

**Full Planning Application 05/02872/FUL
at
Redhall House Drive
(Graysmill School)
Edinburgh
EH14 1JE**

**Development Quality Sub-Committee
of the Planning Committee**

21 December 2005

1 Purpose of report

To consider application 05/02872/FUL, submitted by Miller Homes Ltd. The application is for: **Erect 6 no semi villas, 15 no detached houses, 5 no linked stable type houses with associated roads, parking and garages**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The proposal is within the grounds of Redhall House, which is a category B listed building. Redhall House, its grounds and the educational and social work facilities that lie there are currently owned and managed by different council departments. These departments are disposing of their properties in this location.

The application site is 1.2 hectares and is situated to the east of Redhall House. To the south of the site is the Cairnpark School, this has planning permission for a residential development (02/00553/REM). To the east of the site is the walkway to the Craiglockhart Dell and further east lie detached properties on Craiglockhart Loan. The Water of Leith is to the north west

(rear) of Redhall House. To the north of the site is the old Doocot, category A listed, this lies within the application site.

The site is bounded by mature trees fronting Redhall House Drive and there is a large Sycamore tree to the south of the doocot.

To the south west of the site lie secured housing units owned by Social Work Department, which are now vacant.

The site does not lie within a conservation area.

Site history

May 1971: planning permission was granted for the erection of a residential school for the physically handicapped (Graysmill).

May 1973: planning permission was granted in outline for a school for emotionally disturbed children (Cairnpark) on the south side of Redhall House Drive.

June 1974: planning permission (detailed) was granted for Cairnpark school.

November 1976: planning permission and listed building consent was granted for the restoration and extension to the lodge house.

December 1976: planning permission was granted for the erection of a children's home/hostel for maladjusted children and associated staff houses.

November 1988: planning permission was granted for a change of use from a house to a pottery workshop at the lodge house.

20th December 2000: planning permission was granted for demolition of school outbuildings and change of use to residential. (00/01742/OUT)

3 October 2002: Approval of reserved matters for residential development comprising 11 units with associated parking and access. (02/00553/REM).

April 2004 - Planning Committee approved the Redhall House Development Brief.

8 February 2005: Planning application withdrawn for 28 houses and 9 apartments.

Description of the Proposal

Scheme 2

The proposal is for the development of 24 houses, all detached apart from five that are within a "stable block" element located in the north west of the site. The detached houses are located off a spinal road accessed from Redhall House Drive and the houses are arranged in large individual plots.

The houses will have five bedrooms and be two storeys in height. Two designs are proposed and the floor areas of these will range from 2749 square feet to 3214 square feet. The "stable block" will have three bedrooms and be one and a half storeys, punctuated by a central two storey element. The floor area of these range from 1087 square feet to 1377 square feet. Materials proposed are reconstituted stone, wet harl and slate. The windows and doors are to be uPVC.

The site will be bounded by large mature trees on Redhall House Drive leading up to Redhall House. A tree survey has been submitted this indicates the majority of the trees on the site are in very good condition and should be kept. Additional tree planting is proposed within the site along the main spinal road. To the east of the site located between plots 3 and 4 is the SUDs scheme.

To the north of the site lies the A listed Doocot, the proposal will provide a pathway from the site to access this. The developer has agreed a financial contribution towards the repair and preservation of the doocot. A contribution will also be made towards linking the doocot by a new path and bridge to the dell which runs from Craiglockhart Drive South as well as other off site works.

The detached houses will provide one parking space per dwelling, the stable block will provide five parking spaces. These will be to the rear and east of the stable block. Ten visitor spaces will be provided within the site.

Scheme 1

The turning circle has been removed within the north of the site and the sycamore tree retained.

The house styles have changed and the houses will all be detached other than in the "Stable block".

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the listed building or its setting or any features of special or historic interest? There being a strong presumption against granting permission if they do not;
- Do the proposals comply with the development plan?
- If the proposals do not 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?

