

Development Management Sub-Committee

Wednesday 25 March 2015

REPORT ON FORTHCOMING APPLICATION BY SWANSTON FARMS LTD FOR A DEVELOPMENT OF MOUNTAIN BIKE TRAILS AND OTHER ACTIVITIES INCLUDING ROPES COURSE, ZIPLINES, ALPINE ROLLER LUGE, CAMPING AND OVERNIGHT LODGES, CREATION OF GARDENS, A TRAILHEAD FACILITY BASED AROUND THE FORMER CLUBHOUSE BUILDING WITH SOME EXTERNAL ALTERATIONS AT LOTHIANBURN GOLF CLUB, 106 BIGGAR ROAD, EDINBURGH.

Item number 9.2
Report number
Wards - A08 – Colinton/Fairmilehead

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 development of mountain bike trails and other activities including ropes course, ziplines, alpine roller luge, camping and overnight lodges, creation of gardens, a trailhead facility based around the existing former clubhouse building with some external alterations at Lothianburn Golf Club, 106 Biggar Road, 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: 15/00169/PAN) on 16 January 2015.

Links

Coalition pledges

Council outcomes [CO7](#), [CO19](#), [CO23](#)

Single Outcome Agreement [SO4](#)

Report on forthcoming application by Swanston Farms Ltd in respect of the development of mountain bike trails and other activities including ropes course, ziplines, alpine roller luge, gardens, camping and overnight lodges and creation of a trailhead facility based around the existing former clubhouse building with some external alterations at Lothianburn Golf Club, 106 Biggar Road, Edinburgh.

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 Pentland Hills. The A702 is on the east and Hillend Country Park and Ski Centre lie to the south. Swanston Burn is on the west.

The site is approximately 42 hectares in area and is part of the former Lothianburn Golf Course. It includes the clubhouse, steeply undulating natural landscaping and ancient woodland. The clubhouse is temporarily used for offices.

The east of the site is adjacent to the Midlothian Council boundary.

2.2 Site History

The relevant site history is:

3 February 2015 - planning permission for change of use from locker rooms and admin office (upper floor) and shop (lower floor) to office accommodation to be let temporarily, (3 years) granted (14/03916/FUL).

13 August 2014 – application for erection of (camping) pods on former golf course (leisure purposes) withdrawn (14/01565/FUL).

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

16 August 2005 - application for planning permission to construct car park and widen access road to remove parking from A702 trunk road withdrawn (05/01376/FUL).

3.1 Description of the Proposal

The proposal is for planning permission in principle for a range of outdoor activities, including mountain bike trails, ropes course, ziplines and alpine roller luge (type of guided sledge). Also proposed is a refurbishment and alteration of the former Lothianburn Golf clubhouse to provide a trailhead facility. Gardens, camping and overnight lodges are also proposed.

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 southwest of 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 site is in the Pentlands Regional Park, an AGLV (Area of Great Landscape Value), and a candidate special landscape area. The northwest of the site is in Swanston Conservation Area. Edinburgh City Local Plan Policy Env 11 Landscape Quality and the design aspects of green belt policy are considerations, as is the relationship of the proposals to the conservation area and its setting/ backdrop.

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.

It is likely that an environmental impact assessment will be required.

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 15/00169/PAN) outlined a public exhibition event to be held at the former Lothianburn Golf Clubhouse on 16 and 17 February 2015 and comments to be invited on electronic media. Information in Oxfgangs and Colinton Library/other local public noticeboards was also required.

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](#)

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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

