

Development Management Sub Committee

Wednesday 21 February 2018

**Application for Planning Permission 17/04270/FUL
At 27A Corbiehill Road, Edinburgh, EH4 5DZ
Construction of a new two-storey educational building
comprising 8x classrooms + ancillary accommodation**

Item number	4.1
Report number	
Wards	B01 - Almond

Summary

The proposal is acceptable in principle and 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 any detrimental impact on road safety. No impact on equalities and human rights was identified.

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

Links

Policies and guidance for this application	LPC, LDES01, LDES03, LDES05, LEN08, LEN18, LTRA02, LTRA03, NSGD02,
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Report

Application for Planning Permission 17/04270/FUL At 27A Corbiehill Road, Edinburgh, EH4 5DZ Construction of a new two-storey educational building comprising 8x classrooms + ancillary 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 Davidson's Mains Primary School and relates to an area of land towards the northern edge of the school grounds 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. A new nursery has recently been constructed in the south west of the site.

Currently the land specifically relating to the proposal comprises tarmac playground and playing fields.

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.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application is for the erection of a two storey building set within the playground of the school. The new building will be located to the west of the existing school and to the south of residential properties, and is required to provide additional accommodation for rising school rolls.

The building is a standalone facility including eight classrooms and additional ancillary accommodation. It has overall dimensions of 28.4 metres in length by 14.9 metres in depth and is 10.1 metres in height at ridge.

The building is to be clad in fibre-cement wall cladding panels with aluminium standing seam roof cladding. The panels are to be hessian/mid-grey in colour for the base materials and roof, with green coloured accent panels and window reveals. It is also proposed to use aluminium framed double-glazed windows and integrated aluminium framed ventilation louvres.

Supporting Information

A Design and Access Statement has been submitted in support of the proposals.

This document can be viewed on Planning and Building Standards On-line Services.

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:

- a) the proposal is acceptable in principle;
- 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 privacy or natural light to neighbouring properties;
- e) the proposals affect road safety and car parking;
- f) other matters have been addressed;
- g) the proposal will have any detrimental impact on equalities and human rights;
and
- h) comments raised have been addressed.

a) Principle

The existing land use is educational and the extension of this use is supported. The site lies within the urban area and the proposal will continue to provide accommodation for the school within the existing site.

The proposal is therefore acceptable in principle subject to compliance with relevant policies of the Edinburgh Local Development Plan (LDP).

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 2% of the open space for the site.

Policy Env 18 and 19 relate to the protection of Open space and Protection of Outdoor Sports Facilities. This permits the loss of open space that is a small part of a larger area and the proposed development involves a minor part of outdoor sports facilities.

The area of open space which will be lost relates to a small peripheral area of the playing fields which does not offer any significant amenity value. The minor encroachment onto an area of the playing fields, which is not used as a formal playing field, is acceptable and SportsScotland raised no objections to this.

The proposal is in accordance with Policy Env 18 and Env 19 of the Edinburgh Local Development Plan.

c) Design, Form, Materials and Positioning

The contemporary design of the proposed extension reflects the modern style of the existing school buildings whilst being an interesting architectural addition. The proposed two-storey height is in keeping with the adjacent school buildings and the overall scale is appropriate in this location at the rear of the school.

The materials proposed reflect the contemporary character of the proposal and will create interest within this part of the school grounds.

A condition will be added for the submission of samples of the external materials prior to the commencement of the development to ensure a suitable finish.

The flexible internal space will meet future needs of the school and the ground level has been designed around accessibility.

The proposal is therefore acceptable in terms of positioning, design and materials in accordance with Policy Des 12 of the Edinburgh Local Development Plan.

d) Residential Amenity

Residential properties lie to the north of the new classroom block. The development will sit 15 metres away from the boundary with these properties. The applicant has demonstrated that the development will not have an adverse impact on these properties in terms of daylighting or overshadowing. The south facing elevation of the proposed building will have windows at the ground and first floor level. The building sits approximately 28 metres to the rear of the residential properties located on Corbiehill Crescent and provides adequate privacy distances.

The proposal will not therefore have any detrimental impact on the amenity of neighbouring residents and is in accordance with LDP Policy Hou 7 and the non-statutory Edinburgh Design Guidance.

e) Road Safety

There is limited parking available and this will not change as part of this application. The existing access arrangements to the school are maintained. There are no road safety issues arising from this proposal.

The car parking and cycle parking on site will meet current standards.

f) Other matters

Flood Planning

No objection has been raised to the application subject to a condition that the developer shall demonstrate to the satisfaction of the planning authority that the proposed point of connection into the surface water sewer on site is able to accommodate the flows from the proposed development both in capacity and in condition. A condition has been added in respect of this.

Contaminated Land

Environmental Assessment recommends that a condition is attached to ensure that contaminated land is fully addressed; a condition has been added in respect of this.

g) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights and no impact has been identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

h) Public Comments

Material Representations - Objection

- loss of green space - this is addressed in section 3.3b).
- impact on light - this is addressed in section 3.3d).
- overlooking - this is addressed in section 3.3d).
- design - this is addressed in section 3.3c).

