

Development Management Sub Committee

Wednesday 28 January 2015

**Application for Planning Permission 14/03916/FUL
At 106A Biggar Road, Edinburgh, EH10 7DU
Change of use from locker rooms and admin office (upper floor) and shop (lower floor) to office accommodation to be let temporarily (3 years).**

Item number	4.1
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

The proposal does not comply with Policies Emp1 and Env10 of the development plan, however the proposed change of use to office accommodation is acceptable as there is office accommodation in the neighbouring property and an existing vacant building in the Green Belt will be re-used. The proposal will therefore not harm the character and appearance of the Green Belt, will not harm amenity and will not raise any road safety or parking issues.

It is considered that a departure from the development plan is justified in this instance.

Links

Policies and guidance for this application	LPC, CITD11, CITE10, CITOS1, CITEM1, NSG, NSBUS,
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Report

Application for Planning Permission 14/03916/FUL At 106A Biggar Road, Edinburgh, EH10 7DU Change of use from locker rooms and admin office (upper floor) and shop (lower floor) to office accommodation to be let temporarily (3 years).

Recommendations

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

Background

2.1 Site description

The application site is a two storey building that is currently vacant and was the former Lothianburn Clubhouse located on Biggar Road. The Pentland Hills Regional Park lies to the east and the site is within the Green Belt. There are no residential properties located within 30m.

2.2 Site History

04 March 1993 - Permission granted to alter & extend clubhouse (reference: 92/02541/FUL).

08 December 1998 - Permission granted for erection of replacement access stair (reference: 98/01205/FUL).

21 February 2006 - Permission granted to construct car park and widen access road to remove parking from A702 trunk road (reference: 05/03897/FUL).

Main report

3.1 Description Of The Proposal

The building is currently vacant and the application proposes to temporarily change the use of 7 rooms within the building to Class 4 (Office) use. The rooms to be used as the office accommodation are the former locker rooms, admin office and shop. The accommodation will be located on both the lower ground and upper floors of the northern end of the building. The total floor area of office accommodation will be 185sqm.

There is an existing car park located to the north of the building which can accommodate approximately 30 vehicles. The building and the car park is accessed by a road leading off Biggar Road.

The applicant has submitted supporting information including a feasibility study, previous correspondence with Edinburgh and Midlothian Councils with regards to their wider objective for the area and a supporting statement justifying the principle of the office use in this location.

This supporting information can be viewed 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 the use is acceptable in this location;
- b) the proposals will adversely affect the character and appearance of the Green Belt;
- c) neighbouring amenity will be adversely affected; and
- d) the development raise parking or road safety issues.

a) Principle

Edinburgh City Local Plan Policy Env 10 identifies the range of uses and developments that are permitted in the Green Belt. The previous use of the building as a golf clubhouse was a conforming use within the Green Belt. The proposed use of office accommodation is non-conforming and the proposal is contrary to parts a) and c) of the policy.

Edinburgh City Local Plan Policy Emp1 states that office development should be located within acceptable mixed use locations in the Urban Area. The application site is not located within the Urban Area, however in the immediate vicinity of the area is the Midlothian Ski Sports centre, a petrol station and the neighbouring building is in use as offices. The character of the area is comprised of commercial uses, and the use of another building as small scale office accommodation is acceptable.

The proposal complies with part b) of Policy Env 10, as it will utilise an existing building in the Green Belt and no external alterations are proposed. Though there is not a concentration of uses within the area the neighbouring building to the application site is currently in use as offices.

Therefore, small scale office accommodation is present in the area and it is subsequently acceptable for the currently vacant building to be changed to office accommodation. The proposed offices will be leased out to external clients.

The proposed use is contrary to parts a) and c) of Policy Env10 and Emp1, however a departure from these policies is justified in this instance as the proposed office use is small scale, located adjacent to other commercial uses and will not give rise to any adverse impacts.

b) Character and Appearance of the Green Belt

A Proposal of Application Notice is currently being prepared for the wider recreational scheme for the former golf course and land in the applicant's ownership, which will include the former clubhouse building.

The use of the building as an office will not result in a perceptible change in the use of the building and will ensure a currently vacant building in the Green Belt is re-used.

The proposal is located on a main arterial route to the city and the neighbouring property is currently in use as office accommodation. No external alterations are proposed as part of the proposal and therefore there will be no adverse impact on the appearance of the Green Belt.

The proposal will therefore utilise an existing building and will not harm the character or appearance of the Green Belt.

c) Amenity

The proposal will not impact upon daylight, sunlight, privacy or generate an unacceptable level of noise that would be detrimental to the amenity of the neighbouring properties. Environmental Assessment has no objection to the proposal.

The proposal will therefore not harm amenity.

d) Parking and Road Safety

It is intended to use the car park associated with the former club house to serve the proposed office. The scale of office use is such that it will not result in additional traffic congestion on Biggar Road or raise road safety concerns. Transport Planning has no objection to the proposal.

Conclusion

The proposal does not comply with Edinburgh City Local Plan Policies Emp1(c) and Env10 (a), (c), however the proposed change of use to office accommodation is acceptable as there is office accommodation in the neighbouring property, an existing vacant building in the Green Belt will be re-used. No representations have been received for the application and the proposal will therefore not harm the character and appearance of the Green Belt, will not harm amenity and will not raise any road safety or parking issues.

It is considered that a departure from the development plan is justified in this instance.

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

3.4 Conditions/reasons/informatives

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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 Advice

A pre-application advice meeting was held with a Senior Planning Officer on 22 September 2014. The principle of the proposal was considered to be acceptable as the temporary use would bring the building back into use after remaining vacant for 1 year and existing facilities such as the existing car park would support the change. It was stated that the application would form part of the wider recreation development scheme proposed for the area and the building will be utilised as part of this development

Publicity

The application was advertised as a departure from the Local Plan. No letters of representation were received.

8.2 Publicity summary of representations and Community Council comments

The application was advertised as a departure from the development plan. No representations were received.

Background reading/external references

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

**Statutory Development
Plan Provision**

The application site is identified as being within the Green belt and Open Space as defined in the Edinburgh City Local Plan.

Date registered

26 September 2014

Drawing numbers/Scheme

01-04,

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 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 10 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Emp 1 (Office Development) identifies locations and circumstances in which office development will be permitted.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

Appendix 1

**Application for Planning Permission 14/03916/FUL
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Consultations

ENVIRONMENTAL SERVICES

The applicant proposes the change of use of part of the clubhouse for the former Lothian burn Golf Club. The proposal will see the locker rooms, admin office and shop used as an office for three years.

The premises are located on the busy A702, a major north-south traffic route. There is a residential property approximately 50m to the north. Amenity is unlikely to be affected by this proposal; therefore, Environmental Assessment has no objection to this proposed development.

TRANSPORT

I have no objections to the application.

Informative:

There is sufficient parking for this development as they are utilising the existing golf club car park, which is offset from the Biggar Road.

Location Plan



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