

# Development Management Sub Committee

Wednesday 22 June 2016

**Application for Planning Permission 16/01452/FUL  
At Davidsons Mains Primary School, Corbiehill Road,  
Edinburgh  
Demolition of existing nursery and erection of a new build  
stand-alone nursery school building within the grounds of  
Davidson Mains Primary School.**

<b>Item number</b>	4.4
<b>Report number</b>	
<b>Wards</b>	A01 - Almond

## Summary

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The proposal is acceptable in principle, and is of suitable quality in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of amenity to neighbouring properties and will not have a detrimental impact on traffic, parking, road safety or archaeology. No impact on equalities and human rights was identified.

The proposal complies with the Development Plan and the Council's non-statutory guidelines, and is acceptable. There are no material considerations which outweigh this conclusion.

## Links

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<a href="#">Policies and guidance for this application</a>	CITCO3, CITD1, CITD3, CITE12, CITE16, CITE17, CITOS1, CITT4, CITT5, NSGD02, NSP,
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# Report

## **Application for Planning Permission 16/01452/FUL At Davidsons Mains Primary School, Corbiehill Road, Edinburgh Demolition of existing nursery and erection of a new build stand-alone nursery school building within the grounds of Davidson Mains Primary 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 is Davidson's Mains Primary School and relates specifically to the southern edge, on land immediately to the west of the main school buildings. The school grounds extend to approximately 3,760 square metres and slope down gradually from south to north. The existing school buildings are between one and three storeys in height and of relatively modern design, including a single storey standalone nursery to the south eastern corner of the site.

Currently the land specifically relating to the proposal comprises informal grassed amenity space with hedging, a small pond, wooden fencing and an informal wooden path in addition to a peripheral section of the playing field located in the western area of the school grounds.

The school is currently accessed via Corbiehill Road to the east. There is an existing landscaped edge along the western and southern boundaries of the site. The surrounding area is predominantly residential in character.

The west and part of the eastern area of the school grounds are designated as protected Open Space, and the area specifically relating to the proposal is covered entirely by this designation.

#### **2.2 Site History**

30.06.2008 - Planning permission granted for extension to school to provide special need care facility and platform access lift, alterations to front entrance to provide disabled access and minor alterations within school to allow disabled access throughout (application number 08/01799/FUL).

## **Main report**

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

The application is for the erection of a single storey stand-alone nursery building and associated amenity space. The nursery can accommodate up to 75 children and will replace the existing nursery on the school site. As a result of this proposal, the existing nursery will be demolished.

Eight part and full time staff are required for the new nursery. This staff mix results in a reduction in the average working numbers at the site, and reflects an occupation of approximately 20 nursery and primary staff members at any one time. The proposed nursery will accommodate the same number of children as the existing nursery.

The proposed building will have a footprint of approximately 463 square metres. It measures approximately 36 metres long by 14 metres wide with an eaves height of 2.7 metres and a ridge height of 7.1 metres. The building will be accessed via level entrances on the north and south facing elevations.

No trees require to be removed to accommodate the new building. New fencing will be erected around amenity space to the south of the nursery building.

The proposed nursery building will be of a contemporary design with a pitched roof. External materials comprise brick (Ibstock Brunel Blue), cement cladding in various textures (grey) and a cement slate roof (grey).

There will be no loss of parking as a result of the proposal and no new vehicular or cycle parking spaces are proposed.

The nursery shall be heated via an air source heat pump system.

### **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 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:

b) the proposal has an adverse impact on protected open space;

- c) the proposal will be of a suitable quality in terms of design;
- d) the proposal will result in an unreasonable loss of amenity to neighbouring properties;
- e) the proposal will adversely affect road safety, traffic and parking;
- 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 the defined urban area and will continue to provide accommodation for the school within the existing site. The site is in a sustainable location accessible from the surrounding area by foot, bicycle and public transport.

Edinburgh City Local Plan (ECLP) Policy Com 3 (School Development) supports the provision of new school development on existing school sites where the site is easily and safely accessible on foot, by cycle and public transport.

The proposal is therefore acceptable in principle, subject to compliance with other relevant ECLP policies.

#### b) Protected Open Space

The majority of the school grounds are designated as protected open space relating both to the playing field and ancillary landscaped areas. The proposal will result in the loss of approximately 3% of the total designated area.

The area of open space which will be lost relates to a small peripheral and ancillary landscaped area which does not offer any significant amenity value. Its loss will have no impact on the use of the playing field. In addition, as the proposal is for a community purpose, the loss of this small area of open space is acceptable.

The proposal complies with ECLP Policy Os 1 (Protection of Existing Open Space).

#### c) Design, Form, Materials and Positioning

The proposed nursery building is well located in relation to the main school buildings and will be accessible by foot through the school grounds from Corbiehall Road. The spatial character of the surrounding area is varied, and the proposal will be in keeping with its setting.

The proposal is of a contemporary and functional single storey design, and is of a style and scale which will complement the character of the existing modern school building. The materials proposed reflect the contemporary character of the proposal and will create interest within this part of the school grounds.

A condition has been added requiring the submission of samples of the external materials prior to the commencement of the development to ensure a suitable finish. In addition, a condition has been added requiring details of the new fencing to be erected around the amenity space to the south of the nursery.

