

Development Management Sub-Committee Report

Wednesday 7 February 2024

**Application for Planning Permission
Colinton Primary School, 3 Redford Place, Edinburgh.**

Proposal: Modular off site constructed single storey building will be craned into position on site in three parts. This will house a kitchen facility to support requirements of existing primary school. Building will house, commercial kitchen, toilet, stores, and office area.

**Item – Committee Decision
Application Number – 23/02772/FUL
Ward – B08 - Colinton/Fairmilehead**

Reasons for Referral to Committee

The application has been referred to the Development Management Sub Committee as the applicant is the Council.

Recommendation

It is recommended that this application be **Granted** subject to the details below.

Summary

The proposed development complies with NPF4 policies in relation to sustainable, liveable and productive places and Edinburgh Local Development Plan policies. There are no material considerations that outweigh this conclusion. It is recommended that the application be approved.

SECTION A – Application Background

Site Description

The application relates to the playgrounds of Colinton Primary School, located between Redford Place to the west and Braid Burn to the east.

There is an area of open space to the north west which includes a playing field, with a wooded area to the east and south west.

The school is a single storey flat roof building with a playground area to the east.

The surrounding area is mainly residential in character.

Description of the Proposal

The proposal is for a single storey modular building, measuring approximately 10 metres by 12 metres with an overall height of 3.2 metres. The treatment finish will include insulated wall panels and wall trims clad with Tata Colorcoat Plastisol Steel. The roof will include a pre-finished profiles steel sheet in white. All windows are to be double glazed in uPVC.

The building is required to support the function of the existing primary school, where it will house a kitchen, toilets, stores, and an office area.

Supporting Information

Flood risk assessment and drainage strategy.

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant planning site history.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Flood Team

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 4 July 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable

Site Notices Date(s): Not Applicable

Number of Contributors: 2

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places policies 1 and 2;
- NPF4 Liveable Places policies 14 and 22;
- LDP Design policies Des1, Des 4 and Des 5; and
- LDP Environment policy Env 21.

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering design and amenity related policies.

Principle of Development

The site is located within the urban area and is within the curtilage of the existing school. The principle of development within this location is therefore established.

Climate Mitigation and Adaption

NPF4 policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposal is to support the requirements of the existing school, and this is linked to the spatial principles 'Conserving and recycling assets', 'Local living' and 'Compact urban growth'.

NPF4 policy 2 seeks to facilitate development that minimises emissions and adapts to the current and future impacts of climate change. As the proposed development utilises an existing land use, this is linked to the spatial principles 'Conserving and recycling assets', 'Local living' and 'Compact urban growth'.

The use of steel cladding is a sustainable and recyclable material. As the proposed development supports an existing use, the impact on emissions will therefore be minimised.

The proposal complies with NPF 4 policies 1 and 2.

Development design

The proposed modular building will be situated within the school grounds where it will be functional in scale, form and design and will complement the main school building. It will not have an adverse impact on the character or appearance of the surrounding area.

The proposal complies with NPF 4 policy 14 and LDP policies Des 1 and Des 4.

Amenity

LDP policy Des 5 (Development Design - Amenity) requires the amenity of neighbouring developments not to be adversely affected.

The proposed development will not result in loss of privacy, sunlight or result in adverse overshadowing.

In terms of noise and odours, a representation has raised the issue of fumes from cooking entering the playground. This is not a material consideration as the playground is not a neighbouring development.

Odours from cooking and potential noise from ventilation fans can be considered in the context of impact on neighbouring properties. The main ventilation fans from the kitchen area are on the north and west elevations. On the north elevation there is approximately 12 metres separation between the proposed standalone modular building to the nearest residential building at 1, Redford Place, separated by the access road into the school. On the west elevation there is approximately 28 metres separation between the proposed building and the nearest residential building at 2 Redford Place, separated by a section of school ground, public road and garden. In both cases the proposed development is a sufficient distance away for potential odours or noise from the ventilation fans to have a negative impact.

