

# Development Management Sub Committee

**Wednesday 24 April 2019**

**Report for forthcoming application by**

**Hillend Leisure Limited. for Proposal of Application Notice**

**19/00764/PAN**

**At Former Lothianburn Golf Club, 106 Biggar Road,  
Edinburgh**

**Development for mountain bike trail centre, indoor and outdoor leisure, food and beverage, professional service suites, offices, retailing, short stay visitor accommodation and associated site access, parking, landscaping and other works.**

	4.1
<b>Item number</b>	
<b>Report number</b>	
<b>Wards</b>	B08 - Colinton/Fairmilehead

## **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 "Development for mountain bike trail centre, indoor and outdoor leisure, food and beverage, professional service suites, offices, retailing, short stay visitor accommodation and associated site access, parking, landscaping and other works."

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (19/00764/PAN) on 14 February 2019.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **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 located in the south of Edinburgh in the Pentland Hills Regional Park. The A702 is on the east of the site and Hillend Country Park and Ski Centre lie to the south. Swanston Burn runs along the west of the site.

The site is approximately 42 hectares in area and is part of the former Lothianburn Golf Course. It includes the clubhouse, steeply undulating natural landscaping and ancient woodland. The ancient woodland was planted in a T shape and measures approximately 3.58ha, it is subject to a management plan. The clubhouse is temporarily used for offices.

On the south of the site, beyond the access to the ski centre, the application lies within Midlothian Council boundary.

This application site is located within the Swanston Conservation Area.

### **2.2 Site History**

16 August 2005 - An application for planning permission to construct car park and widen access road to remove parking from A702 trunk road was withdrawn (application reference 05/01376/FUL).

21 February 2006 - Planning permission was granted to construct car park and widen access road to remove parking from A702 trunk road (application reference 05/03897/FUL).

13 August 2014 - An application for erection of (camping) pods on former golf course (leisure purposes) withdrawn (application reference 14/01565/FUL).

29 January 2015 - A Proposal of Application of Notification of Development was submitted for development of mountain bike trails and other activities. To support the publicly accessible trails, there would be a mix of other activities, including ropes course, zip-lines, alpine roller luge, gardens, camping and overnight lodges (application reference 15/00169/PAN).

## **Main report**

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

The applicant has advised that they intend to bring forward an application to create mountain bike trails within the 38 hectare site. The application would be for planning permission in principle.

The main access to the site is proposed from the A702 Biggar Road where new car parking is proposed.

The mountain biking activity is proposed of up to 12km of Mountain Bike Trails set in to the landscape. The proposal aims to have links to the Pentland Hills Regional Park trails and horse riding. Other leisure attractions including a zip line and luge are proposed.

The activity would be supported by a range of ancillary facilities within a hub complex approximately 2 hectares in size accommodating leisure buildings, professional services buildings and food and beverage buildings. Overnight accommodation is proposed in the form of camping and holiday lodges.

### **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 lies within the Pentland Hills Regional Park. The site is designated as green belt and open space in the Local Development Plan. The western section of the site lies within the Swanston Conservation Area.

Out-with the site boundary to the southwest, is a designated Local Nature Conservation site.

The proposal will be considered in relation to the relevant policies of the Local Development Plan with regards to Green Belt and Openspace, Pentlands Hills Regional Park, Special Landscape Areas and Entertainment and Leisure Developments.

**b) the design and layout are compatible with the character of the area; and does the proposal comply with the design policies of the Local Development Plan;**

Landscape quality and the design aspects of green belt policy are key considerations in the forthcoming development of the site, as is the relationship of the proposals to the conservation area and its setting/ backdrop.

The layout and design of the proposed development will be assessed in line with the requirements of Local Development Plan Design policies.

A Design and Access statement and a Landscape Visual Impact Assessment (LVIA) should accompany the application, and may form part of the EIA.

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

The applicant should work in consultation with Transport Scotland, City of Edinburgh Council and Midlothian Council. The proposals should have regard to transport policies in the Local Development Plan and prioritise sustainable active travel. Cumulative impacts of traffic flows from the adjoining Hillend ski centre development will be required. Consideration will be given to the impact on local road traffic flows and accessibility by public transport. Pedestrian safety will be assessed. The application will be supported by transport information.

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

The applicant will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development, that there will be minimal adverse impact on ecology and biodiversity, and that there is sufficient infrastructure capacity to accommodate the development.

The application will be screened for an Environmental Impact Assessment.

In order to assess the environmental impacts of the proposal, the following information will be required in support of a forthcoming application:

- Planning Policy Statement;
- Design and Access Statement;
- Sustainability Statement (S1 form);
- Pre-application consultation report;
- Transport Information;
- Archaeology Assessment;
- Noise Impact Assessment;
- Air Quality Impact Assessment;
- Tree Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Habitat and Protection Species Survey; and
- Landscape Visual Impact Assessment.

### **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**

The community engagement will form part of the pre-application process and is required to be undertaken by the applicant. A summary of this consultation with the community will be submitted with the application via a Pre-Application Consultation (PAC) report.

The PAN identifies notification of the Fairmilehead Community Council (Edinburgh) and Damhead and District Community Council (Midlothian).

The applicant has also notified Local Ward Councillors for Edinburgh and Midlothian Councils, relevant MP/ MSPs, Pentland Hills Regional Park and Friends of the Pentlands.

The PAN identifies a drop in event held at Swanston Golf Club, 111 Swanston Road, Edinburgh on 5 March 2019 between 14:00hrs and 19:00 hrs. This was advertised in the Edinburgh Evening News in advance of the meeting.

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

No representations were received for this consultation.

## **Background reading/external references**

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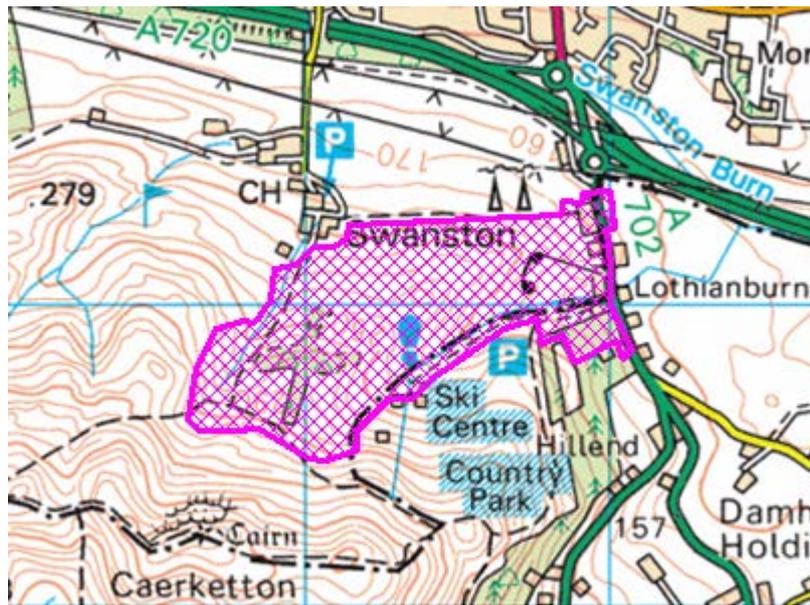
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

**David R. Leslie**  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Jennifer Paton, Senior Planning Officer  
E-mail:[jennifer.paton@edinburgh.gov.uk](mailto:jennifer.paton@edinburgh.gov.uk) Tel:0131 529 6473

## Location Plan

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