

# Development Management Sub Committee

Wednesday 17 December 2014

**Application for Planning Permission 14/04592/FUL  
At Ratho Primary School, 1 School Wynd, Ratho  
Erection of a two storey education building within the site  
boundary of school.**

<b>Item number</b>	4.11
<b>Report number</b>	
<b>Wards</b>	A02 - Pentland Hills

## Summary

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The proposal complies with the development plan and the Council's non-statutory guidelines. The proposal is acceptable in principle, location and of suitable quality in terms of design and materials. The character and appearance of the conservation area will be preserved. There will be no unreasonable loss of privacy or natural light to neighbouring properties and no detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights has been identified.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LPRW, RWH11, RWE15, RWE51, RWE1, RWE41, RWE42, RWTRA4, NSG, NSGD02,
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# Report

## **Application for Planning Permission 14/04592/FUL At Ratho Primary School, 1 School Wynd, Ratho Erection of a two storey education building within the site boundary of school.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site lies within the grounds of Ratho Primary School to the north of North Street. The existing school building dates from 1982 and is mainly single storey. The school playing field lies to the west of this building with further green ground to the north. The land slopes gradually down from south to north.

Vehicular access to the site is from School Wynd off Main Street and there is a small parking area off School Wynd. Pedestrian access is via the main school gate at the west end of School Wynd and there is a secondary entrance via a path from North Street.

The surrounding area to the south, east and west is predominantly residential and the Union Canal lies to the north of the site.

A strip of land along the northern boundary of the school grounds, approximately 290 metres long by 20 metres wide, lies within Ratho Conservation Area.

#### **2.2 Site History**

The development proposal results from a report to Education, Children and Families Committee on 9 October 2012, entitled: 'Primary School Estate Rising Rolls: Implications for 2013/14 Session', item No 8. A subsequent report to Education, Children and Families on 14 March 2014 "Primary School Estate Rising Rolls" Item 7.4 identified schools facing pressure and identified solutions.

The proposed building is to be constructed in a single phase and is required to be completed by August 2015.

## **Main report**

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### **3.1 Description Of The Proposal**

The application is for the erection of a two storey stand alone building providing four classrooms. The classrooms will be approximately 60 square metres each in area to accommodate up to approximately 132 additional school children. Hub/learning and ancillary space will be provided within the building.

The building will be located on the southern edge of the playing field to the west of the main school building beside an area of semi-mature trees and vegetation. The development requires the removal of a number of small trees and some vegetation and relocation of the existing trim trail. A retaining structure will be erected along the southern edge of the building.

The proposed building measures approximately 21 metres long by 10.7 metres wide with eaves height of 5.6 metres and ridge height of 8.7 metres. The building will be fully accessible throughout with a level main entrance.

The proposed materials are grey fibre cement clad walls, aluminium framed double-glazed windows and doors (including one rooflight on the south elevation) and blue and green cladding panels on the window reveals.

### **Supporting Statement**

The applicant has submitted a Design and Access Statement, School Travel Plan and Method Statement for Protected Species. These documents are available to view via 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 has an adverse impact on protected open space;
- c) the proposal is of suitable quality in terms of position, design and materials;
- d) the proposal adversely affects the character or appearance of the conservation area;

- e) the proposal will result in an unreasonable loss of privacy, amenity or natural light of neighbouring properties;
- f) the proposal has a detrimental impact on road safety;
- g) the proposal will have any detrimental impact on equalities and human rights; and
- h) comments raised have been addressed.

a) Principle

The site lies within the defined Settlement Area of Ratho and will continue to provide accommodation for the school within the existing site. Rural West Edinburgh Local Plan Policy H11 supports the provision of new community facilities to serve local needs, except where contrary to other Local Plan objectives. The proposal is therefore acceptable in principle, subject to compliance with other relevant Local Plan policies.

b) Protected Open Space

The existing playing field is designated as Protected Open Space under Local Plan Policy E51. The new building will result in the loss of a relatively small and peripheral area of this open space having no impact on its usability or the marked pitch.

The loss of a small part of the Protected Open Space to facilitate the provision of additional classroom space is therefore acceptable and complies with Local Plan Policy H11.

The playing field is located within an area which is not deficient in open space and the loss of a small part will not be detrimental to the wider network, including its biodiversity value.

