

# Development Management Sub Committee

**Wednesday 7 December 2016**

**Report for forthcoming application by**

**Braid Hills Golf Centre. for Proposal of Application Notice**

**16/05082/PAN**

**At Braid Hills Golf Centre, 91 Liberton Drive, Edinburgh  
Extension of driving range facility. Associated landscape  
works and boundary treatment to west side of red boundary.  
Resubmission of previous PAN (10/03332/PAN) and  
previously approved planning application 12/00161/FUL  
(expired Aug 2015).**

<b>Item number</b>	9.5
<b>Report number</b>	
<b>Wards</b>	A16 - Liberton/Gilmerton

## Summary

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The purpose of the report is to inform the Development Management Sub-Committee of a forthcoming planning application to extend the golf driving range facility at Braid Hills Golf Centre, 91 Liberton Drive, Edinburgh. Associated landscape works and boundary treatment on the west side of the site boundary are also proposed.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 17 October 2016.

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# Links

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**Coalition pledges**

**Council outcomes**                      CO7, CO19, CO23

**Single Outcome Agreeeme**              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 extends to approximately 4.27 hectares (ha) and forms part of a larger agricultural field extending to the west. The land is currently rough grassland and is used on an informal basis for passive recreation by horse riders and dog walkers. The site is bounded to the north by an existing golf driving range, to the east by dog kennels and buildings and land associated with a former World War Two gun emplacement. A hedgerow along the southern boundary separates the site from fields associated with an equestrian centre.

The site slopes from south-west to north-east and there are panoramic views towards the category A Listed Liberton Tower to the north-west (listed 14 July 1966; ref LB 28021) and beyond towards Arthur's Seat and Salisbury Crags.

The remaining field to the west extends to approximately 2.72 ha and contains a prominent rocky mound feature along its southern boundary. The field bounds to the west with an existing north - south access road which is identified by the Council as a Core Path and separates the land from the Braid Hills golf courses. An east - west core path connects through the golf courses and links with an informal walking route/ bridle path along the southern boundary of the site, connecting with existing housing at Alnwnickhill.

The existing golf range to the north is accessed via a single vehicular access from Liberton Drive and extends to approximately 5.2 ha. There is a car park and a single storey central core building containing a shop, therapy and cafeteria with two extensive wings providing about 40 enclosed bays for golfers facing to the south. The eastern and western boundaries of the existing range and part of the southern boundary are defined by mature leylandii hedging. A five metre high safety fence is located along the southern boundary.

The existing driving range is allocated for open space in the adopted Edinburgh Local Development Plan. Both the existing land and the land for the extension form part of the Edinburgh Green Belt and are within an Area of Great Landscape Value (AGLV). Braids Golf Course to the west is a Local Nature Conservation site.

### 2.2 Site History

3 August 2012 - Permission granted for an extension of existing driving range facility, associated landscape works and boundary treatment at land 286 metres south of 91 Liberton Drive Edinburgh. Permission now lapsed (application number 12/00161/FUL).

## **Other relevant applications:**

26 June 1991 - A change of use from agricultural ground to golf driving range and professionals shop was granted on land to the north of the site at 91 Liberton Drive Edinburgh (application number 91/00085/FUL);

16 February 1994 - An extended retail shop, administrative office and 10 additional driving bays (as amended) was granted on the existing golf range (application number 93/02333/FUL);

07 August 1996 - An extension to the existing golf centre to form licensed restaurant and golf club rooms (as amended) was refused. The reason for refusal was that the proposal would result in the intensification of a non-conforming use in the green belt and within an area of Great Landscape Value. An appeal against the refusal of this application was dismissed on 19 February 1997 (application number 95/02956/FUL);

12 August 1999 - An extension to the existing golf range, additional car parking and the construction of a short game area was granted (application number 99/01279/FUL);

02 July 2001 - An extension to a consented toilet block on the existing golf range was granted. The application followed previous permissions for a toilet block granted on 4 April and 11 May 2001 (application number 01/02056/FUL);

10 September 2003 - An extension of the restaurant area at the existing golf driving range was granted (application number 03/01964/FUL); and

01 July 2004 - The erection of a new timber and glass starter's hut at the Braid Hills Golf Course was granted on land to the west of the site at 29 Braid Hills Approach Edinburgh (application number 04/01406/FUL).

## **Main report**

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

The proposal is to extend the existing golf driving range to the south of the site. The extension will be into an existing field.

No further details have been provided with the PAN application. The forthcoming application will be a detailed application.

