

# Development Management Sub Committee

**Wednesday 18 January 2017**

**Report for forthcoming application by**

**West Craigs Ltd. for Proposal of Application Notice**

**16/05621/PAN**

**At Craigmount High School, 59 Craigs Road, Edinburgh  
Erection of extension to existing Craigmount High School.**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	A03 - Drum Brae/Gyle

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for the erection of an extension to the existing Craigmount High School.

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 15 November 2016 (16/05621/PAN).

## Links

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<b>Coalition pledges</b>	
<b>Council outcomes</b>	CO7, CO19, CO23
<b>Single Outcome Agreement</b>	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, covering 6.1 hectares, contains Craigmount High School and grounds.

The school building is predominantly three storeys high and sits at a lower level than Craigs Road to the north. There are three playing pitches to the east of the site. These sit at a higher level than the school building.

The site sits in the midst of suburban residential development, with two storey houses to the north across Craigs Road and to the east on North Gyle Road. To the south are predominantly bungalow style properties on North Gyle Loan. East and northeast of the site are more recent detached and semi-detached houses. Four storey flats are located to the southeast of the site.

Access is taken from Craigs Road which leads into the school car park.

### **2.2 Site History**

4 February 2004 - planning permission for the erection of residential development comprising 64 units (as amended) with associated parking, servicing and access withdrawn (planning application 02/02410/FUL).

22 October 2001 - planning permission for a replacement school and associated access, parking, landscaping, sports facilities and open space withdrawn (planning application 01/02420/FUL).

9 January 2002 - planning permission granted for a replacement school and associated access, parking, landscaping, sports facilities and open space (planning application 01/03738/FUL).

28 November 2003 - planning permission granted for residential development comprising 75 units (as amended) and provision of 3 number football pitches with associates car parking, landscaping and access (planning application 03/02740/FUL).

## **Main report**

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

A planning permission in principle application will be submitted for the erection of an extension to the existing Craigmount High School.

### **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 contains an existing school within the urban area. The land around the school is designated as open space on the adopted Local Development Plan (LDP) Proposals Map. Policy Env 18 Open Space Protection will be applicable.

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

The application will be for planning permission in principle. It is anticipated that design related matters would be considered as part of future submissions for the approval of matters specified by conditions.

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

The proposals should have regard to transport policies of the LDP. Transport information will be required to support the application.

**d) There are any other environmental 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 are likely to be submitted:

- Pre-Application Consultation Report;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Ecology Report; and
- Site Investigation Report.

### **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 Proposal of Application Notice (reference: 16/05621/PAN) outlined a public exhibition event to be held on Wednesday 18 January 2017 between 14:00 and 19:00 at the Marriott Hotel, Glasgow Road. The PAN decision notice has requested that an additional event is also carried out.

Corstorphine Community Council, Cramond and Barnton Community Council, Drum Brae Community Council, the Local Ward Councillors, Craigmount High School Parent Council and the Scottish Government.

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](#)

### **John Bury**

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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.

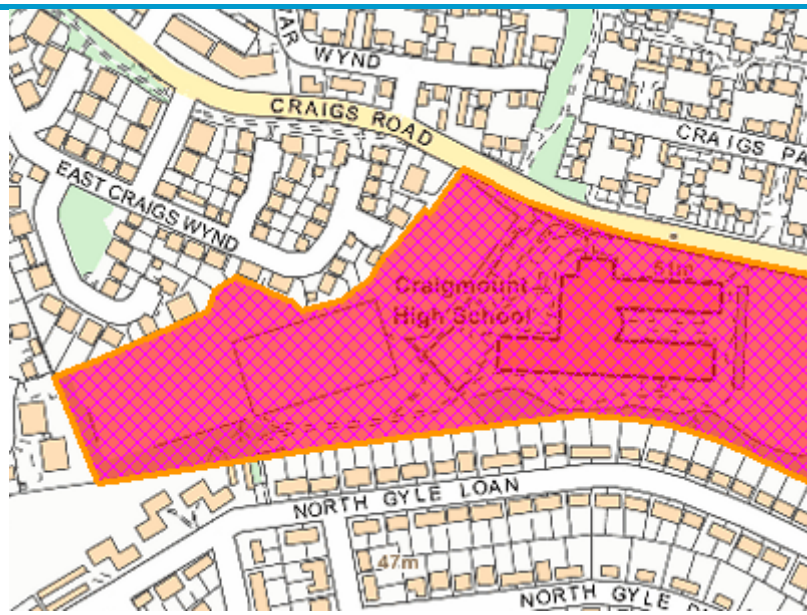
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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