Trees

The proposal will result in the loss of a number of young birch trees and some minor vegetation. While this will have some impact on the character and amenity of the immediate area, this impact is acceptable given the proportionately small area affected and minimal ecological impact. Policy E15 of Rural West Edinburgh Local Plan advises that where development unavoidably involves the loss of woodland, trees or hedgerows, the developer will be required to undertake equivalent replacement planting. Conditions have been applied requiring appropriate replanting to mitigate this impact and stipulating the period for tree works/removal outwith the bird breeding season to protect nests.

There is a local benefit and community purpose to the development as it will accommodate additional school children in response to the rising roll. This benefit outweighs the loss of this small area of open space, particularly given that an ample playing field will be retained.

### c) Positioning, Design and Materials

The proposed location for the new building is on comparatively level ground on a site which has many different levels and steep slopes. This location allows for the ground floor classrooms to have direct access to outdoor learning areas to the west and east of the building. Due to the existing site constraints, the building does not have direct connection with the existing school building. However, a new path will be formed between the two buildings to provide a link.

The design of the proposed building is based on the 'Optimum Schools' approach which ensures that school buildings can be individual, tailored to individual sites and settings, energy efficient and meet specific school requirements. The new building will be two storey with a pitched roof with contemporary detailing and materials. The scale and height is appropriate in this location and the design will complement the existing modern school building while creating interest in this part of the school grounds. A condition has been applied requiring details of the external materials prior to the start of development to ensure a suitable finish.

The proposal therefore complies with Policies E1, E41 and E42 of the Rural West Edinburgh Local Plan.

### d) Character and Appearance of Conservation Area

The application site is located approximately 53 metres south of the area of the school's grounds that lies within Ratho Conservation Area. The proposed modest scale, two storey building on this site will therefore have no adverse effect on the character or appearance of the conservation area.

### e) Amenity

The closest residential property is gable end to the proposed building, approximately 21 metres to the south and views are screened by the existing tree cover and boundary fencing. The proposal will not therefore have any adverse impact upon the privacy of this or any other neighbouring property.

The proposed building will not have any adverse impact on daylight or sunlight levels for surrounding properties as it is a sufficient distance away to meet the requirements set out in the Council's non-statutory guidance.

As regards noise and disturbance, no objections have been raised by Environmental Assessment or neighbouring residents.

The proposal will not therefore have any detrimental impact on the privacy, amenity or natural light of neighbouring properties.

### f) Road Safety

No concerns have been raised regarding the additional traffic and parking of cars generated as a result of the proposal.

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. However, this document is out of date so an informative has been added advising that an updated Travel Plan should be submitted for approval.

#### g) Equalities and Human Rights Impacts

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

#### h) Public Comments

No representations have been received.

#### Conclusion

The proposal complies with the development plan and the Council's non-statutory guidelines. The proposal is acceptable in principle, location and of suitable quality in terms of design and materials. The character and appearance of the conservation area will be preserved. There will be no unreasonable loss of privacy or natural light to neighbouring properties and no detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights has been identified.

As this application relates to the Council's Education portfolio, a Committee decision is required.

It is recommended that the Committee approves this application, subject to the recommended conditions.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. A replacement tree planting scheme shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. The approved tree planting scheme shall be fully implemented within six months of the completion of the development.
3. All tree works/removal shall take place outwith the bird breeding season (March to August inclusive).
4. 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.

## **Reasons:-**

1. In order to retain and/or protect important elements of the existing character and amenity of the site.
2. In order to ensure that the approved tree planting works are properly established on site.
3. In order to ensure that all breeding birds and their nests are protected.
4. In order to enable the Head of Planning to consider this/these matter/s in detail.

## **Informatives**

It should be noted that:

1. Ratho Primary School has a Travel Plan dated 2005. The school should submit an updated Travel Plan for approval.

Note:

- 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.  
Most children will be within walking distance and the school has just installed a new 40 bike shelter to accommodate those living further afield;
  - The school's Travel Plan highlighted Baird Road/Ratho Park Road as a bad corner very hard to cross, Main Street having reduced visibility due to parked cars and a similar problem at the Main Street/Dalmahoy Road crossroads.
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

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

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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### **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**

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### **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**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The application was advertised on 14 November 2014.

No representation have been received.

## **Background reading/external references**

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

**Statutory Development  
Plan Provision**

The site is located within the Settlement Boundary and partially designated as Protected Open Space.

