other matters including the accuracy and completeness of the documentation and the other shed which the proposed one is intended to replace.

In terms of the location, this is addressed in section 3.3 (b) above. Road safety including access is addressed in section 3.3 (c) above. Archaeology is addressed in section 3.3 (d) above and a restriction on the occupancy is proposed.

In respect of accuracy and completeness of the documentation, the applicant provides clarification on the points raised by Ratho and District Community Council in a letter dated 30 July 2014. This confirms that the proposed shed is a replacement for one located at the former concrete batching plant area and clarifies the situation in respect of the access road where the access to the application site will be for vehicles required for the on-going maintenance of the country park and public access elsewhere being restricted to foot and bicycle.

CONCLUSIONS

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidelines, preserves the general landscape setting and will not prejudice road safety. There are no material considerations which outweigh this conclusion. The recommendation is subject to conditions for a detailed landscape plan, materials specification and an agreed programme of archaeological works and a legal agreement restricting the occupancy of the proposed house.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. 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 Planning Authority before work is commenced on site.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, reporting and analysis, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

Reasons:-

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to safeguard the interests of archaeological heritage.
4. In order to ensure that a high standard of landscaping is achieved, 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.

4. Prior to the decision letter being issued, a S75 legal agreement shall be concluded restricting the occupancy of the house to persons employed in the operation of the country park.

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 6 June 2014. No letters of representation have been received.

Ratho and District Community Council commented on the location of the proposed development, the access, restriction of the occupancy of the house, the requirement for consultation with Archaeology and other matters including the accuracy and

completeness of the documentation and the other shed which the proposed one is intended to replace.

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 identified as being within the former Craigpark Quarry site in the Rural West Edinburgh Local Plan.

It is located in a Countryside Policy Area in the proposed Local Development Plan.

Date registered

28 May 2014

Drawing numbers/Scheme

01-09,

Scheme 1

David R. Leslie

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Links - Policies

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy M6 says that the Council will support proposals for the beneficial reuse of Craigpark Quarry subject to the four criteria listed

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

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.

Other Relevant policy guidance

Relevant policies of the Proposed Local Development Plan.

Policy Env10 (Development in the Green Belt and Countryside) sets out where development proposals will be permitted in the green belt and countryside.

Appendix 1

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Consultations

Ratho and District Community Council

Ratho & District Community Council wish to object to the above planning application which is a further application related application 14/00384/FUL on the following grounds:

Location

The proposed development is located adjacent to the Wilkieston Road and whilst it is noted that the manager's lodge and office is not as high as the house proposed in the application 14/00384/FUL the storage shed remains at a height of 6.5m. There is no explanation or justification of a requirement for a building of this height which in our view would create an undesirable visual impact when viewed from the west and north, introducing as it does two buildings close to the skyline against the backdrop of the wooded ridge which is a significant feature of the local landscape. Locating the development at a marginally lower level next to the consented development or closer to it would be more appropriate and would preclude the possibility of 'infill' proposals between the consented residential development and the proposed house being submitted in future.

Access

The application form states (Section 9 Access and Parking) that no new access is required from a public road and there will be no change to public paths. Contrarily the supporting statement together with the layout plans clearly shows a road access from the Wilkieston Road that does not currently exist and which will sever the public footpath at this point. This contradiction requires explanation before the application is determined.

Accuracy and completeness of documentation

The supporting plans and layout drawings do not indicate the formation level for the new buildings but infer from the adjacent road and parking areas they will be at 116.0m A.O.D. This implies that the new access road from the Wilkieston Road would fall 4.5m over a useable distance of approximately 15 metres. A gradient of 30% which is considered totally inappropriate for vehicular access.

The application indicates that connection will be made to an existing public drainage network but the buildings as indicated will be remote from public sewers and no indication is provided of intended connections to allow disposal of foul sewage.

The supporting statement states the proposal is to erect 1 No. replacement agricultural building. The Community Council is not aware of any existing building which is being replaced. There is no mention within the supporting statement of the separate Manager's lodge and offices indicated on the drawings, other than an oblique reference under Landscaping and mention under Appearance.

Control of occupancy.

A condition similar to an agricultural tenancy condition should be imposed on any consent to prevent the residence being occupied by anyone other than the Country Park Manager.

The supporting statement notes that the proposed access will be traversed by traffic for the on-going management, maintenance and safety of the Country Park.

Notwithstanding the foregoing, it is noted that the consented application 05/01229/FUL already includes provision of vehicular access (from the access road to the Edinburgh International Climbing Centre) in the north-west corner of the proposed Country Park. This is shown on the site master plan forming a part of that application with indication of some limited vehicular parking and potential buildings.

Whereas residents of the associate housing development will enjoy pedestrian access to the country park, Ratho and District Community Council is concerned that adequate provision for other visitors has not been properly considered. The Community Council therefore questions the requirement for a further access from the Wilkieston Road and objects to this application (14/02128/FUL) insofar that it is not part of a complete statement pertaining to proposals for vehicular access and parking within the park for both the public and park maintenance.

The Community Council expects that the Council Archaeologist has been consulted on this application given the archaeology in the vicinity of its location.

The Community Council has also copied the applicants' agent for courtesy's sake.

The Community Council awaits your acknowledgement of this representation and confirmation that these considerations are material to the determination of this application.

Transport Planning

No objections.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations in respect to this application for the erection of an agricultural storage shed and manager's residence on land to be developed as a country park

The site forms part of the wider consented permissions 05/01229/FUL & 13/02527/FUL which identified areas of archaeological potential and significance across the Craigpark Quarry site. Only part of the agreed programme of works have been undertaken to date, by AOC in 2006 (walled garden HBR) and an evaluation in 2007. As such this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Rural West Edinburgh Local Plan Policy E30. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

As stated the full scope of the agreed programme of archaeological works have yet undertaken, with this site occurring within an area identified as requiring the undertaking of a watching brief during any ground breaking works. As this has not occurred within this area it is recommended that the following condition is attached to this consent to ensure its undertaking.

No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, reporting and analysis, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

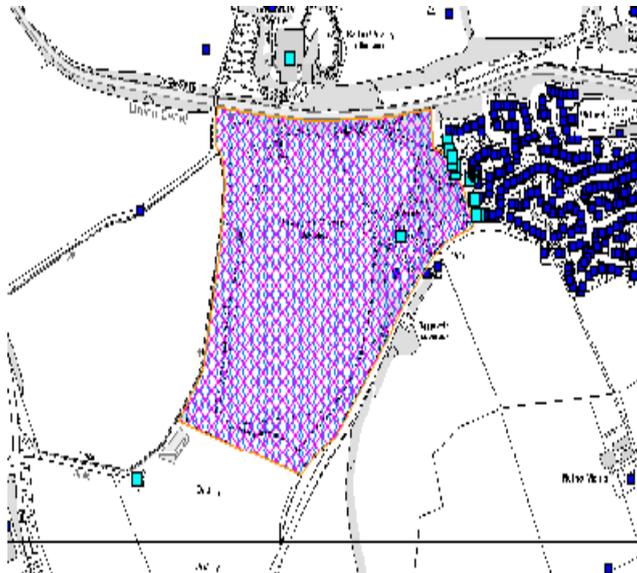
The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Environmental Assessment

The applicant proposes developing a house and agricultural shed on land to the west of Ratho between two disused quarries. The quarries have only been used for extraction proposes there Environmental Assessment has no concerns regarding contaminated land. The quarries are not operational therefore dust, noise and vibration give no cause for concern.

Environmental Assessment has no objections to this proposed development.

Location Plan



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