

REPORT TO: Planning Committee

MEETING DATE: Tuesday 1 December 2009

BY: Executive Director of Environment
(Planning & Building Standards)

SUBJECT: Application for Planning Permission for Consideration

Application No. **09/00526/FUL**

Proposal Alterations to design of school building - as changes to the scheme of development which is the subject of Planning Permission 08/00987/FUL

Location **Dunbar Primary School**
Land To West Of Hallhill Health Living Centre
Dunbar
East Lothian

Applicant East Lothian Council

Per East Lothian Council

Ward 007

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

The majority of the site to which this application relates is an open grassed field on the south side of Dunbar, to the south of the main East Coast railway line. The remainder of the site consists of narrow, elongated pieces of ground that are either parts of the adjoining playing fields of the Hallhill Healthy Living Centre and of Lochend Wood. The land is predominantly flat. It is bounded to the north by the railway line, to the east by playing fields and Lochend Wood, with new housing developments of Hallhill/Lochend beyond, and to the south and west by open fields in which lie Lochend Kennels.

On 30 April 2009 planning permission (ref. 08/00987/FUL) was granted for the erection on the site of a new primary school and for the associated formation of a playground, playing field, car parking, service access, cycle shelters, freestanding wind turbine and new and upgraded accesses from Kellie Road, Hallhill Healthy Living Centre and Lochend Wood.

Planning permission is now sought by East Lothian Council for changes to the design of the new school building approved by the grant of planning permission 08/00987/FUL.

By the grant of planning permission 08/00987/FUL the principle and details of a school development on this site, including playground, playing field, car parking, service access, cycle shelters, freestanding wind turbine and accesses has been approved. Therefore, in the determination of this further application there can be no objection to the principle of the erection of a school building and its associated facilities on this site. What is now applied for are changes to the design of the approved school building. The determination of this application must therefore be based on an assessment of the planning merits of the proposed design changes.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application are Policy ENV1G (Design of New development) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy DP2 (Design) of the adopted East Lothian Local Plan 2008.

One letter of representation to the application has been received. It is from the agent of the applicant who is seeking through application 09/00486/OUT planning permission in principle for a residential development of an area of land to the southwest of the school site. The letter states that there is no objection to the Council's application for planning permission for the proposed design changes to the new school building but requests that the Council notes that the transportation proposals for a residential development the subject of application 09/00486/OUT would require future adjustment to the junction of the proposed new school access with Kellie Road.

The school building approved by the grant of planning permission 08/00987/FUL is of a contemporary architectural style. The design changes for which planning permission are now sought would respect that contemporary architectural style. They are:

- i) the north block would be of a smaller size;
- ii) the north block would face more directly to the north east and thereby provide a longer elevation to serve the main entrance to the building;
- iii) the south block would be shorter in length;
- iv) there would be two classroom blocks rather than three; and
- v) two small areas of roof slope would be planted with sedum to form 'green roofs' instead of being finished in stainless steel cladding.

These proposed design changes can be comfortably accommodated into the otherwise unaltered architectural form of the school building, as already approved. The use of

sedum planting would harmoniously integrate with the modern contemporary architectural style and materials of the building.

The proposed design changes would not harmfully distort the size, scale and proportions of the building and they would not cause the building to appear incongruous, exposed or an over development of the land upon which it would be built. With those changes to its design the building, by its positioning, design, architectural form and finishing materials would not be harmful to the character and appearance of the area. It would harmoniously integrate with the building of the Hallhill Healthy Living Centre.

By virtue of its distance from the nearest houses the school building, with the proposed changes to its design would not give rise to harmful overlooking or overshadowing of any residential property and the use of the school building and school grounds would not have any harmful impact on residential amenity.

The proposed design changes are consistent with Policy ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy DP2 of the adopted East Lothian Local Plan 2008.

CONDITIONS:

- 1 The development shall begin before the expiration of 3 years from the date of the grant of this planning permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997

- 2 Prior to their use in the development a schedule and samples of the materials and finishes of the design change elements of the building hereby approved shall be submitted to and approved in writing by the Planning Authority and the materials and finishes of the design change elements of the building shall be in accordance with the schedule and samples so approved.

Reason:

To enable the Planning Authority to control the materials, finishes and colour to be used to achieve a development of good quality and appearance in the interest of the visual amenity of the area.

Letters From

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