

Development Management Sub-Committee

Wednesday 11 March 2015

REPORT ON FORTHCOMING APPLICATION BY AUTISM VENTURES SCOTLAND FOR REDEVELOPMENT OF GOLF COURSE COMPRISING: DEMOLITION OF EXISTING CLUBHOUSE AND ERECTION OF NEW CLUBHOUSE INCORPORATING CAFÉ, GARAGE AND WORKSHOP; FORMATION OF MOUNTAIN BIKE TRAILS AND PUMP TRACK; FORMATION OF DISC-GOLF COURSE AND; FORMATION OF CAR PARKING AREA AND LANDSCAPING AT THE HERMITAGE GOLF COURSE, 11 BRAID HILLS DRIVE, EDINBURGH, EH10 6GZ

Item number 9.2
Report number
Wards A10 – Morningside/Meadows

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for the redevelopment of a golf course comprising: demolition of existing clubhouse and erection of new clubhouse incorporating cafe, garage and workshop; formation of mountain bike trails and pump track; formation of disc-golf course, and; formation of car parking area and landscaping at the Hermitage Golf Course, Braid Hills Drive, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/00592/PAN) on 28 January 2015.

Links

Coalition pledges
Council outcomes [CO7](#), [CO19](#), [CO23](#)
Single Outcome Agreement [SO4](#)

REPORT ON FORTHCOMING APPLICATION BY AUTISM VENTURES, SCOTLAND FOR THE REDEVELOPMENT OF GOLF COURSE COMPRISING: DEMOLITION OF EXISTING CLUBHOUSE AND ERECTION OF NEW CLUBHOUSE INCORPORATING CAFÉ, GARAGE AND WORKSHOP; FORMATION OF MOUNTAIN BIKE TRAILS AND PUMP TRACK; FORMATION OF DISC-GOLF COURSE AND; FORMATION OF CAR PARKING AREA AND LANDSCAPING AT 11 BRAID HILLS DRIVE, EDINBURGH, EH10 6GZ

Recommendations

1.1 It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Background

2.1 Site Description

The site is located in the south of Edinburgh in the Braid Hills. The Braid Hills is bisected on an east/west axis by Braid Hills Drive and this site is located to the north of Braid Hills Drive at the western end of the Braid Hills.

The site is approximately 20 hectares in area and currently consists of a golf club, clubhouse and natural landscaping. The existing clubhouse is a small pre-fabricated building and has been afforded planning permission on a temporary basis until June 2017.

There are steep level differences across the site, with the clubhouse sitting approximately 6 metres lower than Braid Hills Drive. The site continues to fall to the north quite considerably.

The site is rich in natural landscaping around the golf course and consists mainly of gorse bushes and shrubs.

In addition to the existing golf course and club-house, there is also a mini/crazy-golf course and a horticultural project run by Autism Initiatives on the site at present.

2.2 Site History

The relevant site history is:

10 August 2001 – full planning permission granted for the formation of a twelve hole children's golf course with ancillary education centre and car park (amended to reduce the scale of the proposed building and car park) (application reference: 00/00926/FUL).

24 September 2003 – full planning permission granted for the erection temporary golf clubhouse and education centre (as amended) (application reference: 03/02687/FUL).

16 October 2006 – full planning permission granted for renewal of temporary consent granted on 24 September 2003 (Ref: 03/02687/FUL) for temporary golf clubhouse (application reference: 06/03437/FUL).

13 December 2011 – full planning permission granted for proposed 6 x Poly tunnels, repositioning of cabin and erection of shed (application reference: 11/03261/FUL).

23 June 2014 - Section 42 application granted to vary conditions 1 and 2 of planning permission 11/00512/FUL, (erection of temporary golf clubhouse and removal of clubhouse) (application reference: 14/01713/FUL).

Main Report

3.1 Description of the Proposal

The proposal is to provide a range of outdoor activities, including a disc-golf area, mountain bike trails and a mountain bike skills park within the open space around the existing golf course. Also proposed is a new multi-use clubhouse incorporating a golf academy, mountain bike hire and repair space, and general amenity spaces to support the activities taking place on the re-developed site.