ASSESSMENT

To address these determining issues, the Committee needs to consider:

- a) Whether the principle of residential is acceptable in this location,
- b) Whether the design of the proposal is acceptable at this location,
- c) Whether the proposal would affect the setting of the adjacent listed buildings,
- d) Whether the proposal contains adequate open space,
- e) Whether there are any implications for neighbouring amenity or road safety.

a) The site lies within an Urban Area in the Draft West Edinburgh Local Plan and therefore residential use is acceptable in principle subject to the other provisions within the plan. The development brief for the site approved in April 2004 identifies two development zones within the site. These are to the south of the site and comprise Cairnpark school and to the north covering Graysmill, the subject of this application. The majority of the development is within the development zone and the proposed development is of a low density. The principle of residential use is therefore acceptable in this location.

b) The development has a clearly defined layout providing good pedestrian and vehicular routes through the site. The development has been pulled back from the northern boundary and as a result gives greater visual and pedestrian permeability to the doocot. The principal public frontages are set back from the boundary edge and the spacing and design of these houses are traditional reflecting a Scottish vernacular style appropriate to its suburban context. This creates a design character that is subservient to the main house as well as enhancing the approach to it. The houses are outward facing providing natural surveillance over the open space, pedestrian routes and parking areas. The design accords with the principles of the development brief.

c) The key challenge in the brief is to retain and enhance the importance of Redhall House as the principle element in an 'estate grounds' setting. The stable block is located to the north west of the site and lies outwith the zone for development. The new "stable block" element has been located and designed to minimise any impact on the setting of the adjacent Redhall House and the visuals supplied with the application shows it sits sympathetically in this context. This element was not envisaged when the brief for the site was drafted. However, the aims of the brief in terms of respecting the setting of Redhall House and creating an appropriate density of development are met.

The doocot lies to the north of the site and the brief looks for improvements in terms of access and views. The Council have obtained costings for the repair and preservation of the doocot and the developer has agreed to meet this. Plots 8 & 9 are located thirty-five metres from the doocot and therefore will not affect the setting or views of it. A new footpath is to be constructed to allow access to the doocot from the site. New paths are to be constructed outwith the site linking the doocot into the dell and the wider area, the developer has agreed to make a financial contribution towards the cost of these works. The doocot is within the application site boundary and currently under the ownership of the developer. Discussions are on going with Culture and Leisure regarding the transfer of this ownership to the Council in line with the development brief.

d) The proposal is not considered to be large enough to require formal provision of open space and the gardens are large enough to accommodate play requirements. The site lies close to the dell and mature woodland which provides a mature landscape setting. The land associated with Redhall House also provides open space in the wider area. The proposed layout is considered acceptable in this respect, and conforms to the brief.

e) Transportation were consulted on the revised scheme and have made no comment to date. The Community Council specifically raise an issue with the increased traffic and the junction with Redhall House drive and Craiglockhart Drive South. The consent for the Cairnpark School included a condition to improve this junction. This condition has also been added to this consent. It is considered the number of houses proposed on this site will not generate any more traffic than the existing situation and the road layout of the development is considered acceptable. The development does not exceed the number of units or traffic generation envisaged in the brief.

In conclusion, it is considered that the residential development is appropriate and the scale and design of the proposals sit well with the landscaped context. The proposals would not adversely affect the setting or the historic interest of the adjacent listed buildings.

It is recommended that Committee approves this application subject to conditions on materials, landscaping, site investigation and a legal agreement requiring financial contributions.

ADDENDUM

The application is being returned to Committee to approve the proposed new bat house. The bat house is to be located in the north east of the site directly behind the stable block. The bat house will measure 2915mm by 2915mm and 4500mm in height with a pitched roof. It is to be finished in render with a stone basecourse and mock slate tiles to match the housing. A door will allow access to the house. Miller Homes, the applicant have submitted a suggested work programme and mitigation measures. Scottish Natural Heritage have been consulted on the proposed bat house and implementation of works and have no objections.

The proposed bat house has been located in an inobtrusive location and is ideal for an artificial roost structure. The scale and design of the house is such that it will not have a detrimental impact on the setting of the adjacent listed building or the proposed development.

It is recommended that the Committee approves the application subject to the conditions on landscaping, materials, site survey and tree removal.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	30 August 2005
Drawing numbers/ Scheme	01-12-26 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Transport

I would be pleased if the application could be continued.