### **3.2 Key Issues**

The key considerations against 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 located in the green belt and within an Area of Great Landscape Value (AGLV) as defined in the adopted Edinburgh Local Development Plan. Accordingly it must be considered whether the nature of the use is compatible in principle with green belt policies and the wider landscape setting.

**(b) the design, scale and layout are acceptable within the character of the area; and whether the proposal complies with the Edinburgh Design Guidance;**

To insure development is acceptable in the terms of the character and appearance of the green belt and the AGLV any necessary buildings and structures must be of a suitable scale and be of a high quality of design.

The proposal will be considered against the provision of the adopted Edinburgh Local Development Plan, the Development in the Countryside and Green Belt Non-statutory Guideline and the Edinburgh Design Guidance.

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

The proposal should have regard to the Council's transport policies, parking standards and the requirements of the Edinburgh Street Design Guidance.

Transport information, including a Design and Access Statement, will be required to assess the effect of the proposal on local roads and the accessibility of the site.

It must be considered whether the development would lead to an intensification of the existing driving range facility and whether the existing car park and access is suitable to serve the proposed development.

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

The applicant will be required to submit sufficient information to show that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

The impact on the landscape and environment will need to be carefully considered and landscape and environmental information will be required for any forthcoming planning application. The development may give rise to archaeological issues and this will require to be further considered with relevant information submitted. Any proposals for lighting would require an accompanying lighting assessment to be submitted.

In addition to the above, the following documents are likely to be expected in order to support the application:

- Pre-application Consultation (PAC) Report;
- Planning Statement;
- Transport Information;
- Design and Access Statement;
- Air Quality Impact Assessment;
- Visual impact information;
- Landscape information;
- Ecology and wildlife information;
- Flood Risk Assessment and Surface Water Management Plan;
- Extended Phase 1 Habitat Survey; and
- Tree Survey.

### **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.

#### **Consultation and engagement**

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##### **8.1 Pre-Application Process**

There is no pre-application process history.

##### **8.2 Publicity summary of representations and Community Council comments**

A public exhibition is currently taking place which started on the 17 October 2016 and will run until the 31 December 2016. It will be open between 9am to 9pm Monday to Friday and 9am to 6pm Saturday and Sunday at the Braid Hills Golf Centre. A public meeting was held on 16 November between 5pm and 8pm at the Braid Hills Golf Centre. The proposal has also been advertised in the Edinburgh Evening News (on 18 October).

Liberton and District Community Council, Fairmilehead Community Council, Morningside Community Council, The Liberton Trust, Liberton/Gilmerton Neighbourhood Partnership and the ward councillors (Councillors Cook, Hart and Robson) were notified by the applicant of the proposal.

Additional consultation has been requested by the Council as planning authority. This includes publicising the public meeting and staffed exhibition times, using newspaper advert, posters, leaflets, and notifying the Liberton Association.

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.

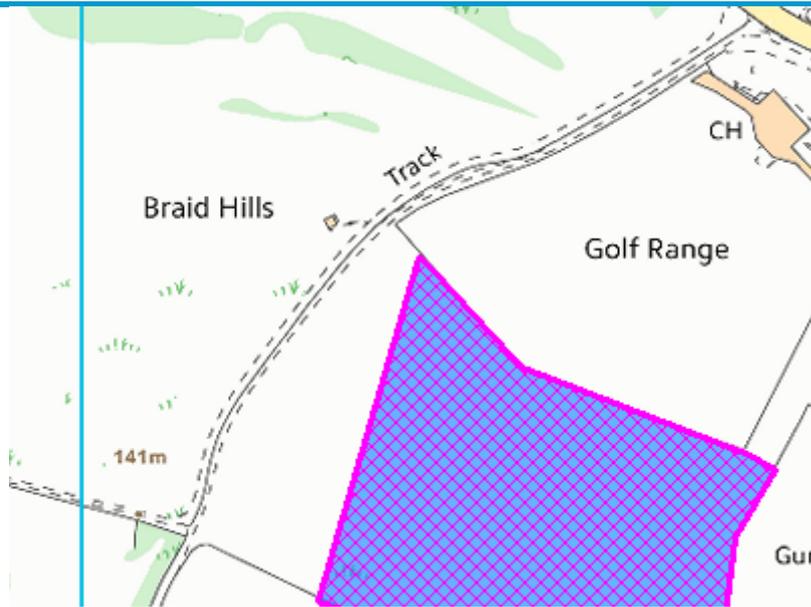
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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