

# Development Management Sub Committee

Wednesday 25 February 2015

**Application for Planning Permission 14/04591/FUL  
At East Craigs Primary School, 79 Craigmount Brae,  
Edinburgh  
Erection of a single storey education building within the site  
boundary of the school.**

<b>Item number</b>	4.1
<b>Report number</b>	
<b>Wards</b>	A03 - Drum Brae/Gyle

## Summary

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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 adverse impact on equalities and human rights has been identified. Approval is recommended.

## Links

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<a href="#">Policies and guidance for this application</a>	LPC, CITCO3, CITOS1, CITOS2, CITD1, CITD3, CITE12, CITE16,
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# Report

## **Application for Planning Permission 14/04591/FUL At East Craigs Primary School, 79 Craigmount Brae, Edinburgh Erection of a single storey education building within the site boundary of the 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 within the grounds of East Craigs Primary School at the north end of Craigmount Grove North. The existing single storey school building dates from 1978. The school playing field lies to the east of this building and there are tree belts along the Bughtlin Burn to the south and on the east and west edges of the playing field. The land is relatively flat.

Vehicular access to the site is from Craigmount Brae and there is a small parking area on the north side of the school. Pedestrian access is via a footpath off Craigmount Grove North.

The surrounding area is predominantly residential.

#### **2.2 Site History**

18 May 2000 - planning permission granted to convert flat roofs to pitched roofs, using lightweight steel construction (00/01619/CEC).

17 December 2003 - planning permission granted for school extension and alterations to form 6 additional classrooms and extend entrance offices (03/04616/CEC).

### **Main report**

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

This 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. The report describes the predicted impact of rising school rolls on the Council's primary school estate. A subsequent report to Education, Children and Families on 4 March 2014 "Primary School Estate Rising Rolls" Item 7.4 identified schools facing pressure and identified solutions, including East Craigs Primary School.

There will be an increase in pupil numbers at this school as a result of rising rolls due to new house building in the catchment area and an increase in birth rate meaning accommodation is required for up to 75 new pupils.

The application is for the erection of a single storey stand alone building providing three classrooms. The classrooms will be approximately 60 square metres each in area to accommodate up to approximately 100 additional school children. Hub/learning and ancillary space will be provided within the building.

The building will be located to the south-east of the main school building on an area of hardstanding/grass to the north of the Bughtlin Burn and west of the playing field. Two young hornbeam trees forming part of the playing field tree belt are to be removed.

The proposed building measures approximately 23 metres long by 13 metres wide and 6.5 metres high. The building will be fully accessible throughout with a level main entrance.

The proposed materials are grey fibre cement clad walls, aluminium framed double-glazed windows and doors (including one rooflight on the north elevation) and rust, green and blue coloured cladding panels on the window reveals.

The proposed building is to be constructed in a single phase and is required to be completed by August 2015.

### **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;
- 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 a defined Urban Area and will continue to provide accommodation for the school within the existing site. Edinburgh City Local Plan Policy Com 3 supports the provision of new school development on existing school sites and being easily and safely accessible on foot, by cycle and public transport. The proposal is therefore acceptable in principle, subject to compliance with other relevant Local Plan policies.

b) Protected Open Space

The existing playing field and small areas of land to the south of the existing school building are designated as 'Open Space' on which there is a general presumption against their loss to development. The new building will result in the loss of only a small and peripheral corner of this open space, having no impact on the playing field.

The loss of a small part of the Protected Open Space to facilitate the provision of additional classroom space is therefore acceptable and complies with Edinburgh City Local Plan Policy OS 1.

Trees

The proposal will result in the loss of two young hornbeam trees and may affect the roots of a semi-mature willow. This will have minimal impact on the character and amenity of the immediate area as these trees are not an integral part of the tree belt along the west boundary of the playing field. A condition has been applied requiring appropriate replanting to mitigate the loss of these trees.

Biodiversity

The agent has submitted a report assessing bat/bird roost potential within the trees to be felled. None of these trees showed any evidence of bat roosts or bird nests.

c) Positioning, Design and Materials

The proposed location for the new building is on level ground within the existing playground with good connection to existing entrance/exit points to the main building.

The design of the proposed building is based on the 'Optimum Schools' approach which ensures that school buildings can be individual, tailored to individual sites and settings, energy efficient and meet specific school requirements. The new building will be single storey with a pitched roof with contemporary detailing and materials.

The scale and height of development is appropriate in this location and the design will complement the existing modern school building while creating interest in this part of the school grounds. Details of the external materials to be used will be submitted prior to the start of development for approval by the planning authority.

The proposal therefore complies with Policies D1 and D3 of Edinburgh City Local Plan.

#### d) Amenity

The location of the proposed development minimises planning issues with neighbouring buildings. The closest residential property is gable end to the proposed building, approximately 18.5 metres to the south and views are screened by the existing tree belt along the Bughtlin Burn. The proposal will not therefore have any adverse impact upon the privacy of this or any other neighbouring property.

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.

As regards noise and disturbance, no objections have been raised by Environmental Assessment or neighbouring residents.

The proposal will not therefore have any detrimental impact on the privacy, amenity or natural light of neighbouring properties.

#### e) Road Safety

No concerns have been raised regarding the additional traffic and parking of cars generated as a result of the proposal.

The application is supported by a School Travel Plan that sets out the course of action being taken by the school to reduce car use and increase travel to school by sustainable means. However, this document was prepared in 2006 and requires to be updated. An informative to this effect will be added to the Decision Notice should planning permission be granted.

#### f) Equalities and Human Rights Impacts

This application has been assessed in terms of equalities and human rights and no adverse 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

Drum Brae Community Council supports the proposed development. The comments regarding the closure of Drum Brae Primary School are not relevant to this particular application which has resulted from current need for additional school accommodation.

#### 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 adverse impact on equalities and human rights has been identified.

As this application relates to the Council's education 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 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. 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 accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the approved tree planting works are properly established on site.
3. In order to enable the Head of Planning to consider this/these matter/s in detail.

#### **Informatives**

It should be noted that:

1. East Craigs Primary School has a Travel Plan dated 2006. The Travel Plan should be updated and submitted for approval by the planning authority.

#### **Note**

There will be an increase in pupil numbers as a result of rising rolls due to new house building in the catchment area and an increase in birth rate means accommodation is required for up to 75 new pupils.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

## **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.

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## **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**

The application was not advertised. One representation was received from Drum Brae Community Council supporting the proposal but stating concern that the issue of school capacity is being revisited when Drum Brae Primary School was closed less than five years ago.

## **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 is located within an Urban Area and partially designated as Protected Open Space.

**Date registered**

4 November 2014

**Drawing numbers/Scheme**

01 - 06,

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

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

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

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

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

# Appendix 1

**Application for Planning Permission 14/04591/FUL  
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## Consultations

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### Environmental Assessment

*Environmental Assessment offers no objection regarding this application.*

### Transport Planning

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

*1. East Craigs 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 rising rolls due to new house building in the catchment and an increase in birth rate mean accommodation is required for up to 75 new pupils.*

## Location Plan

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