



APPLICATION FOR PLANNING PERMISSION (13/00182/DPP) FOR THE ERECTION OF COMMUNITY CENTRE AND THE FORMATION OF ASSOCIATED CAR PARKING AT LAND AT GOREBRIDGE LEISURE CENTRE, HUNTERFIELD ROAD, GOREBRIDGE

Report by Head of Planning and Development

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

In February 2010 planning permission 09/00505/FUL was granted for the erection of a community centre, the formation of a new car park and the formation of a vehicular access at land at Gorebridge Leisure Centre, Hunterfield Road, Gorebridge. The time period for commencement of work has now expired. The current application seeks planning permission for the same development for a further three years. No letters of representation have been received and no consultations were required. The relevant development plan policies are RP20 and COMF4 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application site comprises: (i) the building and grounds of Gorebridge Leisure Centre, located on the east side of Hunterfield Road; (ii) the grounds of the Brown Building (a former primary school) located adjacent to the north east of the Gorebridge Leisure Centre building; and, (iii) the access road to the Brown Building and Gorebridge Primary School and the segregated pedestrian footpath running along the northern boundary of the site.
- 2.2 The application site slopes gently up from Hunterfield Road. Within the site boundary and on either side of the existing access road to the leisure centre car park are two existing war memorials.
- 2.3 The site is bound by; Stobhill Parish Church (Category C listed building) and Church Hall, the Gorebridge Primary School, residential properties and garages, the grounds of the new care home and a stone wall topped with railings with Hunterfield Road beyond.
- 2.4 The surrounding residential properties are mainly modern two-storey houses.

3 PROPOSAL

3.1 Planning permission is sought for:

- The erection of a community centre building;
- The formation of a vehicular access off Hunterfield Road at a point on the northern end of the west boundary of the site. As a quid pro quo the existing vehicular access to the leisure centre off Hunterfield Road, located at a different point on the south west boundary is to be closed;
- The formation of a new car park to serve both the proposed community centre and the existing leisure centre. The proposed car park is to be formed in place of the Brown Building which is to be demolished and will include 59 parking spaces. The car park is interspersed with planting and trees. Access to the car park will be off Hunterfield Road only. A one-way system will be in operation with vehicles having to exit the car park at a point on its north eastern end onto Newbyres Crescent;
- The formation of four disabled parking spaces adjacent to the principal entrance to the building; and,
- The relocation of the two existing war memorials to a new position within a new 'remembrance' garden created on the south west end of the site. The war memorials are to be relocated to facilitate the formation of a pedestrian entrance to the new community centre through the south west roadside boundary wall at a point roughly in the middle of that boundary.

4 BACKGROUND

4.1 In February 2010 planning permission, 09/00505/FUL, was granted for the same development sought in this current planning application. The planning permission was granted subject to a time condition requiring works to commence within three years from the date of the grant of planning permission. The time period for commencement of work has now expired.

4.2 The land is owned by the Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications that relate to the land ownership of the Planning Authority to be considered by the Planning Committee.

5 CONSULTATIONS

5.1 No consultations were required.

6 REPRESENTATIONS

6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan comprises the Edinburgh and Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the assessment of the application:
- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-Up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.
- 7.3 Midlothian Local Plan Policy **COMF4: Leisure and community facilities** seeks to promote leisure facilities where they are appropriate to the local area in terms of their scale and impact on amenity and that they are easily accessible. Preference is given to derelict or vacant land within settlement boundaries.

8 PLANNING ISSUES

- 8.1 The main issue to be determined is whether the proposal accords with the development plan unless material planning considerations indicate otherwise.
- 8.2 The nature of the proposed development remains the same as was originally granted planning permission under reference 09/00505/FUL. At the time planning permission was granted the proposed development was assessed against the Midlothian Local Plan (2008). As the application is a repeat of the previous scheme and the adopted local plan has not changed the proposed development is acceptable and accords with development plan policies RP20 and COMF4. There are no new environmental or amenity issues arising from the current application which would outweigh this position.

9 RECOMMENDATION

- 9.1 It is recommended that planning permission be granted for the following reason:

The proposed development would not result in significant harm to the character and amenity of the area or the amenity of any neighbouring property; including residences and thus complies with adopted Midlothian Local Plan Policies RP20 and COMF4. The presumption in favour of the proposed development is not outweighed by any other material considerations.

Subject to the following conditions:

1. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted

to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policy RP20 of the Midlothian Local Plan and national planning guidance and advice.*

2. Development shall not begin until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels and floor levels for all buildings, open space, SUDS features and roads in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
 - iii proposed new planting, including trees, hedging, and grassed areas;
 - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
 - v schedule of plants to comprise species, plant sizes and proposed numbers/density;
 - vi programme for completion and subsequent maintenance of all soft and hard landscaping. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August);
 - vii drainage details, watercourse diversions, flood prevention measures and sustainable urban drainage systems to manage water runoff;
 - viii proposed car park configuration and surfacing; and
 - ix proposed footpaths and cycle paths.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of the same or a similar species to those originally required.

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policy RP20 of the Midlothian Local Plan and national planning guidance and advice.*

3. The building hereby permitted shall not be occupied or brought into use unless and until the following has been provided/completed in accordance with detailed drawings to be submitted for the prior approval of the Planning Authority:
- (i) the closure of the existing road access into the leisure centre and its replacement with a standard footway;
 - (ii) the formation of a 'drop kerb' at the new vehicular access instead of the proposed kerbed 'bell mouth' arrangement,;
 - (ii) the construction of a 3m wide shared pedestrian / cycling route along the east side of the internal access road, which shall serve as one of the pedestrian / cycling routes to the adjacent primary school;
 - (iv) a pedestrian 'safe crossing point' in the form of a raised, flat top crossing, which would also serve as a traffic calming feature on the access road (probably on the leisure centre frontage), or some other safe crossing point feature to be approved in advance by the Planning Authority, to function as a crossing point for children accessing the primary school; and,
 - (v) appropriate signs and road marking on the internal access road to inform drivers of the one-way traffic system in operation.

Reason: *To ensure the future users of the building have safe and convenient access to and from the site and in the interests of pedestrian and road safety.*

4. The soundproofing of the extension hereby approved shall be such that any noise emitting from the extended building is inaudible within all neighbouring residential properties. The design and installation of any plant, machinery or equipment operated shall be such that any associated noise does not exceed NR25 when measured within any neighbouring residential property.

Reason: *In the interests of safeguarding the amenity of neighbouring residences.*

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