

Development Management Sub Committee

Wednesday 9 March 2016

**Application for Planning Permission 15/05295/FUL
At Swanston Golf Club, 111 Swanston Road, Edinburgh
Change of use from existing shop to proposed office
accommodation.**

Item number	4.8
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

Although the proposal represents a departure from policy Emp 1 of the Development Plan, as it involves the creation of office development outwith the central area, strategic business centres, or the urban area. It is acceptable as the surrounding area has an existing commercial character. In addition, a vacant building within the green belt will be returned to active use. The proposal will not be detrimental to the character and appearance of the green belt or the Swanston Conservation Area, and will not have an adverse impact on the amenity of the surrounding area.

Links

<u>Policies and guidance for this application</u>	LPC, CITE6, CITE10, CITEM1, LDPP, CITE6, CITE10, CITEM1, NSG, NSBUS, NSLBCA, CRPSWA,
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Report

Application for Planning Permission 15/05295/FUL At Swanston Golf Club, 111 Swanston Road, Edinburgh Change of use from existing shop to proposed office accommodation.

Recommendations

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

Background

2.1 Site description

The site is a single storey retail unit located within the grounds of the Swanston Farm Estate, and situated on the western side of Swanston Road. The building was previously used as a green keepers shed prior to receiving planning permission to become a farm shop retail premises in 2009. Swanston Golf Course is located to the south of the site, and modern farm steadings are situated directly to the north. The original farm steading quadrangle located to the north east of the site has been converted into office accommodation, and the surrounding area has a mixed commercial/countryside recreational character.

This application site is located within the Swanston Conservation Area.

2.2 Site History

05.05.2009 - Planning permission granted on appeal for a change of use from a green-keepers shed to become a farm shop, (application number: 08/02295/FUL).

Main report

3.1 Description of the Proposal

The proposal seeks planning permission for a change of use from class 1 (retail) to class 4 (office accommodation).

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 principle of the use is acceptable in this location;
- b) The proposal will preserve and enhance the character and appearance of the Swanston Conservation Area;
- c) Neighbouring amenity will be adversely affected by the proposal;
- d) Any matters raised in representations have been addressed;
- e) Equalities and human rights impacts have been addressed; and,
- f) The development raises parking or road safety issues.

a) Principle

Part c) of policy Env 10 of the Edinburgh City Local Plan (ECLP) states that development in the green belt will be permitted where it is related to an existing non-conforming use or building; and provided the proposal is appropriate in type, scale and design to the existing building, and is not detrimental to the character and appearance of the green belt.

The application premises is currently in use as a retail unit (class 1) which is a non-conforming green belt use. The proposal does not involve any alterations to the exterior of the premises. The surrounding area has a mixed commercial/countryside recreational character; with small to medium sized office accommodation located within the converted farm steadings situated to the north east.

Having regard to the office development which is located in the surrounding area, the proposed use is acceptable and will not introduce an incongruous development into the area. The proposal will not have a detrimental impact on the character and appearance of the green belt.

Policy Emp 1 states that high quality office development will be permitted within the central area, strategic business centres, and at other mixed use locations within the urban area. The application site is not situated within any of these locations. However, as detailed above, the surrounding area has a mixed commercial/countryside recreational character, which includes office development. Having regards to the character of the surrounding area, the provision of office development in this location is acceptable.

The proposal is contrary to policy Emp 1 of the ECLP. However, a departure from this policy is justified in this instance, as the proposed office use represents an appropriate development which will complement the character of the surrounding area, and will not be detrimental to the character and appearance of the green belt. The principle of the proposed use is acceptable.

b) Character and Appearance of the Conservation Area

The proposal will not result in any external alterations to the premises, and represents an appropriate use for the reasons detailed in section a) of the report. The proposal will preserve the character and appearance of the Swanston Conservation Area.

c) Neighbouring Amenity

The nearest residential property to the site are located more than 80 metres away. The proposal will have no adverse impact on any nearby residential property, and the amenity of residents will not be affected.

d) Matters Raised in Representations

The proposal was advertised in the Edinburgh Evening News on 15 January 2016 as being a departure from the development plan. No comments or representations were received in respect of the proposal.

e) Equalities and Human Rights

The application has been assessed, and raises no issues in respect of equalities and human rights.

f) Parking and Road Safety

An existing car park situated directly to the east of the premises and a section of vacant land at the rear of the building will provide parking for the proposal. Adequate parking provision will be provided, and the proposal does not involve the creation of any new vehicle accesses.

The proposal does not raise any issues in respect of parking or road safety.

Conclusion

In conclusion, the proposal represents a departure from policy Emp 1 of the ECLP. However, the proposed change of use to office accommodation is acceptable, and will be in keeping with the commercial character of the surrounding area. The proposal will not have an adverse impact on the character and appearance of the green belt, the Swanston Conservation Area, or residential amenity; and does not raise any issues in respect of parking and road safety. The proposal complies with policies Env 6 and Env 10, and the Council's Non-Statutory Guidance for Businesses, and Non-Statutory Guidance for Listed Buildings and Conservation Areas.

Having regard to the above, it is considered that a departure from the development plan is justified in respect of the proposal.

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

3.4 Conditions/reasons/informatives

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.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

No representations have been 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 is designated as being within the Green Belt and Open Space as defined in the Edinburgh City Local Plan.

Date registered

27 November 2015

Drawing numbers/Scheme

01-03,

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

Policy Env 10 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Emp 1 (Office Development) identifies locations and circumstances in which office development will be permitted.

Relevant policies of the Proposed Local Development Plan.

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

Policy Env 10 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Emp 1 (Office Development) identifies locations and circumstances in which office development will be permitted.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

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

The Swanston Conservation Area Character Appraisal emphasises the distinctive vernacular architecture with the only thatched properties remaining within the Edinburgh City boundary, the predominance of traditional materials, the setting of the village within an agricultural landscape, the intimate relationship between the buildings and the landscape, and the spectacular panoramic views out over the village.

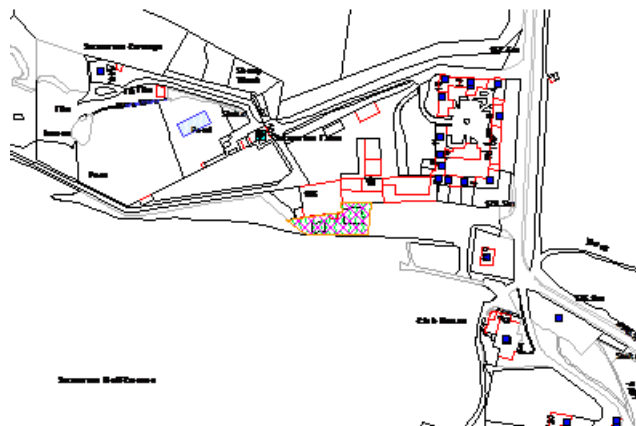
Appendix 1

**Application for Planning Permission 15/05295/FUL
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Consultations

No consultations undertaken.

Location Plan



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