

# Development Management Sub Committee

Wednesday 11 February 2015

## Application for Planning Permission 14/04602/FUL At Blackhall Primary School, 83 Craigmock Road, Edinburgh Erection of a new gym hall and associated ancillary accommodation within the grounds of Blackhall Primary School.

Item number	4.3
Report number	
Wards	A05 - Inverleith

### Summary

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The proposal is for a freestanding building to provide a gym hall facility within the grounds of the existing school. By reason of its size, form and design the proposal complies with the relevant provisions of the development plan and the associated guidelines. The proposal is acceptable in amenity and road safety terms. With the imposition of appropriate conditions, regarding the material finish, badger survey and landscaping plan, it represents an acceptable form of development.

### Links

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<a href="#">Policies and guidance for this application</a>	LPC, CITD1, CITD3, CITCO3, CITOS2, NSG, NSGD02,
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# Report

## **Application for Planning Permission 14/04602/FUL At Blackhall Primary School, 83 Craigmock Road, Edinburgh Erection of a new gym hall and associated ancillary accommodation within the grounds of Blackhall Primary 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 on the south side of Craigmock Road and is located within the playing fields of Blackhall Primary School. It lies to the south west of the school building within the playing fields. To the west of the site lies a nursing home and to the south lies mature planting and Ravelston Golf Course. The site is accessed through the existing access serving the primary school.

#### **2.2 Site History**

There is no relevant planning history for this site.

#### Other relevant history

2 May 2013 - Report to Council entitled New Capital Projects - Children and Families Session Item 8.3.

### **Main report**

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

The application is for the erection of a single storey standalone building with a raised central feature providing gymnasium of 180 metres square plus additional multipurpose space and ancillary accommodation including an external store. The proposed location for the new building is southeast of the main school building within the existing playground. The main entrance to the building sits facing into the existing south facing playground space.

It has overall dimensions of the gym are 24 metres in length by 13.6 metres in depth. The main gym has an overall height of approx 7 metres while the ancillary and changing facilities have a height of 3.6 metres in height.

Primary access to the site is from Craigcrook Road to the north of the site boundary. There are parking spaces within the school grounds for visitors and staff accessed via Craigcrook Road.

The proposed materials are dark grey masonry, laminated timber cladding boards, aluminium framed double glazed window/door unit, metal door set colour to match masonry. It is proposed that colour samples will be provided for the approval in consultation with the school prior to construction on the site.

### Supporting Statement

The applicant has submitted a design and access statement, ground investigation report, habitat survey and a school travel plan. This is 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 proposal is acceptable in principle;
- b) the proposal will be of a suitable quality in terms of design;
- c) the proposal will result in loss of trees planting;
- d) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- e) the proposal will affect badgers;
- f) the proposals affect road safety and car parking;
- g) the proposal will have any detrimental impact on equalities and human rights;  
and
- h) comments raised have been addressed.

#### a) Principle

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 site also lies within an area which is defined as open space within Edinburgh City Local Plan. The proposal complies with Policy Os 2 as the proposed development is ancillary to the principal use of the site. The proposal is acceptable in principle.

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

The proposal is of a contemporary and functional two storey design, and is of a style and scale which will not compete with the character of the existing modern school building. The proposal is on land which is open space within the school grounds which is used as playing fields. Whilst some of this will be lost for the proposal there is no overall loss of playing fields and the input would be marginal.

The materials proposed, primarily cement cladding and double glazed windows are contemporary in character. 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. However, the specific colour of the panels is to be finalised. Accordingly, it is proposed to make the submission of samples of those cladding details a condition to ensure a suitable finish to the proposal.

The character of the surrounding area is largely residential with a mix of housing types and styles ranging from single storey dwelling houses to two storey houses within close proximity of the proposal site. The scale and style of the proposal is such that it will relate well to the existing two storey school building and will not constitute an incongruous feature within this setting. There is no strong spatial character immediately surrounding the school site, or where the proposal is to be located and as such the proposal will not appear out of keeping in this respect.

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

#### c) Loss of Trees

The proposal will result in the loss 4 mature trees and some minor vegetation. While it will have some impact on the character or amenity of the area, the losses are considered acceptable due to their position and viability in the long term. It is therefore recommended that a condition be attached indicating the location and species of replacement trees.

The proposal complies with policy Env 12 of Edinburgh City Local Plan.

