

**Full Planning Application**  
**at**  
**32A Barnton Avenue**  
**Edinburgh**  
**EH4 6JH**

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

**Proposal:**            **Erection of a steel portal framed building for storage of golf course maintenance machinery with access area**  
**Applicant:**         Bruntsfield Golf Club.  
**Reference No:**     03/01314/FUL

**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.
2. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
3. 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.

4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to ensure that the approved landscaping works are properly established on site.

## **2 Main report**

### **Site description**

The application site is to the south side of Gamekeepers Road. The site is at the northern extremity of the Bruntsfield golf course. The site is surrounded by trees, a number of which are dead and require removal. There is an existing shed adjacent to the site. The site is used for the maintenance and storage of grass cutters and other machinery.

The boundary to Gamekeepers Road is formed by a 2 metre high stone wall.

### **Site history**

There have been a number of applications for various alterations and extensions to buildings throughout the area covered by the golf course. There is no planning history for this particular site.

### **Development**

The application is for the erection of a Green Keepers shed measuring 24 metres by 12 metres. The shed is formed in profiled steel and has a ridged roof.

## **Consultations**

### **Environmental and Consumer Services**

No objections to this application, subject to NR25.

## **Representations**

The application was advertised on 1 July 2003. One letter of objection has been received on the grounds of:

overshadowing  
noise disturbance  
damage to trees  
damage to an amenity view

## **Policy**

The property is within an area allocated as Green Belt within the North West Edinburgh Local Plan. The site is also within an Urban Wildlife site and an Area of Great Landscape Value

The draft west Edinburgh Local Plan is also a material consideration in the determination of this application. The following draft policies apply in this case:

DQ6 Design of new development  
DQ7 Trees and Landscaping  
GE1 Green Belt  
GE7 Areas of Great Landscape Value  
GE11 Urban Wildlife Sites  
R6 Leisure Development  
H12 Housing amenity

### Relevant Policies:

Policy E10 states that within the designated Area of Great Landscape Value, the retention of landscape quality will be the overriding consideration in dealing with development proposals.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development

Policy E9 states that planning permission will not be given for new development or redevelopment in the Green Belt for purposes other than agriculture, forestry, outdoor recreation or other uses appropriate only to a rural area, except where it can be shown to be necessary and no suitable location exists.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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 refusing 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 must consider whether:

- a) the proposed building is in keeping with the character and appearance of the Green Belt and the Area of Great Landscape Value.
- b) the proposal will have a detrimental impact on the residential amenity of the surrounding properties.

a) The proposed building is adjacent to an established workshop and storage area. The building is for the storage of machinery for the golf course and is generally compatible with Green Belt aims. The site of the proposed building is set to the south of a 2 metre high stone wall and is set within trees. There are a number of trees within the site, which are to be removed, some of which are dead. This is dealt with under a Forestry Commission management scheme. The trees are not protected by a Tree Preservation Order. The applicant has agreed to implement tree planting between the new structure and Gamekeepers Road, this is dealt with by condition.

The proposed building will be end on to Gamekeepers Road, reducing the profile of the building to the public frontage. The material and colours used in the development will help the building to fit into the backcloth of trees and bushes to the south of the development.

The proposal will have no detrimental impact on the character or appearance of the area. The design and form of the proposal is compatible with the character of the area and the general aims of Green Belt policy.

b) The nearest residential property is more than 20 metres away from the proposed building on the opposite side of Gamekeepers Road. There will be no impact in terms of the Council's non-statutory guidelines on overshadowing or privacy.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the Green Belt or Area of Great Landscape Value or the amenity of the occupiers of any neighbouring properties.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Peter Jones on 0131 529 3770 (FAX 529 3706)