For further discussions with developers agents with regards to roads layout and improvements to layout to comply with future RCC requirement.

Discussions with regards to off site works and contributions.

Children and Families

This site is located within the catchment areas Oxfords Primary School, Firhill High School, St Cuthbert's RC Primary School and St Augustine's RC High School.

Oxfords Primary School, Firhill High School, St Cuthbert's RC High School and St Augustine's RC High School are operating below capacity and are expected to remain in this position for the forecast period. These schools would have adequate capacity to accommodate this development.

The forecasts are based on 2004 Start of Session School Rolls and housing completions identified in the Housing Land Audit 2004. Revised child to house ratios have been applied.

Scottish Environment Protection Agency

Foul Drainage

1. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of the drainage authority and may depend on the availability of spare capacity. Your attention is drawn to the comments of Scottish Water (SW) for clarification of the position.

Surface Water

2. SEPA would request that any planning permission granted includes a condition requiring the applicant to treat surface water from the site in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems design Manual for Scotland and Northern Ireland", CIRIA C521 (<http://www.ciria.org.uk>). Such measures include the use of porous surfacing for parking areas, filter drains, soakaways and roadside swales.

3. Temporary measures such as the provision of silt traps must be provided to deal with surface water runoff during construction and prior to the operation of the final SUDS. It is recommended that this aspect is covered by a planning condition.

Landscaping and Construction

4. Construction works associated with the development of the site must be carried out with due regard to the SEPA's pollution prevention guidelines on working at Construction and demolition sites (PPG 6). It is recommended that these guidelines are referred to in a planning condition.

5. The development of the site may involve the importation or removal of waste material such as soil and therefore may require a waste management license or confirmation of exemption. These aspects will have to be referred to SEPA's area staff to ascertain the position. When waste is either imported or exported from the site, the applicant and their contractors should be aware of the relevant requirements relating to the transport of controlled wastes by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

Waste facilities

6. Waste management facilities for recycling may be required within the development. Contact should be made with your own Waste Management Department to identify what facilities are appropriate in a development of this size.

General

7. SEPA's area staff will be able to assist the applicants or their agents in meetings SEPA's requirements.

Additional Comments: 28.10.2005

The unit would therefore request that the determination of this planning application is informed by the undernoted standing advice:

Foul Drainage

It is important that foul drainage is connected to the public foul sewer. However, connection to the public foul sewer is subject to the approval of Scottish Water and permission to connect may depend on the availability of spare capacity. If you require further clarification then it is recommended that you consult with Scottish Water on this issue.

Surface Water

SEPA would request that any planning permission granted includes a condition requiring that the applicant treat surface water from the site in accordance with the principles of Planning Advice Note 61 and "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland", CIRIA C521 (<http://www.ciria.org.uk>) This could include source control measures such as the use of porous surfacing for parking areas, roadside swales and soakaways. SEPA would request the inclusion of a condition requiring that the surface water drainage proposals are agreed with your authority, in consultation and agreement with SEPA's local area team, before works can commence on site.

Contaminated Land

If site investigation reveals this to be an issue, SEPA would have an interest in the potential for authorisation of on site remedial activities, the disposal of contaminated materials off site and the protection of controlled waters, which include ground and surface waters. The presence of contaminants may also influence the design of the surface water drainage system for the site.

Landscaping and Construction

Construction works associated with the development of the site must be carried out with due regard to the SEPA's guidelines on avoidance of pollution (PPG1 and PPG6 and others where appropriate). These publications are available free of charge on the SEPA website www.sepa.org.uk/guidance/ppg.ppghome.htm or from any SEPA office.

There may be waste management licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Generally, waste material can only be imported to a site if a waste management license is in effect or if an activity exempt from licensing has been registered with SEPA in accordance with the Waste Management Licensing Amendment (Scotland) Regulations. Similarly, any waste removed from a site must be deposited either at a suitably licensed site or at a site for which a relevant exempt activity has been registered. SEPA regards all soils, including topsoil, removed from sites as waste.

Where waste is either imported to or exported from a site, applicants and their contractors should be fully aware of the relevant requirements relating to the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

SEPA would request that any demolition waste should be recycled and reused on site as appropriate.

