

Development Management Sub Committee

Wednesday 27 January 2016

**Application for Planning Permission 15/05101/FUL
At St Marys RC Primary School Leith, 30 Links Gardens,
Edinburgh
Erection of a single storey, 2-classroom building with
ancillary accommodation within the grounds of St Marys
(Leith) RC Primary School.**

Item number	4.4
Report number	
Wards	A13 - Leith

Summary

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 character or appearance of the conservation area, 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 or amenity, road traffic, trees or protected species. There will be no additional risk to flooding and no impact on equalities or human rights are identified.

Links

[Policies and guidance for this application](#) LPC, CITD1, CITD3, CITE6, NSG, NSLBCA,

Report

Application for Planning Permission 15/05101/FUL At St Marys RC Primary School Leith, 30 Links Gardens, Edinburgh Erection of a single storey, 2-classroom building with ancillary accommodation within the grounds of St Marys (Leith) RC Primary School.

Recommendations

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

Background

2.1 Site description

The site forms the south-east section of the front playground of St Marys RC Primary School and is already occupied by a temporary building of similar size and proportions. The existing building is timber-framed with a felt roof.

The main school building dates from the early 20th century and is built of red sandstone. It is centrally located within its site and faces onto Leith Links.

The school stands beyond the traditional edge of tenemental development, which ends to its west. Land to the east is used as allotment gardens. Land to the north was formerly industrial but has been cleared in expectation of residential redevelopment.

This application site is located within the Leith Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes replacement of an existing classroom structure which is temporary in nature with a permanent structure on the same site.

Form and positioning remain broadly similar but footprint increases from 7m x 20m to 11m x 19.5m. The new ridge level will be 5.8m.

The structure will have a traditional double pitch roof but is made of modern materials: a wall cladding system and aluminium standing seam roof.

All other aspects regarding the existing school and playground are unaltered.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 be of a suitable quality in terms of design and whether they will impact on the conservation area;
- c) the proposals will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- d) the proposals affect road safety and car parking;
- e) the proposals will increase flood risk;
- f) comments received raise issues to be addressed; and
- g) the proposal will have any detrimental impact on equalities and human rights.

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 replaces an existing building and is acceptable in principle.

As the proposal is largely connected to improving building quality rather than increasing capacity it is not directly connected to the Rising School Roles project.

As the site borders on an area of potential archaeological interest the City Archaeologist has asked for an archaeological planning condition.

b) Impact of the Design, Form, and Materials upon the Conservation Area

The Conservation Area Character Appraisal makes no reference to this site or the surrounding urban area. It is noted that the existing school building is generally out of character with the immediate area other than fitting with Leith's wide range of building styles and materials.

The proposed building stands in an identical position to the structure which it replaces and is of similar form and scale. Changes to materials are generally seen as beneficial.

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.

The character of the surrounding area is mixed, both stylistically and functionally. The scale and style of the proposal is such that it will relate in a similar way to the existing school building as the existing structure. There is no strong spatial character immediately surrounding the school site, nor where the proposal is to be located, and as such the proposal will not appear out of keeping with the wider area in this respect.

The proposal complies with policies Des 1 and Des 3 of Edinburgh City Local Plan and is compatible with Edinburgh Design Guidance. The impact upon the character and appearance of the conservation area will be acceptable.

c) Privacy and Daylight.

The proposal is distant from any residential property and will have no impact upon residential amenity.

d) Road Safety and Car Parking.

The proposal is unaltered in relation to the status quo in terms of parking and road safety.

e) Flood Risk

Hard standing and building coverage are unchanged and the proposal has no change upon flood risk.

f) Public Comments

No comments were received.

g) Equalities and Human Rights.

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.

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 character or appearance of the conservation area. It will not result in any loss of privacy or natural light to residential 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. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.

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. 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.
3. 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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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:

The application has been assessed and has no impact in terms of equalities or human rights.

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

The application was advertised on 27 November 2015.

No representations were received.

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 and Leith Conservation Area as shown in the Edinburgh City Local Plan.

Date registered

6 November 2015

Drawing numbers/Scheme

1-9,

Scheme 1

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

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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 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

Application for Planning Permission 15/05101/FUL At St Marys RC Primary School Leith, 30 Links Gardens, Edinburgh Erection of a single storey, 2-classroom building with ancillary accommodation within the grounds of St Marys (Leith) RC Primary School.

Consultations

Transport

No objections.

City Archaeologist

I would like to make the following comments and recommendations concerning the above planning application for the erection of a new single story, 2-classroom building with ancillary accommodation within the grounds of St Marys (Leith) RC Primary School.

The early 20th century St Mary's Primary School lies on the North side of Leith Links, an area formally of sand dunes situated across the eastern side of the medieval town of Leith. Evidence indicates that the Links have been utilised since prehistory and is an area of archaeological significance. In particular the area formed an important part of siege of Leith in 1559-60 siege of Leith as demonstrated by contemporary accounts and Petworth map. Leith Links also formed part of Scotland's earliest golf courses and a site for plague burials. Historic mapping indicates that the site remained open ground until the northern part of the site of the extension was incorporated into a Small Pox Hospital which occupied the NE quarter of the current school site.

Based on the historical and archaeological evidence the site has been identified as occurring within an area of archaeological potential. Accordingly this application must be considered under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

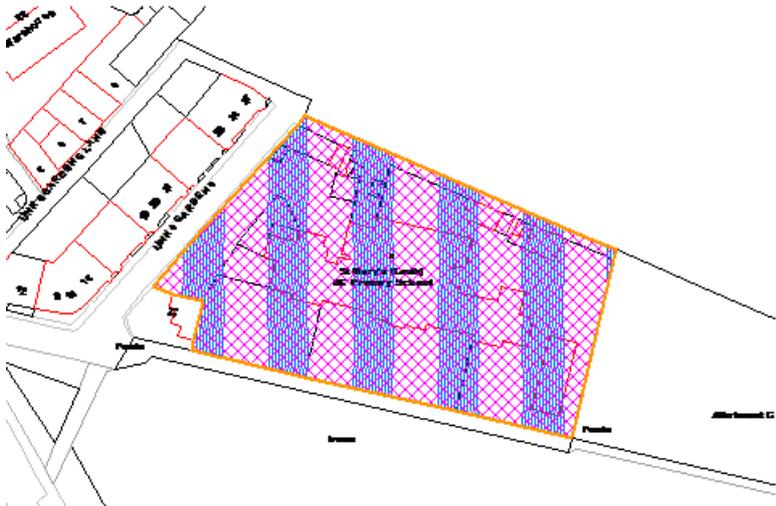
The development will see ground breaking works associated with construction which have the potential for disturbing significant deposits relating to the 1559-60 siege, post-medieval industry and the former 19th century Small Pox hospital. It is recommended therefore that a programme of archaeological work (excavation) is undertaken prior to /during development in order to fully record and excavate any significant buried archaeological deposits and the surviving historic walls.

It is recommended that the following condition is attached if consent is granted to ensure that this programme of archaeological works is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building recording, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work would be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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