

Development Management Sub Committee

Wednesday 14 January 2015

**Application for Planning Permission 14/04587/FUL
At Pentland Primary School, 10 Oxfangs Green, Edinburgh
Erection of a single storey, 3-classroom building within the
grounds of Pentland Primary School.**

Item number	4.4
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

The proposal is for the siting of a free-standing single storey building to provide additional classroom facilities within the grounds of the existing school. By reason of the position, size, form and design of the proposal it complies with the relevant provisions of the development plan and associated guidelines. With the imposition of appropriate conditions it represents an acceptable form of development.

Links

<u>Policies and guidance for this application</u>	CITCO3, CITD3, CITD1, CITE12, CITE17, CITE3, NSGD02,
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Report

Application for Planning Permission 14/04587/FUL At Pentland Primary School, 10 Oxfangs Green, Edinburgh Erection of a single storey, 3-classroom building within the grounds of Pentland 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 grounds of Pentland Primary School which is located to the south of Oxfangs Green. The school site comprises a one and two storey school building within the eastern part of the site, a car park to the north, playground and ancillary outdoor space to the west, east and south, and a playing field to the west.

The school site is accessed from Oxfangs Green to the north with a secondary pedestrian access from Oxfangs Bank from the south.

The majority of the school site is edged by trees and bounded by residential properties. The site of the former Hunter's Tryst Primary School is located to the north west, which was demolished and consolidated with the former Comiston Primary School to form Pentland Primary School. A grouping of trees, two single storey wooden sheds, and outdoor seating connected with the playground currently lie in between the school building and the playing field.

There are two small category B listed stone built structures located approximately 20 metres and 80 metres from the site to the north west (listed on 14.12.1970, ref: 27964). These structures were connected with the Comiston Springs Warehouse and relate to Edinburgh's first piped water supply (defunct since 1945). Boundary trees and a change in ground levels prevent clear views to these structures from the site.

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

3.1 Description Of The Proposal

The application is for the erection of a one storey standalone building providing three classrooms in response to the increasing school roll. The classrooms will be approximately 60 square metres each in area to accommodate up to approximately 99 additional school children. Hub/learning and ancillary space will be provided within the building.

The new building is to be located to the west of the existing school building on part of the western edge of the playground and part of the eastern edge of the playing field. The site currently has an ancillary function and is mostly covered with vegetation and semi-mature trees. The proposal requires the removal of a number of trees and shrubs and the relocation of a wooden shed, currently used for outdoor learning, to the western edge of the playing field. The existing post and wire mesh fencing enclosing the eastern edge of the playing field will be re-routed around the new building to maintain the enclosure of this part of the school grounds.

The proposed building has overall dimensions of approximately 22.7 metres in length by 13.3 metres in depth to an eaves height of 2.6 metres and a ridge height of 6.5 metres. The building has been designed to be fully accessible throughout with a level access entrance from the playground frontage. The main entrance to the building is located on its southern elevation facing into the existing playground space.

The proposed materials are primarily cement cladding, aluminium framed double glazed windows (including one rooflight on the south facing elevation) and doors, and coloured laminated timber composite cladding panels to provide accent detailing on the south and west elevations.

The applicant has submitted a Design and Access Statement, a School Travel Plan, a Flood Risk Assessment and a Method Statement for Protected Species Surveys. These documents are available to view via Planning and Building Standards online services.

The outdoor learning shed which is to be relocated as a result of this proposal does not require planning permission as defined by Part 12, Class 30 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

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 and trees;
- c) the proposal will be of a suitable quality in terms of design;
- d) the proposal will result in an unreasonable loss of privacy, amenity or natural light to neighbouring properties;
- e) the proposals affect road safety and car parking;
- f) the proposals affect the setting of the listed buildings;
- 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 urban area and will continue to provide accommodation for the school within the existing site. 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 therefore acceptable in principle subject to compliance with other relevant Local Plan policies.

b) Protected Open Space and Trees

The existing playing field in the western part of the site is designated as protected open space under Local Plan Policy Os 1. The siting of the new classroom building and the relocated outdoor learning shed will result in the loss of a relatively small and peripheral part of this open space which currently forms part of the ancillary area around the marked pitch area. The proposed classroom building and relocated outdoor learning shed will not encroach onto the marked pitch area and will not impact on its usability.

The playing field is not located within an area which is deficient in the quantity of open space, and its loss would not be detrimental to the wider network, including its continuity, biodiversity or amenity value. The open space which will be lost equates to approximately 2.7% (335.6 square metres) of the total designated area.

In accord with Local Plan Policy Os 1, there will be a local benefit and community purpose in allowing the development because it will accommodate additional school children to respond to the rising roll. This benefit outweighs the loss of this small area of open space, particularly given that its primary use as a playing field will be maintained.

Local Plan Policy Os 2 sets out additional requirements which specifically relate to playing fields. The proposal complements the principal use of the open space as a playing field and will provide additional overlooking. The loss of part of the ancillary area around the pitch would not adversely affect its usability. Sports Scotland do not raise any objection to the proposal.

The loss of a small part of the designated open space to facilitate the provision of additional classroom space is acceptable and complies with Local Plan policies Os 1 and Os 2.

The proposal will result in the loss of a number of small trees and some minor vegetation. While this will have some impact on the character and amenity of the immediate area, this is considered acceptable given the proportionately small area affected, its relatively minimal amenity/leisure value, and its location within well landscaped school grounds. Conditions have been applied requiring appropriate replanting to mitigate this impact and that the period for tree works/removal is outwith the bird breeding season to protect nests.

