

**Outline Planning Application 05/01207/OUT**  
**at**  
**0A Whitemoss Farmhouse**  
**B7031 - A70 To Greenburn**  
**Kirknewton**  
**Edinburgh**  
**EH27 8DA**

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

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**1 Purpose of report**

To consider application 05/01207/OUT, submitted by Gogar Park Curling Club. The application is for: **Proposed demolition of existing buildings and development of curling facility with associated parking, access and landscaping**

It is recommended that this application be **REFUSED** for the reasons in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application site is located within an area of countryside adjacent to the local authority boundary. The site is located on the eastern side of the B7031 which links the village of Kirknewton (West Lothian) to the A70.

There are a number of old farm buildings on the application site which are proposed to be demolished. To the south of the application site is Whitemoss Farmhouse. On the adjacent land to the south is an airfield and a number of

buildings including a small aeroplane hanger. The site is well screened from the road by a large tree belt which runs alongside the B7031.

### **Site history**

There is no relevant planning history for this site.

### **Description of the Proposal**

The planning application which has been submitted in outline is for the proposed demolition of existing buildings and development of a curling facility with associated parking, access and landscaping. The site measures approximately 11,000 square metres and is located on the local authority boundary with West Lothian Council.

No details have been submitted on the design of the proposed building, although a notional position for the building has been identified. It is proposed that the existing farm buildings on the site would be removed. A new access road is proposed onto the B7031. It is also proposed that there would be an area for parking and additional landscaping.

## **3 Officer's Assessment 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 need to consider:

- a) Whether the principle of development is acceptable within this countryside location,
- b) Whether the development would be in keeping with the character of its surroundings.

a) The site is located within an area identified as countryside. The Edinburgh and the Lothians Structure Plan Policy ENV 3 identifies that development within countryside areas should only be allowed where there is an operational requirement for such a location. A curling facility is not a recreational activity which requires to be located within the countryside. There is no operational justification to locate within this area.

Although the Adopted Local Plan for the area is out of date it provides a policy basis for development within the countryside. Policy 2.21 states that proposals for outdoor recreation will be supported if compatible with farming and wildlife interests. It could be argued that the introduction of a non countryside use into a rural area will conflict with farming and wildlife interests. Especially where there is no operational requirement to locate in the countryside.

This locational requirement is further emphasised within the Rural West Edinburgh Local Plan. Policy E5 specifically requires that a countryside location is essential for the activity. This is clearly not the case in the requirement for a curling facility.

National, Strategic and Local Plan Policy all set out policies for the protection of the countryside. In general new development is only considered acceptable where it has an operational requirement for a location within the countryside. These policies do make an allowance for appropriate new development where it is demonstrated that development is necessary for the purposes of an accepted rural purpose.

The development is contrary to the Council's policy on development in the countryside, and the principle of a new curling facility is not acceptable in this case.

b) The application is only outline at present and no details have been submitted on the exact design of any building. Any building would require to minimise the visual impact on the wider area. It is however, indicated that the proposed development would result in the loss of the existing farm buildings on the site. Consultation response has been received which highlights the importance of the retention of these buildings which, it is understood, date from the mid- 18th century. The number of these buildings left within the countryside is diminishing and it is considered important to retain them where possible.

Any new build development would be in relatively close proximity to the existing buildings which form part of the nearby airfield. On the airfield there are a number of modern aircraft hangers and associated buildings. Any view from the road would include any new building for the curling facility as part of this grouping. It could be argued that the erection of an agricultural scale building would blend in with the existing buildings that are within this vicinity. Whilst the building may look agricultural in nature the landscaping of the site, the formation of parking, a new access road and any associated signage would detract from the rural character of the area. In addition there would also

be the loss of the traditional agricultural buildings on the site. The proposed development would not be characteristic for this rural location.

In conclusion, whilst the position of the curling club in the search for a replacement facility is appreciated the proposed location is inappropriate in planning terms. It is contrary to the development plan and is considered to be detrimental to the character of the countryside.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee refuses this application for reasons of countryside policy.



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Elaine Robertson on 529 3612
<b>Ward affected</b>	01 - Balerno
<b>Local Plan</b>	Rural West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Countryside
<b>Date registered</b>	7 April 2005
<b>Drawing numbers/ Scheme</b>	1 - 3 Scheme 1

**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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Outline Planning Application  
**Application Address:** 0A Whitemoss Farmhouse  
B7031 - A70 To Greenburn  
Kirknewton  
Edinburgh  
EH27 8DA

**Proposal:** Proposed demolition of existing buildings and development of curling facility with associated parking, access and landscaping

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## Consultations, Representations and Planning Policy

### Consultations

#### BAA

*The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the conditions detailed below :*

*1. No building or structure shall be constructed within the application boundary that exceeds the height of the neighbouring buildings.*

*Reason - So that it does not further breach the Obstacle Limitation Surfaces detailed in CAA Publication CAP168 Licensing of Aerodromes.*

*2. Development shall not begin until details on the external building design have been submitted to and approved in writing by the Local Planning Authority.*

*Reason - To avoid endangering the safe operation of aircraft through the attraction of birds or interference with navigational aids.*

*I would also make the following observations:*

#### Cranes

*Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane options to consult the aerodrome before erecting a crane in close*

proximity to an aerodrome. This is explained further in the attached Advice No. 4, 'Cranes and Other Construction Issues'.

