

# Development Management Sub Committee

**Wednesday 17 June 2020**

**Report for forthcoming application by**

**The City Of Edinburgh Council for Proposal of Application Notice**

**20/01746/PAN**

**at Land at 15 Turnhouse Road, Edinburgh, EH12 0AX. Ultra low energy Primary School (2 stream, 420 pupils) with adjoining Nursery (128 children) and Healthcare Centre (10,000 patients).**

**All accommodation is within one building and exceeds a total gross floor area of 5000sqm. The development also includes landscaped school grounds and sports pitch. The building will be designed to allow for future extension to 3 stream (630 pupils) to meet the needs of the surrounding development.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for a new ultra low energy primary school (2 stream, 420 pupils) with adjoining nursery (128 children) and healthcare centre (10,000 patients) and associated landscaping and sports pitches at land at 15 Turnhouse Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice (PAN) reference 20/01746/PAN on 22 April 2020.

## **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 application site is located in the west of Edinburgh in the area referred to as West Craigs. The site includes a section of Turnhouse Road to the north beyond which lies vacant land, Meadowfield Road and vacant cottages are situated at the west boundary and agricultural land is immediately to the south and east boundaries. Other notable nearby features in the surrounding area include the Edinburgh-Fife railway line and Edinburgh Airport which are located to the south of the site. A mixture of properties for industrial and business purposes are situated further east along Turnhouse Road.

The site is currently vacant, with the exception of small sections of stone wall, hedge and tree planting along Turnhouse Road and Meadowfield Road, with the most recent use being for agriculture. The application site and the land surrounding it forms part of the Edinburgh Local Development Plan site HSG 19 and will undergo significant change in the near future.

### **2.2 Site History**

All of the applications cited below relate to land associated with the application site and the wider Local Development Plan site HSG 19:

14 October 2014 - Proposal of Application Notice (PAN) submitted for residential development and ancillary retail (Class 1), Class 2 (300sqm in total) including landscape, access and services and all related ancillary development at site 100 Metres North East Of 19 Turnhouse Road. This PAN broadly relates to the extents of the current application, although the extents of land included to the north of Craigs Road have been reduced (application reference: 14/04156/PAN);

15 November 2016 - Proposal of Application Notice submitted for a proposed primary school and nursery development with associated access, play areas, greenspace, landscaping, car parking and other ancillary development at land 175 metres South East of Meadowfield Farm, 15 Turnhouse Road. This notice was considered by Committee on 18 January 2017 (application reference: 16/05719/PAN);

20 April 2017 - Application for Planning Permission in Principle was refused for 'Residential development, up to a maximum of 1400 units, and ancillary commercial (Class 1 retail and Class 2 financial and professional) including landscaping, access and services and all other ancillary development' at Site 100 Metres North East Of 19 Turnhouse Road Edinburgh.

In summary the application was refused for reasons including loss of green belt, landscape impact, transport infrastructure delivery, drainage and flood risk, insufficient environmental assessment information and failure to outline a comprehensive design approach (application reference: 16/04738/PPP);

30 November 2018 - Planning Permission in Principle granted for proposed pedestrian and cycle bridge with associated landscaping at land to south west of Meadowfield Farm (application reference: 18/07600/PPP)

26 September 2019 - Appeal against refusal of application 16/04738/PPP was allowed by Scottish Ministers for 'residential development, up to a maximum of 1,400 units, and ancillary commercial (class 1 retail and class 2 financial and professional), including landscaping, access and services and all other ancillary development' at 100 metres north-east of 19 Turnhouse Road, Edinburgh (appeal reference: PPA-230-2207);

05 March 2020 - Application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of condition 6 relating to the former steading area at the site is currently pending consideration (application reference: 20/00929/AMC);

10 February 2020 - Application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of condition 9 relating to archaeological matters is currently pending consideration (application reference: 20/00649/AMC);

18 March 2020 - Application for Approval of Matters Specified in Conditions of planning permission in principle 18/07600/PPP, in respect of conditions 1, 4, 5 and 6 for a pedestrian and active travel bridge crossing is currently pending consideration (application reference: 20/01148/AMC);

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP in respect of conditions 1, 2, 3, 4 and 5 for a masterplan for the site was approved (application reference: 19/05599/AMC); and

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of conditions 6(c), 6(d), 6(e), 7, 8, 10, 11, 12, 13, 14, 16, 18, 19, 20 and 21 was approved (application reference: 19/05514/AMC).

