

Development Management Sub Committee

Wednesday 17 December 2014

**Application for Planning Permission 14/04581/FUL
At Gilmerton Primary School, 2 Moredun Dykes Road,
Edinburgh
Erection of a two storey education building within the site
boundary of Gilmerton Primary School.**

Item number	7.8
Report number	
Wards	A16 - Liberton/Gilmerton

Summary

The proposal is for the siting of a free-standing building to provide additional classroom facilities within the grounds of the existing school. By reason of the size, form and design of the proposal it complies with the relevant provisions of the development plan and associated guidelines. It is acceptable in road safety issues. With the imposition of an appropriate condition, regarding the materials finish, it represents an acceptable form of development.

Links

<u>Policies and guidance for this application</u>	LPC, CITD1, CITD3, CITCO3, CITE12, NSG, NSGD02,
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Report

Application for Planning Permission 14/04581/FUL At Gilmerton Primary School, 2 Moredun Dykes Road, Edinburgh Erection of a two storey education building within the site boundary of Gilmerton Primary School.

Recommendations

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

Background

2.1 Site description

The site lies within the school grounds of Gilmerton Primary School to the north west of Moredun Dykes Road. To the west lies residential development. The existing building opened in 1968 and is single storey throughout. The accommodation is split between two buildings and surrounded by playing fields.

Primary access to the site is from Moredun Dykes Road to the south east with ancillary access from Hyvots Loan to the south. There are two areas of parking within the school grounds for visitors and staff accessed via Moredun Dykes Road and Hyvots Loan in addition to the drop off area on Moredun Dykes Road and Hyvots Loan. Pedestrian access is via the main school gate to the front of the school on Moredun Dykes Road with ancillary entrance from Hyvots Loan and from The Spinney Lane Nursery entrance which is accessed from The Spinney off Gilmerton Loan.

2.2 Site History

There is no relevant planning history for this site.

Other Relevant History

4 March 2014 -Report to Education, Children and Families Committee entitled Primary School Estates Rising Rolls: Item 7.4

20 May 2014 - Report to Education, Children and Families Committee entitled Primary School Estates Rising Rolls: Item 7.3

The proposed additional accommodation is required to be provided by August 2015.

Main report

3.1 Description Of The Proposal

The application is made for the erection of a two storey standalone building providing 4 classrooms of 60 metres square plus additional hub/learning space and ancillary accommodation. It has overall dimensions of 21 metres in length by 16.7 at its deepest point 10.7 metres in depth to an eaves height of 5.7 metres and a ridge height of 8.8 metres.

The proposed location for the new building is between two existing single storey school buildings where it will become a gateway providing a secure control point and access gate in connection with a new reception within the existing playground. The main entrance to the building sits facing into the existing north facing playground space. The proposal will involve the removal of three existing trees and shrubs.

The proposed materials are primarily cement cladding; aluminium framed double glazed windows, doors and rooflights. It is proposed that colour samples will be provided for the approval in consultation with the school prior to construction on the site.

Supporting Statement

The applicant has submitted a design and access statement, flood risk assessment, habitat survey and a school travel plan. This is available to view on the Planning and Building Standards online services

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 proposal is acceptable in principle;
- b) the proposal will be of a suitable quality in terms of design;
- c) the proposal will result in an unreasonable loss of trees;
- d) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- e) the proposals affect road safety and car parking;

f) the proposal will have any detrimental impact on equalities and human rights;
and

g) comments raised have been addressed.

a) Principle

Edinburgh City Local Plan Policy Com 3 states that permission will be granted for new school development on existing school sites which are compatible with other policies in the Local Plan. The proposal is acceptable in principle.

b) Design, Form, Materials and Positioning

The proposal is of a contemporary and functional two storey design and is of a style and scale which will not compete with the character of the existing modern school building. As a result of the proposal, 35 square metres of land that is currently tarmac within the school grounds will be lost. The school buildings currently occupy 11% of the school grounds and this proposal will increase this by a further 1%.

The materials proposed are compatible with the character of the existing building. The specific colour of the panels is to be finalised. Accordingly, it is proposed to make the submission of samples of those cladding details a condition to ensure a suitable finish.