Material Representations - Support

- replace out dated buildings - this is addressed in section 3.3b) and acknowledged that the proposal will provide permanent new classroom space.

Non-Material Representations

- Noise and disruption from the building works - this is not relevant to the planning process.
- Value of property - this is not a material planning consideration.

Conclusion

The proposal complies with the development plan and non-statutory guidelines. The proposal is acceptable in principle and is of a suitable quality in terms of design and materials. The development has no detrimental impact on the amenity of neighbouring residents or road safety. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
2. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Planning Authority. Those details shall be submitted within six weeks of the date of this consent and all works shall be carried out in accordance with that agreed schedule.
3. Prior to occupation of the development the developer shall demonstrate to the satisfaction of the planning authority that the proposed point of connection into the surface water sewer on site is able to accommodate the flows from the proposed development both in capacity and in condition.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to address flooding issues.

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. The applicant shall submit a chimney height calculation to Environmental Protection if the proposed boiler is larger than 366.4Kw.

Financial impact

4.1 The financial impact has been assessed as follows:

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

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 meets 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

The application attracted a total of 17 letters of representation.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Edinburgh Local Development Plan - Urban Area.

Date registered

15 September 2017

Drawing numbers/Scheme

01-10,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer

E-mail:lynsey.townsend@edinburgh.gov.uk Tel:0131 529 3905

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council 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, parking, streets and landscape, in Edinburgh.

Appendix 1

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Consultations

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 two-storey educational building comprising 8x classrooms and ancillary accommodation.

This application site lies to the rear of the current Primary School, built in second half of the 20th century on the site of Davidson's Mains Victorian School, situated primarily at the front (east) of the school site. Archaeological monitoring of engineering Test pitting by Rubicon indicated that the site for this new school building is unlikely to disturb significant archaeological remains. Accordingly, it has been concluded that there are no significant archaeological implications regarding this application.

Environmental Services

The applicant has submitted a Geo-Environmental Report which is currently being assessed by Environmental Protection. Until this has been completed Environmental Assessment recommends that a condition is attached to ensure that contaminated land is fully addressed.

It should also be noted by the applicant that Environmental Protection will not support the use of biomass as a form of onsite energy. If the applicant proposed installing a boiler larger than 366.4Kw then the applicant must ensure that they submit a chimney height calculation in accordance with the Clean Air Act 1993.

Therefore, Environmental Protection offers no objection subject to the following condition;

i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

Informative

The applicant shall submit a chimney height calculation to Environmental Protection if the proposed boiler is larger than 366.4Kw.

Sportscotland

The proposal will only encroach slightly onto the grassed playing field. Whilst I have not visited the site; it appears from aerial imagery and the submitted plans, that the grassed area on which the extension building is to be built, is not used as a formal sports pitch.

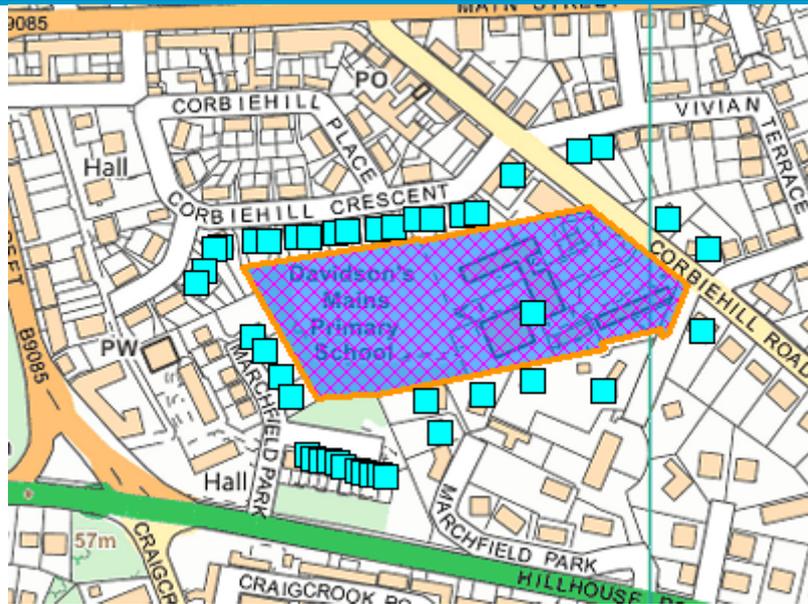
Accordingly I can confirm that sportscotland does not object to this proposal.

Flood Planning

I have reviewed it am and satisfied that this can proceed to determination. Flood Prevention would to add a condition to any permission that the planning authority is minded to grant.

The developer shall demonstrate to the satisfaction of the planning authority that the proposed point of connection into the surface water sewer on site is able to accommodate the flows from the proposed development both in capacity and in condition.

Location Plan



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