3.2 Key Issues

The key considerations which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan;

The site is identified as open space and green belt in the Edinburgh City Local Plan. The site is also covered by a local nature conservation designation.

The Second Proposed Local Development Plan maintains the site as being located within these designations.

b) the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The layout and design of the proposed development will be required to comply with the requirements of the Edinburgh Design Guidance.

A design and access statement will accompany the application.

c) access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposals should have regard to transport policies in the Edinburgh City Local Plan. Consideration will be given to the impact on local road traffic flows and accessibility by public transport. Pedestrian safety will be assessed. The application will be supported by Transport information.

d) there are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development, that there will be minimal adverse impact on ecology and biodiversity, and that there is sufficient infrastructure capacity to accommodate the development.

In order to assess the environmental impacts of the proposal, the following information will be required:

- Surface Water Management information;
- Ecological information;
- Visual impact information;
- Noise information;
- Site Investigation information;
- Archaeological Evaluation;
- Landscaping details;
- Sustainability Statement;
- Flood risk information; and
- Air Quality information.

3.3 Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received and consultees and the public have the opportunity to comment.

Financial impact

4.1 It is likely that the application will be subject to a legal agreement.

Risk, policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 The Proposal of Application Notice (reference 15/00592/PAN) outlined a public exhibition event to be held at the Hermitage Clubhouse on the week commencing 23 March 2015.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the Proposal Of Application Notice go to:
- [Planning and Building Standards online services](#)

David R Leslie

Acting Head of Planning and Building Standards

Contact: Lesley Carus, Senior Planning Officer

E-mail: Lesley.carus@edinburgh.gov.uk Tel: 0131 529 3770

Links

Coalition pledges

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

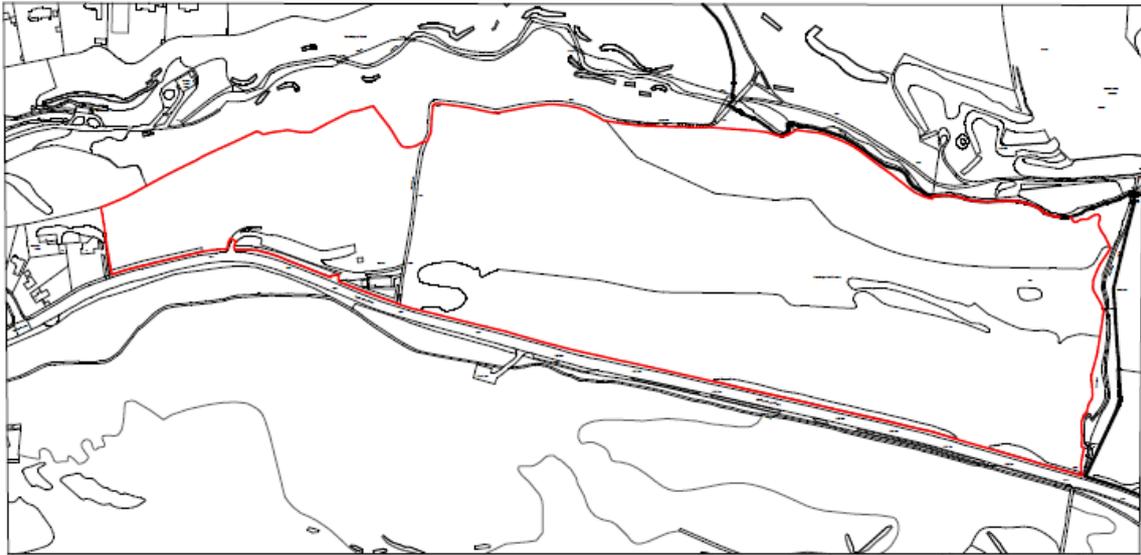
Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

Location Plan

Location Plan



 LOCATION PLAN
SCALE - 1:5000
Licence Number - 100019980