

Development Management Sub Committee

Wednesday 14 January 2015

**Application for Planning Permission 14/04586/FUL
At Clermiston Primary School, 18 Parkgrove Place,
Edinburgh
Erection of a 2 storey, 4-classroom building within the
grounds of the school. Relocation of existing shed.**

Item number	4.5
Report number	
Wards	A03 - Drum Brae/Gyle

Summary

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. 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

Policies and guidance for this application	CITCO3, CITD3, CITD1, CITE12, CITE17, CITE16, NSGD02,
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Report

Application for Planning Permission 14/04586/FUL At Clermiston Primary School, 18 Parkgrove Place, Edinburgh Erection of a 2 storey, 4-classroom building within the grounds of the school. Relocation of existing shed.

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 Clermiston Primary School which is located to the north of Parkgrove Place, and to the west of Parkgrove Street.

The school site comprises a predominantly two storey school building, with a large grass playing field to the south of this building and a large hard surfaced playground area to the north, along with smaller areas of grass and hardstanding to the north west and east. The land slopes gradually down from east to west. The school site also comprises a nursery to the south and a community centre to the east of the school building.

Primary vehicular access to the school site is provided via Parkgrove Street and Parkgrove Place. Pedestrian-only access is provided from Parkgrove Place. There are dedicated drop off zones outside the school gates on both Parkgrove Street and Parkgrove Place, and there are a limited number of un-marked parking places in the school grounds accessed from Parkgrove Street.

The surrounding area is predominantly residential, and the northern and western boundaries of the site abut rear gardens. Trees edge the site's northern, western and eastern boundaries.

2.2 Site History

25.11.2009 - Planning permission was granted for the erection of a new nursery school building (planning application: 09/02358/FUL).

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 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 north eastern edge of the playground to the north of the main school building and will require the removal of two mature trees. An existing single storey bike storage shed will require to be relocated further west along the site's northern boundary.

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 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 bike 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 is of suitable quality in terms of position, design and materials;
- d) the proposal will result in an unreasonable loss of privacy, amenity or natural light of neighbouring properties;
- e) the proposal has a detrimental impact on road safety;
- f) the proposal will have any detrimental impact on equalities and human rights;
and
- g) 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 playing field to the south and grassed areas to the west of the school building are designated as protected open space. The position of the new building will not result in the loss of any of this protected open space.

While the loss of two mature trees 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. 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 H11 and Env 12 of the Edinburgh City Local Plan.

c) Design, Form, Materials and Positioning

The proposed location for the new building is on comparatively level ground and is not identified as having a flood risk. No objections have been raised by Flood Prevention.

The ground floor classrooms will have direct access to outdoor learning areas to the south of the building. Level access between the new building and the existing school building is provided across the existing playground.

The proposal is of a contemporary and functional two 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. The spatial character of the surrounding area is varied, and the proposal will be in keeping with its setting.

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.

The proposal complies with Policy Des 1, Des 3 and Env 17 of the Edinburgh City Local Plan.

d) Amenity

The closest residential property is approximately 29 metres to the north of the proposed building. 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. In addition, the proposed windows and glazed doorway on the north facing elevation relate to non-habitable rooms serving toilets and stairs so they will not generate overlooking to neighbouring properties.

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.

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

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) 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.

g) Public Comments

One representation has been received in support of the application. This representation emphasises the need for more classroom accommodation to respond to the rising school roll.

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. 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 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. Clermiston Primary School has a Travel Plan dated 2008. From discussions with the Council's Road Safety staff, I understand that the school is currently working on an updated Travel Plan. This should be submitted for approval and should include the proposed nursery.
5. The existing Emergency service access is affected as part of this application and requires a new route. The applicant should liaise with the emergency services and Building Standards to ensure that they are happy with the new proposed route.

Financial impact

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

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.

One representation has been received in support of the application.

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.

Date registered

4 November 2014

Drawing numbers/Scheme

1-8,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Ruth King, Planning officer

E-mail:ruth.king@edinburgh.gov.uk Tel:0131 529 6475

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 16 (Species) sets out species protection requirements for new development.

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 14/04586/FUL At Clermiston Primary School, 18 Parkgrove Place, Edinburgh Erection of a 2 storey, 4-classroom building within the grounds of the school. Relocation of existing shed.

Consultations

Environmental Assessment

The applicant proposes the erection of a new two storey classroom building (and relocation of the existing bike shed) within the grounds of Clermiston Primary School. The proposed location is approximately 25m from residential dwellings to the north and east, the existing school buildings are to the south with the playground to the west.

The residential dwelling to the east is screened from the proposed classroom building by the existing nursery unit and as such, no negative impact on amenity of that dwelling is expected. Although the dwellings to the north will see a school building significantly closer to them than at present, the screening benefits of this structure from the high level of playground noise will outweigh any small increase in noise at the site location.

It is unlikely that this proposal will have a negative impact on amenity; 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. Clermiston Primary School has a Travel Plan dated 2008. From discussions with the Council's Road Safety staff, I understand that the school is currently working on an updated Travel Plan. This should be submitted for approval and should include the proposed nursery.*
- 2. The existing Emergency service access is affected as part of this application and requires a new route. The applicant should liaise with the emergency services and Building Standards to ensure that they are happy with the new proposed route.*

Note:

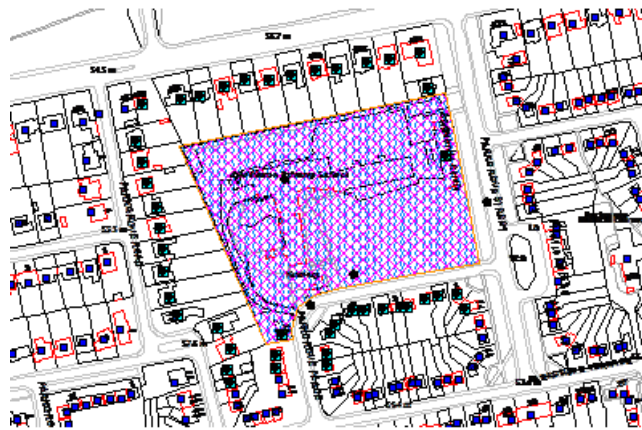
- There will be an increase in pupil numbers as a result of this application; the new building is an extension to the existing nursery on site. The 4 classroom extension would allow for up to an extra 120 pupils;*
- The school's Travel Plan highlights top parental issues and one of the issues raised is parked cars on Parkgrove Street and Parkgrove Terrace and cars going wrong way*

through one way section. Clermiston Primary School is part of the Pilot Schools Street Programme. This should help with congestion around the school/Nursery gates;
- The school's Travel Plan also suggests a pedestrian crossing outside the school is required. From discussions with the Council's Road Safety staff I understand that due to site constraints this is difficult to achieve in the correct location.

Flood Prevention

After provision of the information as attached to the email below (Refers to submission of Drainage Strategy), CEC Flood Prevention consider the drainage design for the proposed development as acceptable and have no further comment on the application.

Location Plan



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