### Landscaping

The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in bird strike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. Your attention is drawn to Advice Note 3, "Potential Bird Hazards: Amenity Landscaping and Building Design".

### **Archaeology Officer**

The outbuildings subject to this application form the northern part of the historic Whitemoss Farmstead, situated c.1 mile due south of Kirknewton adjacent to the WWII RAF airfield of Kirknewton to the west of Edinburgh. Much of the current steading was most likely built during the period of agricultural improvement of the late 18th and first half of the 19th centuries. However the building forming the northern side of the steading is of different construction and would appear to be earlier in date. This single storey building is likely to be the original farmhouse named on General Roy's 1753 Military Survey and also shown on the William & Moystn Armstrong's 1773 Map of the Three Lothians.

The 1853 1st edition OS map of the farm further depicts attached to the west side of the western range a circular building housing a threshing machine, possibly a horse mill. Currently a range of large, open-sided corrugated barns occupies this side of the steading's western range and it was not possible to check if this structure still survived above ground. The eastern range of the steading has also been much altered and is in general poor repair with the western elevation looking into the central courtyard having been rebuilt in brick.

Therefore this application should be considered under the following planning policies, issued by the Secretary of State for Scotland: NPPG 18: Planning and the Historic Environment 1999 and NPPG5: Planning and Archaeology and its accompanying Planning Advice Note (PAN) 42, 1994. Furthermore the application should take into consideration the aims of Historic Scotland's TCRE Guide for Practitioners No.1 Rural Buildings of the Lothians: Conservation and Conversion, 2000. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

The proposed outline scheme seeks to demolish the entire series of outbuildings to the north of the current farmhouse and which form the core of this historic farmstead. Although the modern range attached to the western side of the steading are in my opinion of no more than local significance and their loss can be justified if properly recorded by an archaeologist, the stone buildings which form the historic core of the steading are of more importance. These buildings on initial inspection demonstrate a range of dates of construction from at least the mid- 18th century through the early

*19th century through t the 20th century. This is in contrast to the local norm where steadings are generally of one period construction dating to around the beginning of the 19th century. As such this complex of buildings, in themselves, provide not only an important physical link to our rural past but also will contain important archaeological information regarding the practises and development of the post-improvement rural economy.*

*Further with the increasing loss, through re-development pressures, the importance of such steadings as Whitemoss is increasing. Although not yet listed, it is in my opinion that this steading is of regional (Edinburgh & Lothians) historic importance, containing as it does buildings from possibly as early as the mid 18thc, should therefore be preserved from demolition as proposed.*

*Accordingly it is my recommendation that this planning application should be refused. Future planning applications for the site should seek the retention and alternative uses for these historic farm buildings, uses that will both conserve their fabric and enhance there setting and character.*

### **Balerno Community Council**

*On behalf of Balerno Community Council I write to advise you of our support of this application.*

### **Transport Planning**

*No objections to the application subject to the following conditions being applied.*

*Access and parking arrangements be reserved matters. Particular attention to the location of the access road off the B7013 should be made in respect to sightlines to ensure driver safety entering or leaving the facility.*

### **Representations**

Two letters have been received in support of the proposed 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 application site is located within the Countryside Policy Area Currie Balerno Local Plan and the Finalised Rural West Local Plan. This designation seeks to protect the landscape quality, rural character and amenity of the area. Any

development within this area will be expected to meet high standards of design and landscaping and safeguard local amenity.

Relevant Policies:

**Edinburgh and the Lothians Structure Plan 2015**

Policy ENV3 states that development in the countryside will be allowed where it has an operational requirement for such a location that cannot be met within the urban area and is compatible with the rural character of the area

**Currie Balerno Local Plan**

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.21 states that proposals for outdoor recreation in the lowland countryside areas will be supported if they are compatible with farming and wildlife interests.