**Ward affected** 06 -Davidsons Mains

**Local Plan** North West Edinburgh

**Statutory Development  
Plan Provision** Green Belt

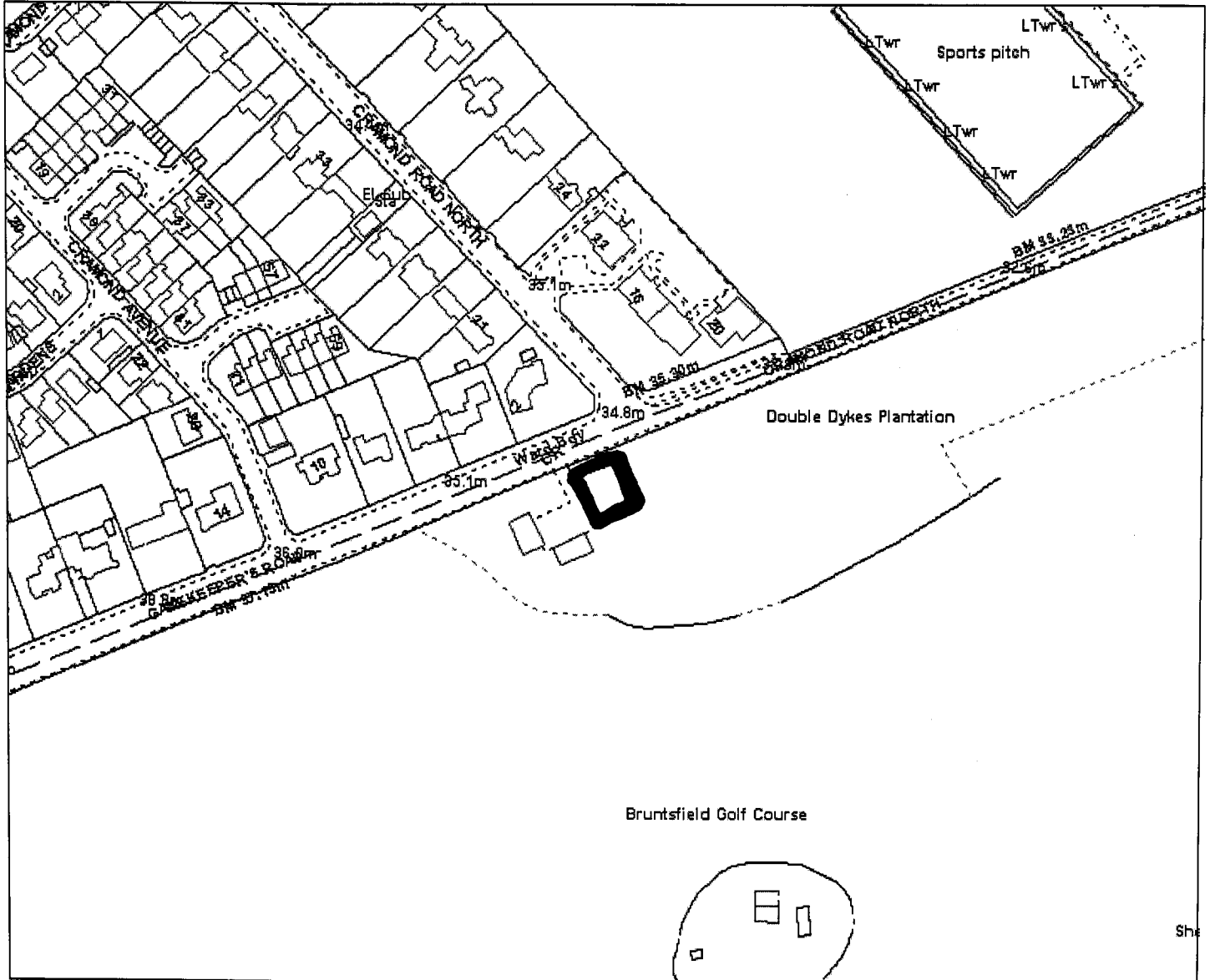
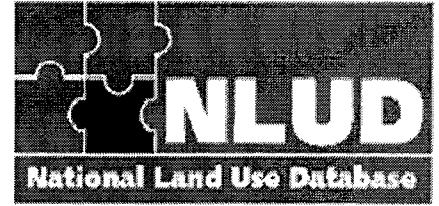
**File**

**Date registered** 9 April 2003

**Drawing numbers/  
Scheme** 1

# 32A BARNTON GROVE

03/01314/FUL



**Legend**

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<b>Organisation</b>	CITY OF EDINBURGH COUNCIL
<b>Department</b>	CD - PLANNING & STRATEGY
<b>Comments</b>	Not Set
<b>Date</b>	11 August 2003
<b>SLA Number</b>	