

Development Management Sub Committee

Wednesday 20 September 2023

Report for forthcoming application by

**West Craigs Ltd. & Wheatley Homes East. for Proposal of
Application Notice**

23/03438/PAN

**at land 175 metres southeast of Meadowfield Farm,15
Turnhouse Road, Edinburgh.**

**Extension to consented Maybury Primary School, nursery,
and health centre, including access arrangements,
realignment of road network, active travel routes,
infrastructure works, SuDS and landscaping.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for an extension to the consented Maybury Primary School, nursery, and health centre, including access arrangements, realignment of road network, active travel routes, infrastructure works, SuDS and landscaping. The proposal will be in the form of a planning permission in principle for major development.

In accordance with the provisions of the Town and Country Planning Act (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 23/03438/PAN on 28 July 2023.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site lies to the south side of Turnhouse Road and is in part currently under development for a primary school development and surrounding landscaping and infrastructure associated with a housing-led major development in this part of the city. Existing features within the red line plan include vacant cottages associated with the former Meadowfield Farm and part of Meadowfield Farm Lane are located within the northwest of the site boundary. Housing, landscaping, and other infrastructure under construction is to the south, and west of the site as well as across Turnhouse Road to the north. Other existing features in the surrounding area include the vacant SAICA pack facility to the south east and Wet Craigs Industrial Estate to the north east. Existing residential properties are further located along Turnhouse Road to the south east.

The application site and the land surrounding it forms part of the 2016 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 identified red line area, its immediate surrounding land, 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.

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 northeast 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: PPA230-2207);

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).

01 November 2021 - An application for planning permission for a 'New School with adjoining Nursery, Health Centre and Sports Pitch' at land 175 metres southeast of Meadowfield Farm 15 Turnhouse Road Edinburgh was granted (application reference: 21/02158/FUL).

Main report

3.1 Description of the Proposal

The forthcoming application will be for planning permission in principle for an extension to consented Maybury Primary School, nursery and health centre, including access arrangements, realignment of road network, active travel routes, infrastructure works, SuDS and landscaping (Major 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 2016 Edinburgh Local Development Plan (LDP) 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. A primary school is under construction at this location to support housing growth in this part of the City in accordance with the LDP.

The application will be required to address how the proposal to extend the school that is under construction 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. National Planning Framework 4 (NPF4) policy 18 (Infrastructure First) puts infrastructure considerations at the heart of place making and any future application would consider this policy. Other NPF4 policy considerations will include those relating to climate change, green-blue infrastructure, biodiversity, local living and 20-minute neighbourhoods, and design, quality and place.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

b) The design, scale, layout and sustainability aspects of the proposal are acceptable within the evolving character of the area; and does the proposal comply with the Edinburgh Design Guidance

As a major planning application, 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 emerging housing-led development in the surrounding area and 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. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, quality homes and the six qualities of successful places will have to be clearly addressed.

c) The proposals will have a detrimental impact on the amenity of neighbours and future occupiers of the surrounding HSG 19 development

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected and that the users of the green space will enjoy a good level of amenity.

d) 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 and sustainable transport objectives in NPF4. 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. Consideration should be given to any impact of traffic flows on local roads, with a view to maximising sustainable travel modes including public transport and active travel.

e) 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 may be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport statement;
- Landscape and visual information;
- Archaeological assessment;
- Landscape plan and planting schedule(s).
- Flood risk and drainage information;
- Ecological information;
- Sustainability information;

- Waste management information;
- Ground investigation information;
- Tree and hedge survey information.

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

Environmental Impact Assessment:

The proposal and site will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine whether an Environmental Impact Assessment is required.

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

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

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

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 23/01816/PAN) outlined:

- A first consultation event to be held on Monday 14th August 2023 - Public Drop-in Event - 15:30-19:30. A second event on a date to be confirmed - Public Drop-In Event 15:30-19:30. Both events are to be held at the Delta Hotel by Marriott Edinburgh, 111 Glasgow Road, Edinburgh, EH12 8NF.

- Newspaper advertisements in the Edinburgh Evening News at least seven days prior to both events.

A copy of the PAN has been sent to Corstorphine Community Council and the following Ward Councillors: Ward 01 (Almond): Cllr Kevin Lang, Cllr Norman Work, Cllr Louise Young, Cllr Lewis Younie; Adjacent Ward 03 (Drum Brae / Gyle): Cllr Euan Hyslop, Cllr Edward Thornley, Cllr Robert Aldridge.

The proposal of application notice was approved subject to the below additional activities:

- Send copy to Ratho & District Community Council (adjoining).
- Arrange for leaflets/posters advertising the public events to be distributed to neighbouring properties/public areas.
- Send details re the PAN to local constituency MP & MSPs.
- Confirm date of second event.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

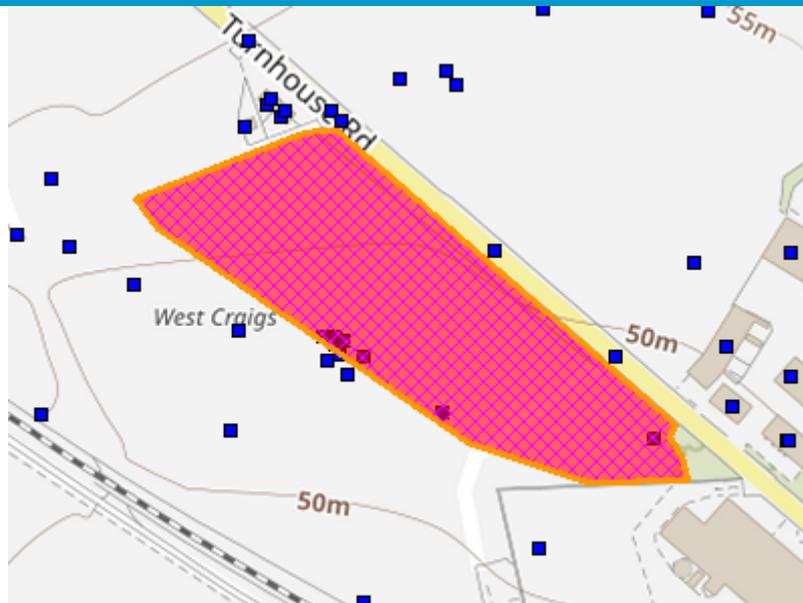
Background reading/external references

- 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](#)

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Location Plan



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