The proposal complies with Policy Env 12 and Env 16 of the Edinburgh City Local Plan.

c) Design, Form, Materials and Positioning

The location of the proposed building is influenced by the position of the existing school entrance, the opportunity to access external teaching space overlooking the playing field, and the need to maintain the usability of the existing playing field and playground. The school building currently occupies approximately 14% of the school grounds and this proposal will increase this by a further 1.3%. The spatial character of the surrounding area is varied, and the proposal will be in keeping with its setting.

The proposal is of a contemporary and functional one storey design, and is of a style and scale which will complement the character of the existing modern school building. The materials proposed reflect the contemporary character of the proposal and will create interest within this part of the school grounds. A condition will be added for the submission of samples of the external materials prior to the commencement of the development to ensure a suitable finish.

Flood Prevention raise no objections to the proposal.

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

d) Amenity

The closest residential property is approximately 22.7 metres to the north of the proposed classroom building, and direct views are screened by existing tree cover and boundary fencing. The proposal will not have any adverse impact upon the privacy of this or any other neighbouring property due to window distances being in excess of the required 18 metres.

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

With respect to noise and disturbance, no objections have been received from Environmental Assessment.

The proposal will not have any detrimental impact on neighbouring amenity and is considered acceptable in terms of Policy Des 1 and Des 3.

e) Road Safety

Two representations have been received which raise concern regarding additional traffic and parking of cars generated as a result of the proposal.

The Council has a statutory requirement to accommodate children of school age within the relevant school catchment area. Consequently, the Council's options are limited in how to accommodate those children within the relevant school premises.

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. Transportation raises no objections to the proposal.

f) Setting of Listed Buildings

There are two small category B listed stone built structures located approximately 20 metres and 80 metres from the site to the north west. Boundary trees and a change in ground levels prevent clear views to these structures from the site and the proposal will not have an adverse impact upon their setting particularly given the context of existing development surrounding these listed structures.

The proposal complies with Policy Env 3.

g) 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.

h) Public Comments

Concerns have been raised regarding the additional traffic and parking of cars generated as a result of the proposal. This has been addressed in section 3.3 e).

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

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. 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. Pentland Primary School has a Travel Plan dated 2008. The school should submit an updated Travel Plan for approval.

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

Neighbour notification letters were issued on 10 November 2014.

The application attracted two letters of representation, one of which raised objection to the proposal, and one of which set out general comments. Both representations raised concerns regarding increased traffic and parking as a result of the proposal.

Background reading/external references

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

Statutory Development

Plan Provision

The site is located within the Urban Area and partially designated as protected open space.

Date registered

4 November 2014

Drawing numbers/Scheme

01, 02, 04, 05, 06, 07, 08, 09,

Scheme 1

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Links - Policies

Relevant Policies:

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

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

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

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

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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 14/04587/FUL At Pentland Primary School, 10 Oxgangs Green, Edinburgh Erection of a single storey, 3-classroom building within the grounds of Pentland Primary School.

Consultations

Environmental Assessment

The applicant proposes a new single storey 3 classroom building within the grounds of Pentland Primary School. The existing school buildings are to the east with playground space to the south and west. Approximately 20m to the north is a residential dwelling associated with the school (the janitor/caretaker's accommodation).

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.

Transport Planning

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

1. *Pentland Primary School has a Travel Plan dated 2008. The school should submit an updated Travel Plan for approval.*

Note:

- The school has a rising roll but the extension is clawing back general purpose and PE space so this application is not expected to contribute to an increase in pupils.

- The school's Travel Plan highlights bad parking/dropping off/picking up/mounting pavement outside school entrance. Oxgangs Road, Biggar Road, Fairmilehead Crossroads and Pentland View as being difficult to cross.

The school applied to be in the school streets pilot but weren't selected.

Flood Prevention

No drainage strategy document has been provided at this time.

Flood Risk Assessment

CEC Flood Prevention recommends this application is rejected on flood risk grounds. CEC Flood Prevention agrees with the conclusions stated in the FRA produced for the development as summarised below:

- CCTV surveys are undertaken of the culverted watercourse adjacent to the site to assess current condition and to identify their integrity since it is proposed to construct the proposed development above the pipeline. During pre-consultation discussions it had been understood that these / this pipeline will be diverted around the proposed building.

- No development occurs on top of the watercourses or Scottish Water sewer, or within the area shown to be at flooding risk in the detailed SEPA maps.

- The present location of the proposed buildings are within the pluvial flood risk area as identified on SEPA's maps.

- Further discussions are held with the local council to determine if further work is required to better define potential flood depths within the site and to discuss surface water management.

The proposed development contravenes Scottish Planning Policy and the proposed objectives and actions stated in the Flood Risk Management (Scotland) Act, 2009.

11.12.2014 - Revised comments received following provision of further details:

It is acknowledged that the building has now been moved so it no longer lies above the culverted watercourse which flows through the school grounds.

Drawing 15870P-TP(00) 005 shows the finished flood levels of the proposed development will be 133.00mAOD. The pluvial flood modelling undertaken by Kaya Consulting shows a pluvial flood depth of 0.3m at the north east corner of the building where the ground level is stated as 132.53mAOD. Therefore the proposed finished floor levels lie above the flood level with a 0.17m freeboard. This is considered acceptable by CEC Flood Prevention.

As per my previous response no details of the drainage system have been provided at this stage. Provision of the drainage design information should be added as a condition to the application. The information must be submitted to CEC Flood Prevention for consideration and approval and be fully implemented prior to the occupation of the development.

NOTE: Drainage details were submitted 11.12.14 for consideration.

Sports Scotland

On the basis of there being no impact on the pitch, no objections are raised.

Location Plan



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