#### d) Privacy and Daylight

The proposed windows on the ground floor and raised central part of the building face into the school grounds. The upper windows face into the school grounds and to the nursing home on the west of the site. The glazing at upper floor level is to provide additional light to the gym area and given its position on the roof will not generate any overlooking to neighbouring properties.

The proposal will not generate any additional overlooking into neighbouring garden ground.

The proposal lies 4 metres to the western boundary at its closest point. The garden ground of the neighbouring nursing home is marked by existing planting. By using the 45 degree method for calculating sunlight to existing gardens, the proposal complies with the requirements within the Edinburgh Design Guidelines.

The proposal will not result in an unreasonable loss of privacy or natural light to neighbouring properties.

#### e) Badger Activity

Badger activity has been recorded in the general area since 1971 and a badger survey was undertaken in July 2014. During the survey an active two-hole badger sett was recorded, however because of the distance of the new development from the nearest badger sett (30m) a licence will not be required. The report does recommend that a further survey is undertaken during the winter months when the vegetation is less dense, to ensure comprehensive coverage of the area for badger activity. It is therefore recommended that a condition be attached requiring a further badger survey is undertaken.

#### f) Road Safety and Car Parking

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 accordance with the Council's transport policies.

The gym is an additional facility to supplement the existing school building so there is no increase in pupil numbers.

The proposal has been assessed by Transport Planning and will not have a significant impact on traffic or parking pressures in the area.

#### 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

No letters have been received.

#### Conclusion

In 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, 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 Council is the applicant and the land owner, it has an interest in the application and a Committee decision is required.

It is recommended that the Committee approves this application, subject to the recommended condition concerning materials.

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

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

#### **Conditions:-**

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
3. Prior to the commencement of work on site, a further badger survey shall be undertaken on, and within a 30 metre radius of the site; and submitted for approval of the Planning Authority. Should any evidence of badger setts be found within this relevant survey area, a mitigation strategy must be submitted to and approved in writing by the Planning Authority and implemented, in accordance with the agreed survey and mitigation strategy.
4. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Council, as Planning Authority. Those details shall be submitted prior to commencement of construction on site and all works shall be carried out in accordance with that agreed schedule.

#### **Reasons:-**

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to establish the presence of badger setts which could be affected by the approved development and to ensure appropriate mitigation measures are undertaken to safeguard this protected species.
4. In order to enable the planning authority to consider this/these matters in details.

## **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. The Blackhall Primary School Travel Plan should be updated and submitted to Transport Planning for its consideration.

## **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

No letters of 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](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)



**Statutory Development  
Plan Provision**

The site lies within the urban area of Edinburgh City Local Plan where it is designated as open space. To the south of site lies Green Belt, Area of Great Landscape Value and Local Nature Conservation Site.

**Date registered**

5 November 2014

**Drawing numbers/Scheme**

1-7,

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 Edinburgh City Local Plan.**

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

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.

Policy OS2 (Playing Fields Protections) sets criteria for assessing the loss of playing fields.

## **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 14/04602/FUL At Blackhall Primary School, 83 Craigcrook Road, Edinburgh Erection of a new gym hall and associated ancillary accommodation within the grounds of Blackhall Primary School.

### Consultations

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Planning

*I have no objections to the application.*

*Note:*

*o The proposed new gym hall will not impact on the number of pupils at the school.*

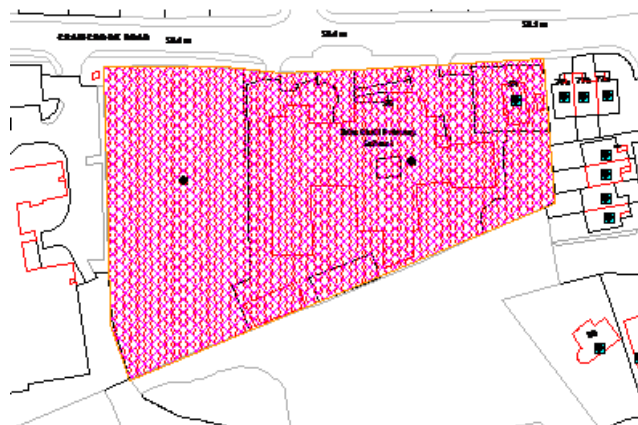
*o The school has just completed travel surveys and is in the process of updating the travel plan.*

*The Travel Plan should be submitted for approval.*

*If you have any queries, please call Lynn Russell on 0131 529 7212 (Direct Dial).*

### Location Plan

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