## **Main report**

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### **3.1 Description of the Proposal**

The application is a Proposal of Application Notice (PAN) for a new ultra-low energy primary school (2 stream, 420 pupils) with adjoining nursery (128 children) and healthcare centre (10,000 patients). The development will include landscaped school grounds and sports pitch. The building will be designed to allow for future extension to 3 stream (630 pupils) to meet the needs of the surrounding development.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

**a) The principle of the development is acceptable in this location;**

The Edinburgh Local Development Plan identifies the application site as being within housing site HSG 19. The site brief for HSG 19 identifies a proposed school in this location and Table 5 of the LDP refers to a new two-hectare school site at this location to support housing growth in the west of Edinburgh.

The application will be required to address how the proposal accords with the development principles for HSG 19 that are specified in the LDP and also demonstrate compliance with all relevant LDP policies and guidance.

**b) The design, scale and layout are acceptable and does the proposal comply with the Edinburgh Design Guidance;**

A comprehensive design and access statement will be required to accompany the application.

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance. The proposal will be further considered in the context of the strategic masterplan and accompanying Urban Design Framework approved through application 19/05599/AMC which provides a vision for the wider HSG 19 site. The applicant will be required to demonstrate how the proposal integrates with the wider HSG 19 site with reference to the site's layout, building orientation and design, landscape design and access.

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

The proposal should have regards to transport policy of the Local Development Plan. It is expected that the applicant will provide transport information to demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision. Information relating to the site layout including any streets or paths, and the potential for road or pedestrian connections from the site to neighbouring roads and active travel routes should be included with the planning application.

**d) There are any other factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed to a high standard without having a detrimental impact on the environment. In order to support the application, it is anticipated the following documents should be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport statement;
- Landscape Masterplan and Planting Schedule;
- Drainage information;
- Ecological information;
- Sustainability information;
- Waste management information;
- Ground investigation information and
- Tree and hedge survey information.

The above is not an exhaustive list and the applicant may be required to submit additional information.

### **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

Pre-application discussions took place on this application.

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

The applicant's Proposal of Application Notice, submitted on 22 April 2020, noted that there will be an online consultation allowing stakeholders and members of the public to comment at the pre-application stage. The proposed consultation is in accordance with government guidance for the period of the Covid-19 emergency. The consultation will be advertised in the Edinburgh Evening News.

The applicant has confirmed Corstorphine Community Council, Local Ward Councillors, MP for Edinburgh West and MSP for Edinburgh West all received notification of the PAN in April 2020. Following dialogue with the planning authority the applicant also notified Cramond & Barnton Community Council and Ratho Community Council of the PAN.

### 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

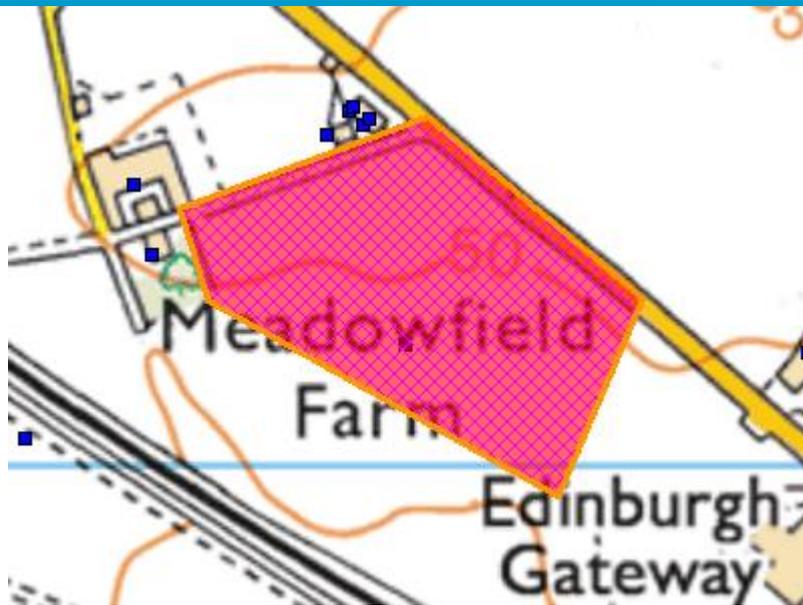
The City of Edinburgh Council

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## Location Plan

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