**Finalised Rural West Edinburgh Local Plan**

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E23 states that in the Green Belt and Countryside, improvement or extension of outdoor recreational and sporting facilities will only be permitted where they would not adversely affect rural character, the amenity of the countryside or environmental quality.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

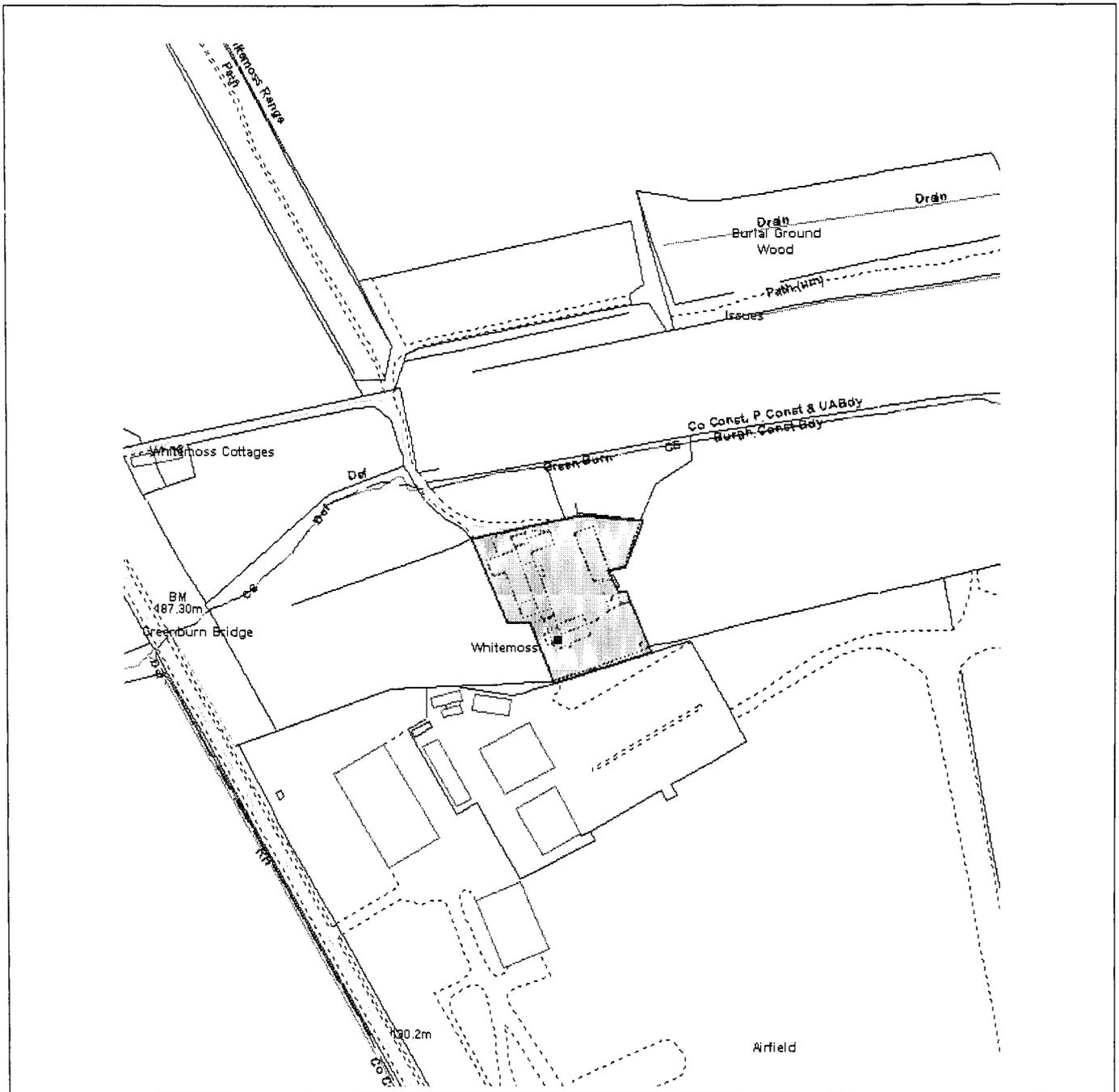
It is recommended that this application be **REFUSED** for the reasons below.

### Reasons

1. There is no operational requirement for the curling facility proposed within this countryside location and the proposal is incompatible with this countryside location. The proposal is therefore contrary to Policy ENV2 of the Edinburgh and the Lothians Structure Plan, Policy 2.2 of the adopted Currie, Balerno Local Plan and Policy E5 of the Finalised Rural West Edinburgh Local Plan, Policy.

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End



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# **PLANNING APPLICATION**

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<b>Proposal</b>	<b>Proposed demolition of existing buildings and development of curling facility with associated parking, access and</b>		
<b>Application number:</b>	<b>05/01207/OUT</b>	<b>WARD</b>	<b>01- Balerno</b>

THE CITY OF EDINBURGH COUNCIL  
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY