

Development Management Sub Committee

Wednesday 11 February 2015

**Application for Planning Permission 14/04582/FUL
At Flora Stevenson Primary School, 175 Comely Bank Road,
Edinburgh
Erection of a single storey 3-classroom building with
ancillary accommodation within the grounds of Flora
Stevenson Primary School. (as amended)**

| | |
|----------------------|------------------|
| Item number | 6.1 |
| Report number | |
| Wards | A05 - Inverleith |

Summary

The proposal is for a freestanding classroom building 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 with respect to residential amenity, biodiversity and in road safety terms. With the imposition of appropriate conditions, regarding the material finish, it represents an acceptable form of development.

Links

| | |
|--|--|
| Policies and guidance for this application | LPC, CITD1, CITD3, CITE3, CITE16, CITCO3, NSG, NSGD02, |
|--|--|

Report

Application for Planning Permission 14/04582/FUL At Flora Stevenson Primary School, 175 Comely Bank Road, Edinburgh Erection of a single storey 3-classroom building with ancillary accommodation within the grounds of Flora Stevenson Primary School. (as amended)

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 with the grounds of the playground to the rear of Flora Stevenson Primary School on the south east corner of the junction of Orchard Brae and Comely Bank Road. The junction is the site of a busy roundabout. Opposite the front elevation of the school is a Royal Mail delivery office. To the east the site adjoins Carlyle Court, a development of sheltered housing which is a four storey with attic building on Comely Bank Road. To the rear of Carlyle Court is the section of the playground where it is intended to build the development which is the subject of this application. This contains several immature trees and a couple of mature trees. On the Orchard Brae side of the site a steep embankment rises from the school playground to the road and a line of mature trees grow on the embankment. The site is accessed by an existing vehicular gate on Comely Bank Road.

The original school is a three storey with attic B listed building (listed on 12/12/1974, Ref:30045). A large single storey rendered extension has been built to the rear, or south, of the original school building (planning application reference no. 06/02888/CEC) and a nursery has been erected in the south east corner of the playground. (Planning application reference no. 99/02390/CEC).

2.2 Site History

25 November 1999 - Deemed consent for alterations to ancillary hall including raising of roof and enclosure of link to main school building (Flora Stevenson Primary School) (99/02390/CEC).

23 July 2001 - Deemed Consent to demolish existing nursery class rooms, erect new nursery classrooms and erect temporary classroom accommodation (01/00525/CEC).

06 December 2006 - Deemed Consent to extend the existing main school building to provide a new music school, gym with toilets and changing facilities, and a dining hall with a production kitchen and ancillary facilities. Demolition of the existing music school, dining hall and stone store (as amended) (06/02888/CEC).

22 December 2006 - Consent granted to extend the existing listed main school building to provide a new music school, gym with toilets and changing facilities, and a dining hall with a production kitchen and ancillary facilities and a plant room. Demolition of the existing music school, dining hall and stone store (as amended). (06/02888/LBC).

Other relevant history

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

21 May 2014 - Report to Education, Children and Families Committee entitled Early Years Strategy Progress Report Session Item 7.6.

The proposed additional accommodation is required to be provided by August 2015.

Main report

3.1 Description Of The Proposal

Scheme two

The application is for the erection of a single storey standalone building with a shallow pitched roof, providing accommodation for three additional classrooms to the existing school of a total of 307m². It has overall dimensions of 22.469 metres in length by 8.907 metres in depth. It is southeast of the main school building within the existing playground, between the modern extension to the original building and the nursery building. Each of the three classrooms is accessed on the west elevation of the building from the playground space. Additional access is on the north and south gable elevations.

The proposed materials are primarily fibre cement cladding; aluminium framed double glazed windows, doors and roof lights. It is proposed that colour samples will be provided for the approval in consultation with the school prior to construction on the site.

Excluding the nursery and its associated play area, the current percentage area of the site that is built on is 27%. This will rise to 31 % once the new classrooms are built.

The building will accommodate an increase in the school roll of 106 pupils.

Previous Scheme

The previous scheme was for flat roofed building with the same accommodation on ground floor level, but with an area of playground on a the roof accessed by an external stair on the building's north elevation.

Supporting Statements

The applicant has submitted:

- a design and access statement;
- a flood risk assessment;
- a method statement for protected species survey within trees and surrounding habitats;
- a school travel plan; and
- an assessment of bat roost potential.

These are available to view on the Planning and Building Standards online services.

3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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 proposals will have an adverse impact on the setting of the listed building;
- c) the proposals will be of a suitable quality in terms of design;
- d) the proposals will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- e) the proposals affect road safety and car parking;
- f) the proposals will increase flood risk;
- g) the proposals will not have a detrimental impact on protected species;
- h) the proposals will have any impact on protected trees;
- i) the proposal will have any detrimental impact on equalities and human rights; and
- j) 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 proposal is acceptable in principle.

b) Setting of Listed Building.

The proposed building will be set to the rear of the single storey modern extension to the rear of the original listed building. The extension effectively buffers the proposed building from the original building and the addition of a new building will not adversely impact on the setting of the listed building.

c) Design, Form, Materials and Positioning.

The proposal is of a contemporary and functional design, and is of a style and scale which will not compete with the character of the existing school building. As a result of the proposal, 281.3 square metres of land that is currently tarmac open space within the school grounds will be lost. Excluding the nursery school and its associated playground space, the school buildings currently occupy 27% of the school grounds and this proposal will increase this by a further 4%. The building has been positioned to minimise any impact on trees on the western boundary. The materials proposed, primarily cement cladding and double glazed windows reflect the contemporary character of the proposal. 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.

The character of the surrounding area is mixed of commercial buildings and flatted developments. The scale and style of the proposal is such that it will relate well to the existing 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 policies Des 1 and Des 3 of Edinburgh City Local Plan.

d) Privacy and Daylight.

The proposed building will be situated approximately 10.5m from Carlyle House to the north and has a window and a glazed door on the elevation facing Carlyle House. The boundary treatment is currently railings on a low wall.

Carlyle Court is already considerably overlooked by the playground. The construction of the classroom block would not increase any issues of overlooking and privacy and may indeed mitigate the current situation by discouraging play in the immediate vicinity of the boundary.

The agent has submitted daylighting analysis for the revised scheme 2 which indicates that it complies with the 45 degree method as set out in the Edinburgh Design Guidance.

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

e) Road Safety and Car Parking.

Concerns have been raised regarding the additional traffic generated as a result of the additional increase in the school roll. There will be an additional 106 pupils.

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 proposal has been assessed by Transport Planning and will not have a significant impact on traffic or parking pressures in the area. Some matters raised in the representations outwith the site cannot be dealt with by planning but the School Travel Plan should address operational management issues e.g. drop offs and pickups.

An informative added to this report will note that the Travel Plan should be updated.

f) Flood Risk

A Flood Risk Assessment has been submitted which notes that there is a culverted burn which runs under the site but that the site is not at significant risk of flooding. Ideally no development should take place above a water course but that space constraints on this site make it unavoidable in this instance. As this development is in an area of hardstanding, the development would not increase surface water runoff into the sewers.

g) Protected Species

An assessment of bat roost potential has been conducted and there are possible roosts sites in trees scheduled for removal. If these trees do need to be thinned or felled, a licensed bat worker should be appointed to inspect trees prior to works being carried out and any remedial action taken at that time. An informative is added to this effect.

h) Trees

The site is not in a conservation area, nor are there any TPOs on the trees on site. However it has been noted that some of the trees are in a garden grown as a memorial garden. Any plans to remove these trees are not controlled within the planning process.

i) Equalities and Human Rights.

This application was assessed in terms of equalities and human rights.

The revised scheme presents no issues of access as the rooftop playground has now been deleted.

No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

j) Public Comments.

Material representations: Objections

- Design and colour - addressed in section 3.3(c).
- increased noise, loss of privacy and loss of daylight from the raised play ground - addressed in section 3.3.(d) The amended scheme, by deleting the playground on the roof, addresses these concerns.
- flooding - addressed in section 3.3(f).
- out of date travel plan - addressed in section 3.3(e).
- issues of traffic safety - addressed in section 3.3(e).

Material representations: Support

- support for the principle of the additional classrooms - addressed in section 3.3(a).

Non-material representations

- loss of playground space - Issues of the use of the space within the school are not a material planning matter; it is for the Head Teacher together the Parent Council and the Council, as the Education Authority, to determine.
- impact on use of the playground during construction - this is an operational matter for the school.
- restricted outlook - the right to a view is not protected under planning legislation.
- possible use of raised playground after hours by local youth and children could climb up the screen - now addressed by the revised scheme.
- noise of construction - issues of noise nuisance will be covered by constraints imposed by environmental services.
- ventilation - This is matter that will be covered by the building warrant process.
- increased number of children in school - this is not a consideration under planning legislation . In this regard it should be noted that the Council has a statutory requirement to accommodate children of school age within the relevant school catchment area.

Conclusion

In conclusion the proposal complies with the development plan and the Council's Edinburgh Design Guidance.

The proposal is acceptable in principle, is of suitable quality in terms of design, form choice of materials and positioning, will have no adverse impact on the setting of the listed building, will not result in any unreasonable loss of privacy or natural light to the neighbouring properties, and will not have any detrimental impact on neighbourhood character of amenity, road traffic, trees or protected species. There will be no additional risk to flooding and no impact on equalities or human rights was identified.

As this application relates to development proposals affecting the school estate, 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 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 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. Flora Stevenson Primary School has a Travel Plan dated 2006. The Travel Plan should be updated and submitted for approval.
5. If trees need to be thinned or felled, a licensed bat worker should be appointed to inspect trees prior to works being carried out. Any tree felling or thinning activity should take place outside the bird breeding season.

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:

This application was assessed in terms of equalities and human rights.

The revised scheme presents no issues of access as the rooftop playground has now been deleted.

No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

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

Following the neighbour notification 29 letters of representation have been received from neighbours and parents. This includes a petition of 67 signatories from residents of the neighbouring Carlyle Court. There has been one letter from an MSP.

There have been 13 letters of objection. The grounds for objections relate to:

Material representations

- Design and colour is uninteresting;
- increased noise from raised play ground;
- loss of privacy from raised play ground;
- loss of daylight from raised play ground;
- flooding;
- out of date travel plan; and

- issues of traffic safety.

There have been 10 letters of support. The grounds for support relate to:

Material representations

- support for the principle of the additional classrooms.

Non- material representations

- loss of playground space;
- impact on use of the playground during construction;
- restricted outlook;
- possible use of raised playground after hours by local youth;
- noise of construction;
- children could climb up the screen;
- ventilation; and
- increased number of children in school.

Community Council

No comments were received.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- 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 the Edinburgh City Local Plan.

Date registered

4 November 2014

Drawing numbers/Scheme

1a, 2a, 3, 4a, 5a, 6a, 7a, 08a, 09a, 10a,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Barbara Stuart, Senior planning officer

E-mail: barbara.stuart@edinburgh.gov.uk Tel: 0131 529 3927

Links - Policies

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 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.

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

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.

Appendix 1

Application for Planning Permission 14/04582/FUL At Flora Stevenson Primary School, 175 Comely Bank Road, Edinburgh Erection of a single storey 3-classroom building with ancillary accommodation within the grounds of Flora Stevenson Primary School. (as amended)

Consultations

Environmental Assessment

The applicant proposes the building of a new 3 classroom building within the grounds of Flora Stevenson Primary School. There are residential dwellings approximately 10m to the north and 25m to the east.

This proposal is unlikely to have an impact on the current noise levels generated within the school grounds; therefore, Environmental Assessment has no objection to this proposed development.

Transport

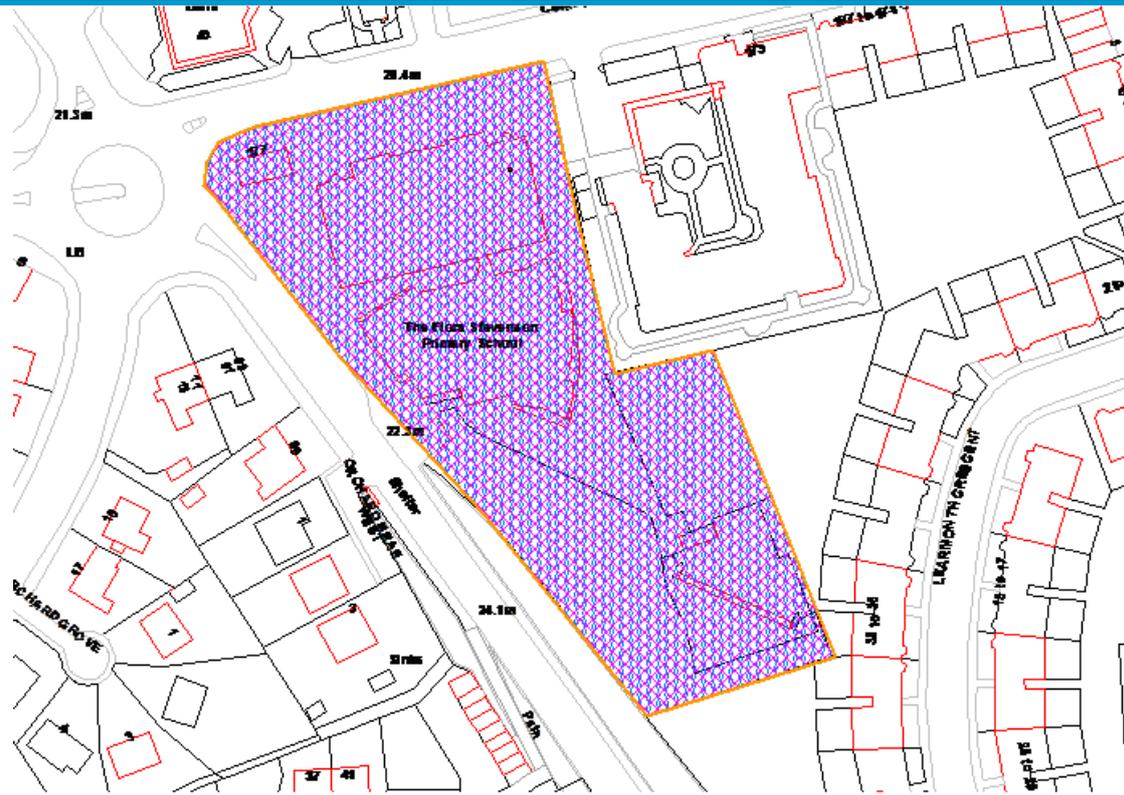
I have no objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. Flora Stevenson Primary School has a Travel Plan dated 2006. The Travel Plan should be updated and submitted for approval.*

Note:

There will be an increase in pupil numbers as a result of a rising roll within the catchment. There is a need to relieve space in the existing building therefore the new building will eventually allow for another 75 pupils.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420

END