

# Development Management Sub Committee

Wednesday 17 December 2014

**Application for Planning Permission 14/04530/FUL  
At Liberton High School, 328 Gilmerton Road, Edinburgh  
Extension to existing Sports Centre including Gym Hall &  
support facilities.**

<b>Item number</b>	6.3
<b>Report number</b>	
<b>Wards</b>	A16 - Liberton/Gilmerton

## Summary

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The proposals comply with the development plan and the relevant non-statutory guidance. The proposal is acceptable in this location and is of an appropriate scale, form and design. The proposal is set a sufficient distance from nearby residential properties and will not result in the loss of amenity to neighbouring residents.

## Links

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[Policies and guidance for this application](#) LPC, CITD3, CITCO3, NSG, NSGD02, NSP,

# Report

## **Application for Planning Permission 14/04530/FUL At Liberton High School, 328 Gilmerton Road, Edinburgh Extension to existing Sports Centre including Gym Hall & support facilities.**

### **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 application site comprises land within the curtilage of Liberton High School, which is situated on the south west side of Gilmerton Road. The land in question is on the south east side of the school access road, to the north and east of the existing sports centre building.

The land to the north of the building is an existing car park containing 31 spaces. The land to the east located between the rear of the existing sports centre building and the boundary nearest to the properties at Greenend Grove comprises a landscaping and tree belt containing 17 trees.

To the south west of the site are the existing school buildings; to the west playing fields and to the east houses on Greenend Grove and Greenend Gardens.

There is a change of levels across the site of approximately 2.3 metres.

#### **2.2 Site History**

24 July 1995 - Planning permission granted for alterations and additions. (Reference 95/01643/FUL).

27 April 1999 - Planning permission granted to erect a new sports hall, ancillary accommodation, cafeteria/social area and car park (as amended). (Reference 98/00046/CEC).

29 June 2004 - Renewal of planning permission (98/00046/CEC) to erect new sports hall, ancillary accommodation, cafeteria/social area and car park. (Reference 04/00111/CEC).

24 July 2013 - Certificate of Lawfulness granted to resurface and upgrade three existing tennis courts including fence, construction of bike trails, removal of top soil and trees. (Reference 13/01950/CLP).

## Other Relevant History

30 September 2014 - The development proposal results from a report to the Finance and Resources Committee, titled: 'Liberton High School', item No 7.2 having been continued by the Committee for additional options on the 21 August 2014.

## **Main report**

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

The application is for the extension of the existing sports centre and gym hall. PE facilities at the school have previously been split across two locations. Following the demolition of the gym block to the west of the main school building there is a need to provide additional facilities. The proposal comprises three elements: an extension to the eastern side of the building; an extension to the north side of the building; and an outdoor teaching area.

#### Extension to the Eastern Elevation

This section of the extension would comprise a fitness studio, PE classroom, two indoor changing rooms and four outdoor changing rooms with associated WCs. It is a mono-pitched structure split into two sections due to changes in levels across the site. The section between the existing building and the mono-pitched structure has a flat roof. The extension measures 1.6 - 2.6 metres to the eaves with a maximum height of 2.6 - 3.6 metres. The extension has a footprint of approximately 26.0 metres by 4.8 - 6.0 metres.

The materials are white render and grey blockwork for the walls and a grey metal clad roof.

An existing landscaping and tree belt located between the rear of the building and the boundary nearest to the properties at Greenend Grove would be removed.

#### Extension to the North Elevation

This section of the extension would extend into the existing car park and comprise a gymnasium/dance studio, gym store and fire escape. 15 car parking spaces would be removed to accommodate the extension. It would have a footprint of 17.0 metres by 20.0 metres. The roof would represent a continuation of the existing roofline and measure 4.4 - 4.6 metres to the eaves with a maximum height of 5.8 metres to the ridge.

The wall materials are glazed curtain walling and 'rainscreen' vertical cladding with a grey blockwork basecourse. The roof is a grey metal clad roof with an aluminium edge trim.

#### Outdoor Teaching Area

An outdoor classroom is located in the western corner of the site. Seating is incorporated into the landscaping via a series of terraces. A memorial to Keane Wallis Bennett would be located within the outdoor teaching area.

## Supporting Statement

The application is supported by the following documents:

- Planning Statement
- Noise Impact Assessment
- Transport Statement

These documents are 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 principle of development is acceptable;
- b) The proposal will be of a suitable quality in terms of design and form, choice of materials and positioning;
- c) The loss of trees is acceptable;
- d) The proposals will be detrimental to residential amenity;
- e) The proposals will be detrimental to road safety;
- f) The proposals will have any detrimental impact on equalities and human rights; and
- g) Comments raised have been addressed.

#### a) The Principle of Development

The proposal to extend the existing sports centre and gym hall is in accordance with the principle of the urban area policy, subject to a number of amenity considerations, which are assessed in (d) below. The sports centre and gym hall associated with Liberton High School already exists on the site, and therefore the principle of the land use has been established.

The applicant considered a number of options for the location of the proposal. This site was selected as it ensures that all the playing fields are maintained; there is an existing building on the site; the location close to the school entrance allows for public use and it has the lowest cost implications when taken against other sites that were considered.

The educational use of the site is established. The operational development is acceptable in principle, subject to the considerations below.

#### b) Scale, Form, Design and Materials

The extension will be single storey to the eastern elevation. These materials are white render and grey blockwork for the walls and a grey metal clad roof.

The roofline of the extension to the north will represent a continuation of the existing roofline. These wall materials are glazed curtain walling and 'rainscreen' vertical cladding with a grey blockwork basecourse. The roof is a grey metal clad roof with an aluminium edge trim.