General

SEPA's local Environmental Protection and Improvement Teams will be able to advise the applicants or agent on meeting SEPA's requirements.

Scottish Natural Heritage

Scottish Natural Heritage had an initial meeting with Dr Peter Reynolds and Robert Sneddon of Millar Homes, on 12 September 2005, to discuss the bat survey results, suggested work programme, licensing issues and mitigation measures. Following this meeting, Dr Reynolds submitted a detailed work programme report for comment, as part of the license application to disturb bats. The report included mitigation proposals, working method statement (see enclosed) and specifications for a bat house/heated bat boxes.

It should be noted that as a condition within the working method statement, the demolition contractors would be briefed by Dr Peter Reynolds, or another licensed bat worker, on the procedures to be adopted should bats be found whilst undertaking stripping or test-bore work within those parts of the building out with the exclusion zones. Contractors would also be briefed on the existence of "no-go" zones prior to embarking on work elsewhere within the building.

The Wildlife Licensing Department of the Scottish Executive consulted SNH for comment, as statutory advisors, in relation to the license application. The license application was approved by SNH providing that the measures detailed in the report and working method statement adhered to. Following this, a license was issued on 26 October 2005.

With regards to the design specifications for the purpose-built bat house, the plans submitted by Miller Homes are ideal for an artificial roost structure.

Representations

Neighbour Notification was carried out on 23 August 2005 and the application was advertised on 9 September 2005. A total of two letters have been received. One letter of comment from the Craiglockhart Community Council. They comment on the absence of information on the entrance to the site. The future management and maintenance of the doocot.

The Cockburn Association object to the application. The main grounds of comments are as follows:-

Architecture, layout and density inappropriate in relation to B listed building.

Numbers should be reduced

No public green open space

Suds Scheme lies too close to the boundary.

List of repairs to the doocot should be a condition of consent.

The Craiglockhart Community Council have made additional comments to Scheme 2 their comments are as follows:-

1. No additional information on the treatment of the doocot.
2. Future changes in widths and road surfaces be preferable as speed reduction measures.

They have commented on how good it is to see progressive improvements in this application.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site lies within the South West Edinburgh Local Plan in a mainly residential area where the existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan - Urban Area. The doocot lies within the greenbelt.

Relevant Policies:

South West Edinburgh Local Plan

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Policy E4 establishes that the retention and restoration of architectural and historic character will be the overriding consideration in dealing with proposals for the alteration or development of listed buildings. Alterations or development in the surrounding area will not be permitted if likely to affect adversely the character of such buildings.

Policy E15 aims to protect identified areas of high nature conservation value; the site of special scientific interest and the areas designated Nature Conservation on the Proposals Map will be protected from potentially damaging development and also establishes that development proposals generally will be considered for their impact on wildlife and its habitat, and supports the creation of new wildlife habitats, as part of suitable development proposals.

Policy E17 seeks to protect significant individual and groups of trees and does not permit development within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Where necessary, Tree Preservation Orders shall be sought.

Policy E18 seeks to enhance the environment through the achievement of as much tree planting as possible, by developers and the Council.

Policy E20 establishes a presumption against the development of areas of public and private open space defined on the Proposals Map and other areas of public and private open space of recreational or amenity value.

Policy E21 requires open space to be provided in all new housing developments, principally as a single space in one accessible area in accordance with certain stated standards.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new buildings and enhance open spaces and boundaries. It should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy DQ14 seeks to safeguard the character and setting of listed buildings and will support and encourage their retention in viable uses; the preservation and repair of historic fabric and features; the removal of inappropriate additions; the use of high quality materials and sympathetic design in alterations; and proposals which would enhance their setting.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. 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 to the satisfaction of the Head of Planning and Strategy, 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 Head of Planning and Strategy.
- 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 to the satisfaction of the Head of Planning and Strategy.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.
4. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
5. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
6. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS5837: 2005 "Trees in relation to construction", or similar as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.
7. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the prior written consent of the Head of Planning & Strategy.
8. Details of the proposed Sustainable Urban Drainage Scheme shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
9. Prior to the occupancy of any of the houses hereby permitted, the junction between Redhall House Drive and Craiglockhart Drive South is to be improved at no cost to the Council and to the satisfaction of the Director of City Development.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In order to safeguard the interests of archaeological heritage.