**Date registered**

4 November 2014

**Drawing numbers/Scheme**

01 - 07,

Scheme 1

**David R. Leslie**

Acting Head of Planning and Building Standards

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**Links - Policies**

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**Relevant Policies:**

**Relevant policies of the Rural West Edinburgh Local Plan.**

Policy H11 states that the Council will support the retention of existing community facilities where there is a proven need and no suitable replacement facilities are available

Policy E15 seeks to ensure the survival and retention of healthy mature trees as part of development proposals. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

Policy E51 seeks to retain public and private open space of recreational, amenity or nature conservation value.

Policy E1 seeks to prevent development which would be inconsistent with local plan objectives for sustainable development.

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.

Policy TRA4 says that development proposals should make specific provision for the needs of cyclists and pedestrians and provide convenient and safe access to existing or proposed networks where practicable

### **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

## **Application for Planning Permission 14/04592/FUL At Ratho Primary School, 1 School Wynd, Ratho Erection of a two storey education building within the site boundary of school.**

### **Consultations**

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#### **CECAS (Archaeology)**

*The modern late 20th century primary school is constructed on the northern side of the historic village of Ratho and adjacent to the Union Canal, a scheduled ancient monument. The construction of the school has significantly affected the previous ground levels and as such it is considered unlikely that the application will affect any significant buried remains associated with adjacent historic village. Similarly although the application site runs up to the edge of the Canal, the actual site is tucked away to the rear of the site and in my opinion will have therefore have no negative impact upon the setting of this Scheduled Monument.*

Therefore I have concluded that there are no known archaeological implications in regard to this application.

#### **Environmental Assessment**

*Environmental Assessment offers no objection regarding this application.*

#### **Transport Planning**

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

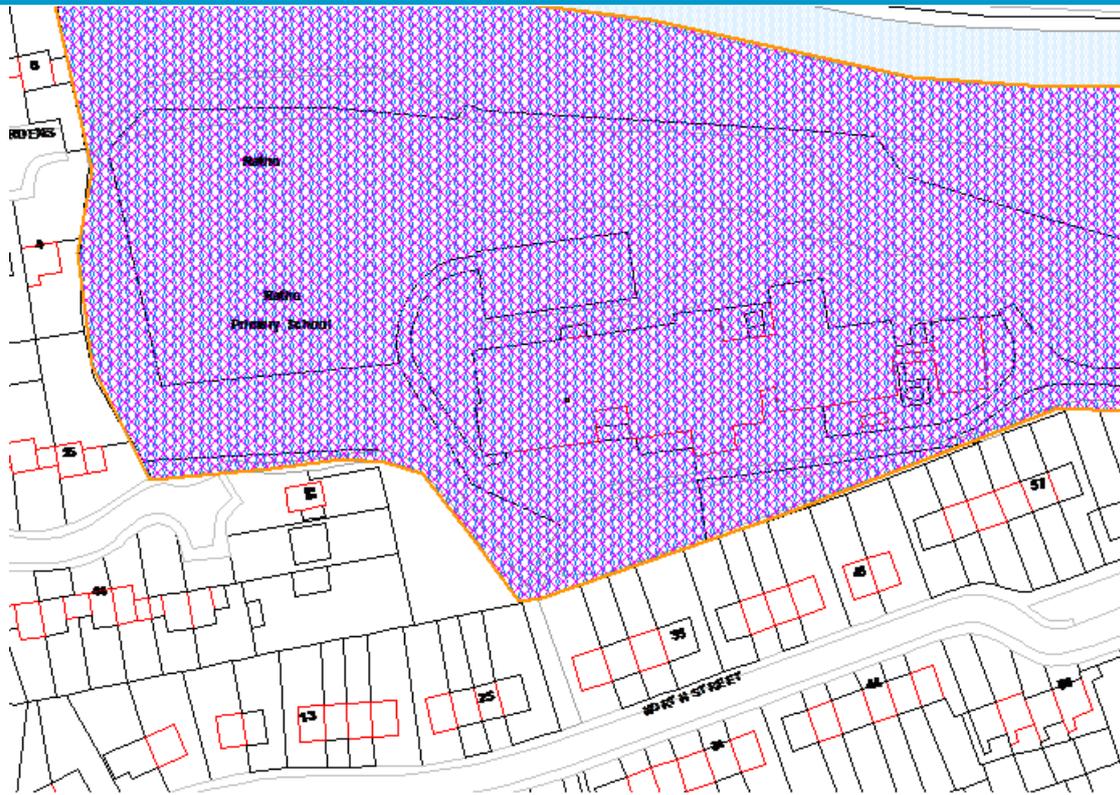
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## Location Plan

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