

# Development Management Sub Committee

**Wednesday 7 December 2016**

**Report for forthcoming application by**

**CEC City Of Edinburgh Council. for Proposal of Application Notice**

**16/05530/PAN**

**At St John's RC Primary School, Hamilton Terrace, Edinburgh**

**Demolition of existing primary school and formation of public park on site of existing primary school. Balance of Portobello High School site after development/construction of New Primary School (16/02594/FUL).**

<b>Item number</b>	9.2
<b>Report number</b>	
<b>Wards</b>	A14 - Craigentinny/Duddingston

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for the demolition of the existing primary school and formation of a new public park on the site.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice 16/05530/PAN on 7 November 2016.

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# Links

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**Coalition pledges**

**Council outcomes** CO7, CO19, CO23

**Single Outcome Agreement** SO4

## Recommendations

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

## Background

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### 2.1 Site description

The site is approximately 2.67 hectares in area and is the site of the former Portobello High School and existing St John's Primary School. The site is located within an established residential area and is bounded by residential properties on all sides, with Hamilton Terrace to the east, Hamilton Drive to the north and Duddingston Road to the south. Figgate Park lies beyond Hamilton Drive to the north.

The site has become available due to the re-provision of Portobello High School on its new site off Milton Road. St John's Primary is proposed to remain at its current address although the existing building will be demolished and the new building will be moved into a new position fronting Duddingston Road.

### 2.2 Site History

16 September 2016 - Planning permission was granted for demolition of existing school buildings and erection of new primary school with associated works (application reference: 16/02594/FUL).

## Main report

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### 3.1 Description Of The Proposal

An application for planning permission will be submitted for a new public park, including landscaping and play park. This application will be a major development by virtue of the fact that the site area exceeds 2 hectares. No details have been submitted with regards to specific planting proposals or equipment.

The Council is the applicant.

### 3.2 Key Issues

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

**a) The principle of the development is acceptable in this location;**

The site is within the Urban Area in the adopted Local Development Plan. In these areas, housing and environmental policies apply.

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

A Design and Access Statement will be required to accompany the application. This should take into account the Edinburgh Design Guidance with regards to landscape and biodiversity.

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

The proposal should have regards to transport policy of the adopted Local Development Plan. Consideration should be given to access to public transport and walking/cycling networks.

**d) There are any other factors that require consideration;**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information, and
- Landscape and Biodiversity Information, including management and maintenance schedules.

### **3.3 Assessment**

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**

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**4.1** The forthcoming application may be subject to a legal agreement.

## **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** 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**

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

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## 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

The Proposal of Application Notice (reference: 16/05530/PAN) outlined a public exhibition to be held on 1 December 2016 at St John's Primary School. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

### Background reading/external references

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- To view details of the proposal of Application Notice 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](#)

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## Links

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### 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.

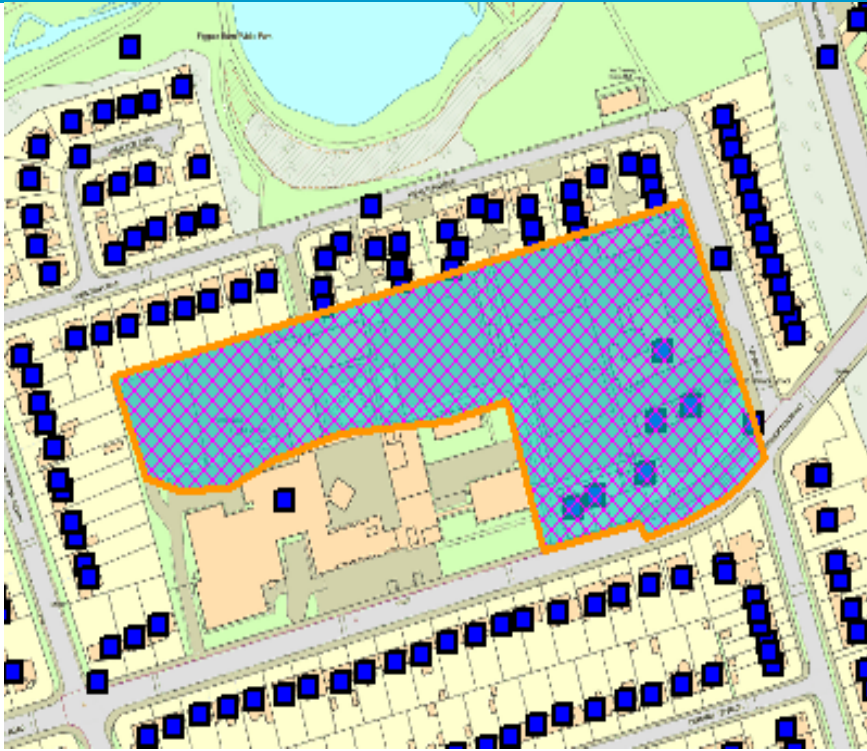
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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