4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
6. In order to safeguard protected trees.
7. In order to safeguard protected trees.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
9. In order to safeguard the interests of road safety.

INFORMATIVES

It should be noted that:

1. Prior to the issue of this consent, the applicant shall enter into a suitable legal agreement with the Council with regards to:
 1. The provision of a financial contribution towards the repair and preservation of the Doocot
 2. A financial contribution to facilitate the implementation of pedestrian enhancement to the doocot. This will include off site works to improve access in the wider area to the doocot.
 3. Contributions to safer routes to school and public transport infrastructure.

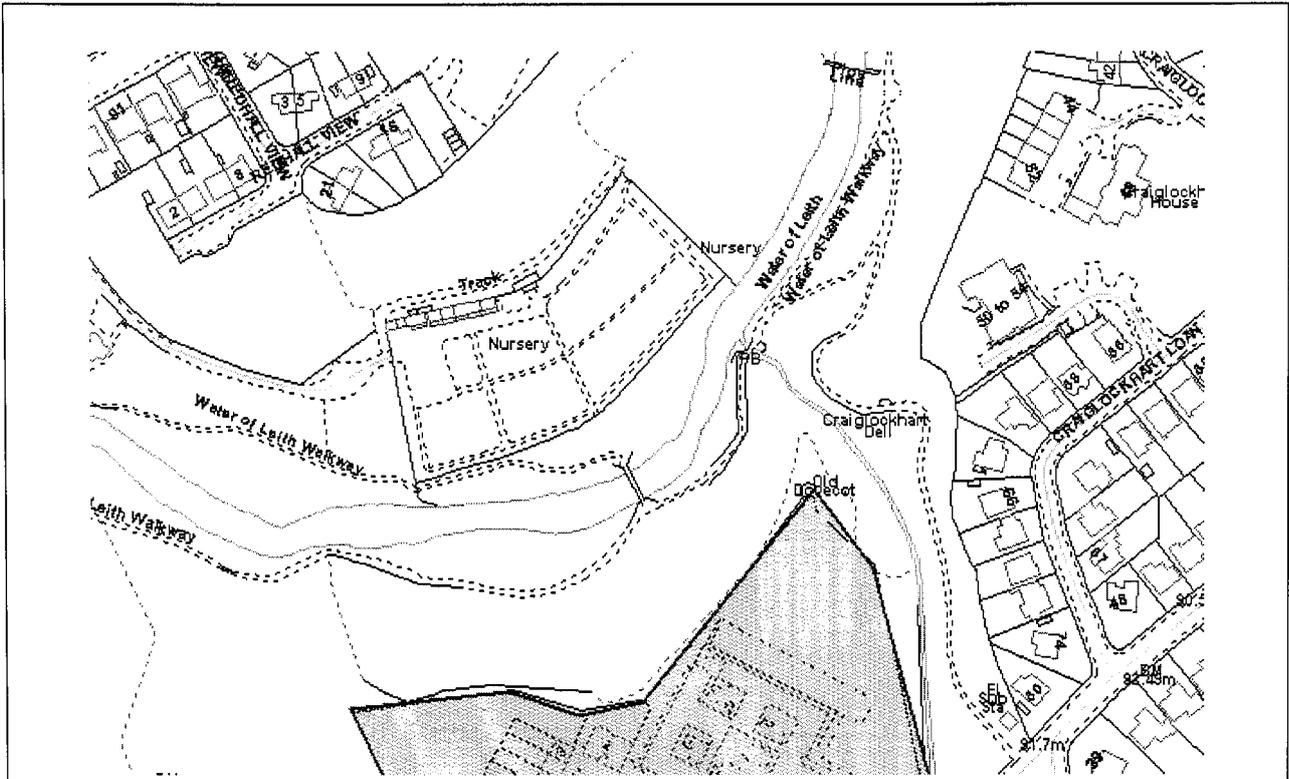
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Location Plan



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