All the ventilation fans are fitted with external cowls to reduce noise. The proposed development will not have a materially detrimental effect on the living conditions of nearby residents.

The proposal complies with NPF4 policy 14 and LDP policy Des 5.

Flooding impacts

It is identified that there are no areas of fluvial, surface water, groundwater or coastal flooding located within the development site. There is an area with a low likelihood of fluvial flooding which covers the immediate surrounding area. A drainage strategy has been submitted and this is designed to prevent the increase in run-off from elevating the baseline risk. A soakaway manhole is proposed to the west of the proposed building. This Sustainable Urban Drainage (SuDS) feature will provide minimum storage for surface water run-off for rainfall events up to and including the 200 year critical storms (including allowance for climate change) providing future resilience to the proposed development. CEC's Flood team raise no issues in relation to the Flood Risk Assessment and the Drainage Strategy.

The proposal complies with NPF4 policy 22 and LDP policy Env 21.

Playground Space

A representation has raised the issue of loss of green space. The proposed development is within the school grounds so there is no loss of public green space. There is an area to the north west of the school buildings which includes a playing field and there is a playground to the east of the main building. There are wooded areas to the east and south west of the school and these are unaffected.

Conclusion in relation to the Development Plan

The proposed development complies with the policies contained in NPF4 and in the Edinburgh Local Development Plan.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for Examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Two representations have been received. Both are objections.

A summary of the representations is provided below:

material considerations

- Loss of green space. Addressed in a) above.
- Will take away green space that acts as sustainable drainage. A SuDS feature is included. Addressed in a) above.
- Fumes from cooking will be ejected into playground. Addressed in a) above.

non-material considerations

- This is a short-term fix. The application is not for temporary consent.

Conclusion in relation to identified material considerations

The material planning considerations have been identified and addressed. There are no outstanding material considerations.

Overall conclusion

The proposed development complies with NPF4 policies in relation to sustainable, liveable and productive places and Edinburgh Local Development Plan policies. There are no material considerations that outweigh this conclusion. It is recommended that the application be approved.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.

Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 27 June 2023

Drawing Numbers/Scheme

01, 02, 03

Scheme 1

David Givan
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PLACE
The City of Edinburgh Council

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Appendix 1

Summary of Consultation Responses

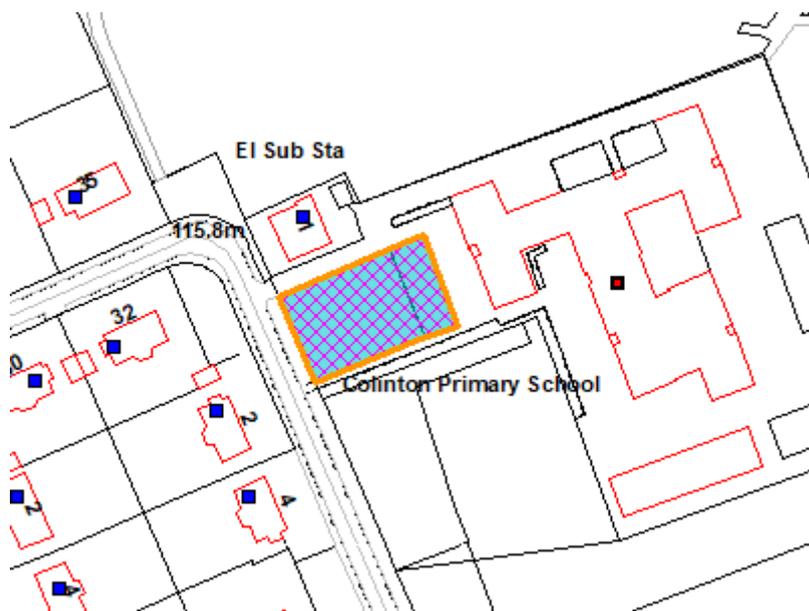
NAME: Flood Team

COMMENT: No comments.

DATE: 29 November 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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