

**Application by City of Edinburgh Council  
at  
Buckstone Primary School  
79 Buckstone Loan East  
Edinburgh  
EH10 6UY**

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

**Proposal:** New nursery and outdoor play space within the school grounds  
**Applicant:** City Of Edinburgh Council.  
**Reference No:** 03/01414/CEC

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

## **2 Main report**

### **Site description**

Buckstone Primary School is located to the east of Comiston Road, and backs onto Mortonhall Golf Course.

The application site lies to the south east of the existing playground and replaces an existing nursery unit to the north and an existing classroom unit to the south. Residential properties adjoin the southern boundary of the school playingfield.

### **Site history**

03/00899/CEC Replacement of existing nursery. Withdrawn 22.05.2003

02/01552/FUL Addition of part-height screens and a felted roof to existing deck to provide a notional sheltered area within the playground. Granted 15.08.2002

02/00252/CEC Extension of classroom space, removal of temporary classroom unit. Granted 29.01.2002

### **Development**

The applicant seeks planning permission for a single storey nursery building of approximately 205 square metres in footprint with an addition covered outdoor deck of approximately 27 square metres. The ridgeline of the building is approximately 5 metres high.

Materials: buff facing brick, propiled metal roof sheeting.

### **Consultations**

No consultations undertaken

### **Representations**

The application was advertised on the 27 June 2003. No representations were received in relation to this application.

### **Policy**

The application site lies within a residential area within the adopted South West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is allocated in the urban area.

### Relevant Policies:

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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.

### **DRAFT WEST EDINBURGH LOCAL PLAN 2003**

Policy DQ6 states that new development should 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 building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

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

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

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

### 3 Conclusions and Recommendations

#### DETERMINING ISSUES

The determining Issues are:

- 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?

#### ASSESSMENT

To address the determining issues, the Committee needs to consider a) whether the development is in keeping with the character of its surroundings b) whether neighbouring residential amenities are safeguarded and c) whether the trees are adequately protected.

a) The proposed building lies within the boundary of the primary school and is intended for nursery education, which previously took place in a temporary building adjacent to the proposed site of the new nursery. The proposed use is considered to be in keeping with the character of the surroundings, which has been established by the school and previous nursery use.

The proposed single storey building is built partially on the site of a former temporary classroom. The proposed building is of a better design form and provides a greater separation from the residential properties to the south. The land between the proposed nursery and existing residential development will continue to be used as part of the playground.

b) The nursery facilities are intended to replace the previous nursery accommodation, which did not provide adequate space. The education department has confirmed that there will be no increase in the number of pupils as a result of this development. There is not expected to be any noted increase in traffic to the school or other activity.

c) There are a number of trees within the site, which are not protected under any statutory order. The nursery has been designed to limit damage to the trees and provide maximum separation between the trees from the boundary of the building.

In conclusion, the proposal is an appropriate development on the site and is in character with the area. There will be no unacceptable impact on amenity, road safety or trees.

It is recommended that committee grant this application subject to the stated conditions.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Steven Black on 0131 529 3904 (FAX 529 3716)

**Ward affected** 52 -Fairmilehead

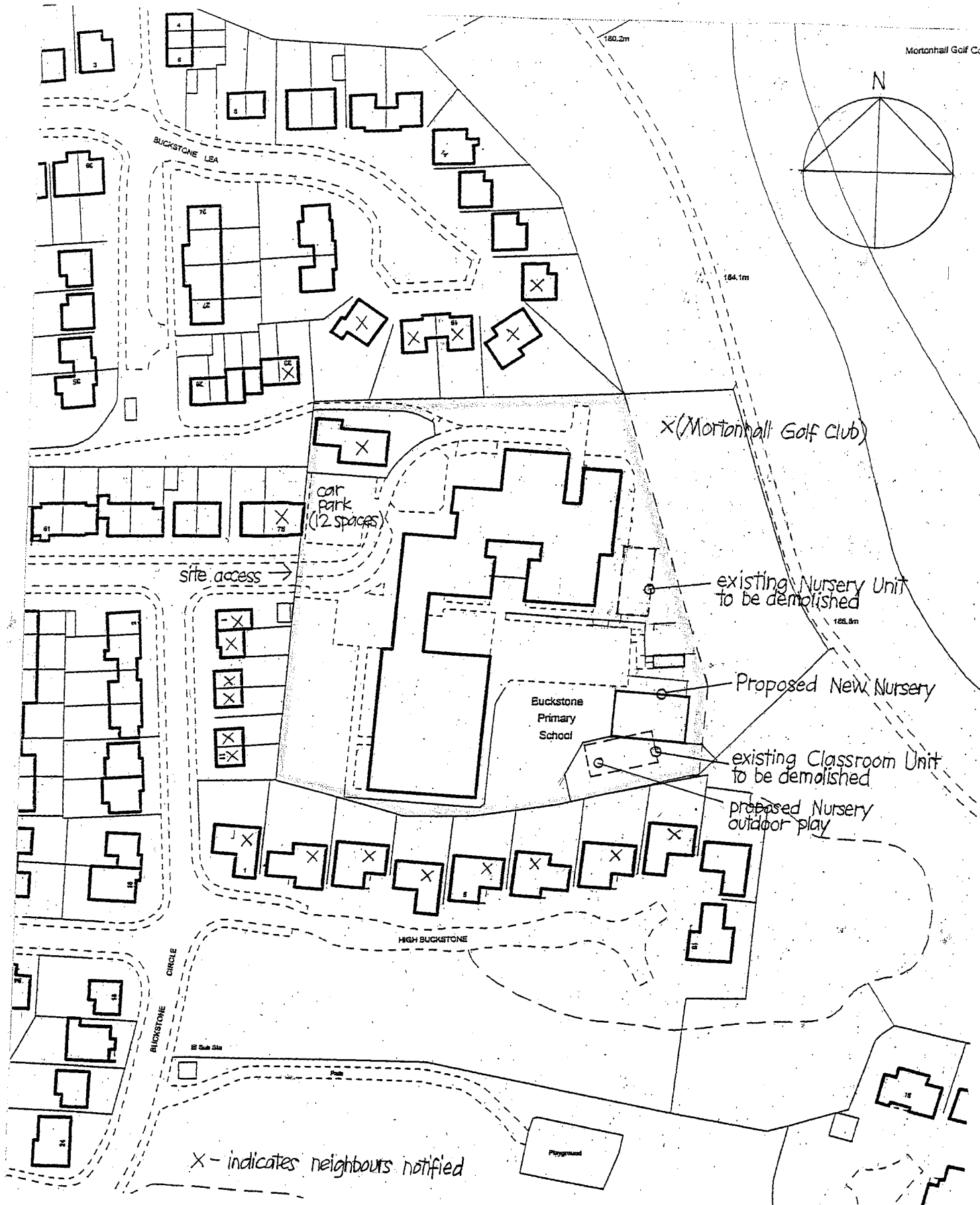
**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 22 April 2003

**Drawing numbers/  
Scheme** 01



Amendment A: Nursery relocated to Classroom Unit site 10/4/03-JP.

**EDINBURGH**  
THE CITY OF EDINBURGH COUNCIL

**HOUSING DEPARTMENT  
BUILDING DESIGN SERVICES**  
154 McDonald Road, Edinburgh. EH7 4NN

Project.	BUCKSTONE PRIMARY SCHOOL PROPOSED NEW NURSERY		
Drawing Title.	LOCATION PLAN		
Project No.	C0097	Purpose/Issue.	Date.
Drawing No.			10/4/03
	Rev.	Scale.	Drawn.