No trees will be removed as part of the proposal. The small area of hedging and the pond to be removed will not have an adverse impact on the overall amenity of the school grounds.

No concerns are raised with regard to archaeology or flooding.

The proposal complies with ECLP policies Des 1 (Design Quality and Context), Des 3 (Development Design), Env 9 (Development of Sites of Archaeological Significance) and Env 17 (Flood Protection).

#### d) Amenity

Windows relating to the closest residential property are approximately 18 metres to the south of the proposed building and approximately 12.5 metres from the school boundary. Direct views will also be partially screened by existing boundary landscaping. The proposal will not have an unacceptable impact on privacy.

The proposed building will not have any adverse impact on the daylight or sunlight experienced by surrounding properties as it is set at a sufficient distance away to meet the requirements set out in the Council's non-statutory guidance.

No objections have been received from Environmental Assessment with respect to noise and disturbance or land contamination. Given the juxtaposition of the existing residential properties to the school it is not considered that their amenity will be affected to any greater degree from the building than the existing site.

The proposal complies with ECLP policies Des 1 (Design Quality and Context) and Des 3 (Development Design).

#### e) Road Safety, Traffic and Parking

There will be no additional children or staff using the site as a result of the proposal because it replaces an existing nursery. The make-up of full and part time staff will not result in an overall increase in the number of staff being on site at any one time.

The Roads Authority raises no objections to the proposal with regard to road safety, traffic impact or parking.

The proposal complies with ECLP policies Tra 4 (Private Car Parking) and Tra 5 (Private Cycle Parking).

#### f) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights. No impact was identified.

#### g) Public Comments

One representation has been received which raises objections to the proposal.

The objections are summarised as follows:

## **Material Representations - Objections**

- Detrimental impact on playing field - this has been addressed in section 3.3b) of the assessment
- Building is ugly and will be an eyesore - this has been addressed in section 3.3c) of the assessment

## **Community Council**

No comments were received.

## Conclusion

The proposal is acceptable in principle, and is of suitable quality in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of amenity to neighbouring properties, and will not have a detrimental impact on traffic, parking, road safety or archaeology. No impact on equalities and human rights was identified.

The proposal complies with the Development Plan and the Council's non-statutory guidelines, and is acceptable. There are no material considerations which outweigh this conclusion.

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

## **3.4 Conditions/reasons/informatives**

1. The removal or management of vegetation should be undertaken out with the bird breeding season ( March - August inclusive). If this is not possible then a suitable qualified individual should check all vegetation for nesting or breeding birds prior to removal.
2. 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.
3. Full details of the fencing around the amenity space to the south of the nursery building hereby approved shall be submitted to and approved in writing by the Planning Authority prior to the commencement of the development on site.

## **Reasons:-**

1. To afford appropriate protection for breeding birds.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the planning authority to consider this/these matter/s in detail.

## **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.
4. Vehicle charging points should be installed in the car park where possible.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

All financial implications of this Council project are matters for consideration by Education, Children and Families Committee.

## **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**

One objection has been received.

## **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 within the Urban Area and is located on part of a larger area of protected Open Space.

### **Date registered**

17 March 2016

### **Drawing numbers/Scheme**

01, 02a, 03 - 11,

Scheme 1

## **John Bury**

Head of Planning & Transport  
PLACE  
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## **Links - Policies**

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### **Relevant Policies:**

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

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.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

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

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

**Non-statutory guidelines** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

# Appendix 1

## **Application for Planning Permission 16/01452/FUL At Davidsons Mains Primary School, Corbiehill Road, Edinburgh Demolition of existing nursery and erection of a new build stand-alone nursery school building within the grounds of Davidson Mains Primary School.**

### **Consultations**

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#### Roads Authority

*No objections to the application.*

#### Environmental Assessment

No objections. Recommendation to install electric vehicles charging points where possible.

#### Archaeology

*Further to your consultation request I would like to make the following comments and recommendations concerning this application for the construction of a new build stand alone nursery school.*

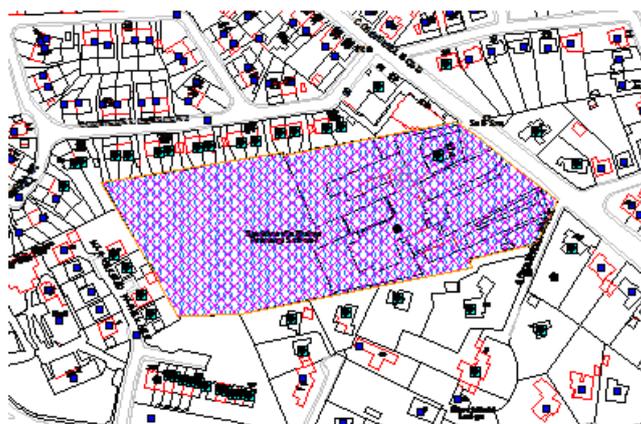
*The site lies to the north of the historic B-listed Marchfield House whose origins date back to at least the mid-18th century. Although the site is identified as occurring within an area of archaeological interest, historic mapping indicates that it is situated away important estate buildings and centre being primarily open farmland. Accordingly it is considered that the potential for disturbing significant remains is low and therefore there are no known archaeological implications in regards to this application.*

#### Flood Prevention

No objections.

## Location Plan

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