The character of the surrounding area is largely residential with a mix of housing types and styles ranging from two storey dwelling houses and flats to three storey blocks within close proximity of the proposal site. The scale and style of the proposal is such that it will relate well to the existing school building and will not constitute an incongruous feature within this setting. There is no strong spatial character immediately surrounding the school site, or where the proposal is to be located and as such the proposal will not appear out of keeping in this respect.

The proposal complies with policies Des 1 and Des 3 of Edinburgh City Local Plan.

c) Loss of Trees

Three trees and shrubs have been identified as being felled or removed for the proposal. In terms of their loss, their value is limited and the benefits of providing additional classroom accommodation outweigh their loss.

The proposal complies with policy Env 12 of Edinburgh City Local Plan.

c) Privacy and Daylight

The proposed windows facing to the south east are 17 metres from the boundary. The windows facing the residential properties on The Spinney lie more than 18 metres from the boundary and are no closer than the existing school windows facing these properties. The proposal will not generate any overlooking to neighbouring properties. The proposal will not result in any unreasonable loss of privacy or natural light to neighbouring properties.

Any overshadowing will fall within the school grounds.

d) Road Safety and Car Parking

The school has a rising roll due to the new housing being built in the catchment; therefore there will be an increase in pupil numbers. The new extension should take up to 100 more pupils.

The application has been accompanied by a school travel plan that sets out the course of action being taken by the school to reduce car use and increase other more sustainable modes of how children travel to school. This is in accordance with the Council's transport policies.

The proposal has been assessed by Transport Planning and will not have a significant impact on traffic or parking pressures in the area.

e) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights. No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

f) Public Comments

No comments have been received.

Conclusion

In conclusion, the proposal complies with the development plan and the Council's non-statutory guidelines. The proposal is acceptable in principle, is of suitable quality in terms of design and form, choice of materials and positioning, will not result in any unreasonable loss of privacy or natural light to neighbouring properties, and will not have any detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights was identified.

As this application relates to development proposals affecting the school estate, a Committee decision is required.

It is recommended that the Committee approves this application, subject to the recommended condition concerning materials.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Council, as Planning Authority.

Those details shall be submitted prior to commencement of construction on site and all works shall be carried out in accordance with that agreed schedule.

Reasons:-

1. In order to enable the Head of Planning to consider this/these matter/s in detail.

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. The Gilmerton Primary School Travel Plan dated 2007 should be updated, cover the new housing in the former Burdiehouse catchment and submitted to Transport Planning for its consideration.

Financial impact

4.1 The financial impact has been assessed as follows:

All financial implications of this Council project are matters for consideration by Education, Children and Families Committee.

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

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 site lies within the urban area of Edinburgh City Local Plan

Date registered

4 November 2014

Drawing numbers/Scheme

1-7,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Relevant Non-Statutory Guidelines

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

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Consultations

Environmental Assessment

The applicant proposes a two single storey classroom building within the grounds of Gilmerton Primary School. The existing school buildings are to the north and west with playground space to the south. Approximately 30m to the west is a residential dwelling.

It is unlikely that any change to existing amenity will result due to this proposal; therefore, Environmental Assessment has no objection to this proposed development.

Should you wish to discuss the above, please contact me on 0131 469 5807.

Transport Planning

I have no objections to the application subject to the following being included as conditions or informatives as appropriate:

1. *Gilmerton Primary School has a Travel Plan dated 2007. The school should submit an updated Travel Plan for approval. The updated Travel Plan should cover the new housing in the former Burdiehouse catchment.*

Note:

- o The school has a rising roll due to the new housing being built in the catchment, therefore there will be an increase in pupil numbers. The new extension should take up to 100 more pupils.*
- o The school's Travel Plan highlights the level of congestion caused by unnecessary car use which presents a significant risk to pupils walking or cycling to school. The school applied to be in the school streets pilot but weren't selected.*
- o The Travel highlighted that the green man phase at the lights on the junction of Ferniehill Drive/Drum Street were long enough. The green man phase a does not meet current standards a new traffic signal controller would be required to meet current standards the estimated cost of this would be £6,000;*
- o The Travel Plan also highlighted that crossing facilities were required on Ravenscroft Street, Ferniehill Drive and Gilmerton Dykes. A signalised crossing has been provided on Gilmerton Dykes Street at Hyvots Park.*

If you have any queries, please call Lynn Russell on 0131 529 7212 (Direct Dial).

Location Plan



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