The proposal is compatible with the character of the existing building and is of appropriate quality in terms of design, form, choice of materials and positioning.

#### c) Loss of Trees

There will be a loss of trees along the eastern boundary. Whilst this is regrettable, the wider benefits of the proposal outweigh this loss and with suitable planting, their loss would be ameliorated. A condition is recommended requiring the submission of a landscape plan.

#### d) Residential Amenity

The proposal would be located approximately 4.4 - 8.5 metres from the site's east boundary. A path is located between the site's eastern boundary and the boundaries of the gardens at Greenend Grove. The extension on the eastern elevation will also be single storey.

By virtue of the distance between the proposed extension and the existing houses at Greenend Grove, the proposal will have no impact on sunlight or daylight to existing residential properties.

There are no windows on the eastern elevations of the extension. The proposal raises no privacy issues.

The right to a view is not a material consideration. The proposed extensions do not have a significant impact on immediate outlook.

The proposals will not be detrimental to residential amenity.

e) Road Safety

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 accord with the Council's transport policies.

Transport has raised no objection to the application.

The proposals will not be detrimental to road safety.

f) Equalities and Human Rights Impacts

This application has no impact in terms of equalities or human rights.

g) Public Comments

The application was advertised on 7 November 2014 and attracted six letters of representation in support and 23 letters of objection. These included comments from the Liberton and District Community Council.

**Material representations:**

- Amenity - loss of privacy, loss of daylight and sunlight, proximity- this has been addressed in section 3.3d);
- Noise and disturbance - this has been addressed in section 3.3d);
- Landscape - loss of trees, loss of vegetation- this has been addressed in section 3.3c);
- Transport - increased traffic- this has been addressed in section 3.3e);
- Design and materials- this has been addressed in section 3.3a); and
- Statutory process - Pre-Application Consultation Process and category of development - the application falls within the category of Local Development.

**Community Council comments:** Liberton and District Community Council submitted comments regarding the supporting application documents including the appraisal of alternative options, noise, hours of operation, visual impact, nature conservation, amenity, traffic, and the statutory process. These points are addressed in sections 3.3a), b), c), d) and e).

**Conclusion**

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidance. The proposal is acceptable in this location and is of an appropriate scale, form and design. The proposal is set a sufficient distance from nearby residential properties and will not result in the loss of amenity to neighbouring residents. 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**

#### **Conditions:-**

1. Prior to the commencement of development, full landscape plans shall be submitted including details of planting along the eastern boundary.

#### **Reasons:-**

1. In order to achieve suitable visual amenity.

#### **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. An up to date Travel Plan should also be submitted. The Travel Plan should clearly demonstrate how staff and visitors will access the school and what measures they propose to ensure that vehicle trips are kept to a minimum and staff and visitors are encouraged to use public transport or walk to the school.
5. The existing parking areas in the school could benefit from being upgraded and formalised with clear markings and signs.

### **Financial impact**

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#### **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**

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

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## **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 7 November 2014 and attracted six letters of representation in support and twenty three letters of objection. These included comments from Liberton and District Community Council.

The letters of objection raised the following material issues:

- Amenity - loss of privacy, loss of daylight and sunlight, proximity;
- Noise and disturbance - during construction period and outside of school hours following the completion of development;
- Landscape - loss of trees, loss of vegetation;
- Transport - increased traffic;
- Design and materials; and
- Statutory process - Pre-Application Consultation Process and category of development.

The letters of objection raised the following non-material issues:

- Loss of view.

### **Comments in Support of the Application**

- Benefits of additional facilities to the school and the wider community;
- Providing PE facilities in a single location is preferable; and
- Design of the proposal.

Liberton and District Community Council submitted comments regarding the supporting application documents including the appraisal of alternative options, noise, hours of operation, visual impact, light pollution, nature conservation, amenity, infrastructure, traffic, existing water main and the consultation process.

## **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 area within which the site is located has been defined as Urban Area within the Edinburgh City Local Plan.

**Date registered**

31 October 2014

**Drawing numbers/Scheme**

01 - 13,

Scheme 1

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**Links - Policies**

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**Relevant Policies:**

**Relevant policies of the Edinburgh City Local Plan.**

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.

**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.

**Non-statutory guidelines** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

# Appendix 1

## **Application for Planning Permission 14/04530/FUL At Liberton High School, 328 Gilmerton Road, Edinburgh Extension to existing Sports Centre including Gym Hall & support facilities.**

### **Consultations**

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#### **Transport**

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

- 1. An up to date Travel Plan should also be submitted. The Travel Plan should clearly demonstrate how staff and visitors will access the school and what measures they propose to ensure that vehicle trips are kept to a minimum and staff and visitors are encouraged to use public transport or walk to the school;*
- 2. The existing parking areas in the school could benefit from being upgraded and formalised with clear markings and signs.*

*Note:*

*The proposed new sports facilities are to replace those which had to be demolished on safety grounds. There is no increase in pupil numbers though community use which has been reduced with the removal of the old facilities is expected to rise to previous level.*

*The car park areas, although used extensively, are not used to capacity.*

*The new extension is not expected to result in additional car movements or parking during the normal school day. There are currently 52 staff members at the school and the Council's current parking standards (Zone 4) allows for a minimum of 1 space per 2 staff, which equates to 26 spaces or a maximum of 1 per 1.5 staff which equates to 35. Therefore the existing car parking provision for the school is in excess of the Council's current guidelines and the loss of the 15 spaces for the extension is considered to be acceptable.*

## Location Plan

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