

Report

Report to:	Special Planning Committee
Date of Meeting:	22 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0267
Planning Proposal:	Erection of Replacement Secondary School

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : inspirED
- Location : Strathaven Academy
Crawford Street
Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission subject to conditions (based on the attached conditions).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Given that the Council has an interest in the land and 249 representations have been received a hearing may be required prior to determining the application.
- (3) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997, the application must be referred to the Scottish Ministers because the proposed development has been the subject of a substantial volume of objections and the Council has an interest in the land.

3 Other Information

- ◆ Applicant's Agent: Aedas Architects Limited
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy Reference(s): Policy RES5 of the adopted East Kilbride and District Local Plan

- ◆ Representation(s):
 - ▶ 249 Objection Letters
 - ▶ 21 Support Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Architecture and Design Scotland

Scottish Civic Trust

Planning Application Report

1 Application Site

- 1.1 The application relates to the site of the existing Strathaven Academy, to the west of the centre of Strathaven. The site is occupied by the school and its facilities which include parking and a blaes pitch. The site is accessed from both Lethame Road via Crawford Street and Bowling Green Road. The site sits at two levels with the lower part to the rear of the dwellings in Townhead Street rising to the north of the site behind the dwellings in Lethame Road. The site extends to 1.8 hectares.

2 Proposal(s)

- 2.1 The site of Strathaven Academy will be redeveloped as part of the Council's School's Modernisation Programme to invest in new secondary schools. The existing building will be demolished with a new school building erected on site.
- 2.2 The new building will be constructed with a main corridor or 'street' which will contain communal dining, social and assembly space. This is located within the centre of the building with four wings located from the street. The street will be of three storey height but will only contain accommodation at ground floor level. The wings leading from the street contain administration facilities, Graphics and Craft, Mathematics, Music and Drama and a new PE block at ground floor level, Language, English, Home Economics and ICT at first floor level and Science and Social Studies at second floor level. The PE block will link into the existing swimming pool allowing dual use of the facilities.
- 2.3 The main vehicular access to the site will now be via Bowling Green Road with an emergency vehicle access taken from Crawford Street. Pedestrian access will be available from these accesses together with an additional pedestrian access via Lethame Road.

3 Background

- 3.1 The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is identified as within a residential area in the local plan and Policy RES5 would apply. Policy RES5 states that the Council will not approve bad neighbour uses which will be detrimental to residential amenity by virtue of noise, smell, disturbance or public safety. A full discussion of the proposal against these policies is contained in Section 6 below.

4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** have had a number of discussions with the developers and agreed an appropriate scheme. Roads and Transportation Services have raised no objections subject to conditions.
Response – Noted. Appropriate conditions will be attached to any consent issued.
- 4.2 **Scottish Civic Trust** stated that the original part of the Academy building should be retained as it represents a building of both architectural and historical merit within Strathaven.
Response – Whilst the refurbishment of the school was considered as part of this scheme, the structural condition of the original building together with the levels on site made this option unfeasible and a new build was proposed.

4.3 Architecture + Design Scotland - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
- Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

5 Representation(s)

5.1 Following statutory neighbour notification and advertising the proposal in Strathaven Echoes(1 June 2005) under Article 12(5) – Application Requiring Advertising due to Scale or Nature of Operations. 249 letters of objection were received and a petition in support of the proposal with 21 signatures. In addition we received a letter of objection from the Strathaven Academy Action Group. The points raised are summarised below.

- (1) The building bears no resemblance to any surrounding building or to any buildings in Strathaven. It does not sit within the site with any continuity and has no architectural quality of note. The design, scale and materials are out of character with a conservation town and the building will have a detrimental effect on the existing built environment.

Response – The existing school consists of the original building erected in 1904, with various extensions and temporary buildings added over the years. The proposal offers an opportunity to build a new single building fit for modern educational purposes and which links to a swimming pool which was built fairly recently in a similar style. I am satisfied that quality materials will be used and that the proposal represents a quality, modern building fit for purpose.

- (2) The traffic management during the construction and on completion of the school is inadequate and dangerous. The roads are not designed for this type of traffic and vehicles and pedestrians will be at risk due to congestion and poor visibility.

Response – The site and its accesses are currently used by the school and no change is anticipated. The pupils will be located elsewhere during the construction period avoiding conflict between construction traffic and pupils. It should be noted that Roads & Transportation Services have raised no objections to the proposal and conditions have been attached to ensure that details of these arrangements are to the satisfaction of the Council.

- (3) There is inadequate safe access for pedestrians to the site and the provision falls short of legislative requirements.

Response – As stated above, Roads & Transportation Services have raised no objections to the proposal and conditions have been attached to ensure that details of these arrangements are to the satisfaction of the Council.

- (4) There is no provision for emergency access. Legislation and guidelines are being breached by these plans.

Response – There are two access points which could be used by emergency vehicles, including Crawford Street which will be used solely for emergency vehicles. Again Roads & Transportation Services raised no objections to emergency access provision.

- (5) The parking facilities fall below the guidelines for a building of this size and the parking ratio per head is below the required minimum.

Response – A condition will be attached to ensure that the parking provision meets Council and national standards.

- (6) There will be unacceptably high noise levels during construction, intrusive lighting with security lights and work areas being floodlit.

Response – Noise on construction site is controlled by Environmental Health with activities audible at the site boundary restricted to the hours of 8am – 7pm, Monday – Friday, 8am – 1pm on Saturday and no audible works on Sundays.

- (7) Mud will be carried through the town on the wheels of construction vehicles which in turn will block drains and exacerbate the flooding issues already occurring the town.

Response – A condition requiring wheel washing equipment to be installed on site will be attached to any consent issued. This should prevent any mud from the construction site being deposited outwith the site.

- (8) The school is close to the main shopping area which attracts visitors due to its village atmosphere. Businesses will suffer if visitors are dissuaded from stopping in Strathaven due to construction traffic and mud on roads.

Response – The site itself is relatively enclosed and outwith the view of shoppers in the main shopping area. Facilities installed within the site should ensure that surrounding areas are free from dirt and debris.

- (9) Estate Agents within the town have already noted that house prices are already affected by this proposal. Houses will be unable to be sold and prices will fall.

Response – This is not a relevant planning matter.

- (10) The proposal to bus children to Ballerup School during the construction of the new school is fraught with problems.

Response – This is not a relevant planning matter.

- (11) An alternative site should be found to enable the pupils to remain in the existing building until the new school is built.

Response – It is the responsibility of the Planning Service to assess the merits of the proposal on this application site. The consideration of an alternative is not relevant to the assessment of this application.

- (12) No construction access should be taken from Bowling Green Road.

Response – There are two access points into the school and whilst the construction access arrangements have yet to be agreed, it is likely that both Bowling Green Road and Crawford Street will be required for construction or contractors vehicles.

- (13) The bussing of children should take place away from the existing pick up point adjacent to the Bowling Green.

Response – The arrangements for transporting children to Ballerup High is a matter for Education Resources and is not a relevant planning matter.

- (14) No debris should be blown onto the Bowling Green causing greens to be closed for repair and no damage should be caused to the Bowling Green's boundary.

Response – Noted. The contractor should ensure that no damage or debris occurs outwith the site.

- (15) Access to the Bowling Green should be maintained at all times.

Response – Noted and conditions will be attached to this effect.

- (16) The original Academy building should be preserved and refurbished given its historical relevance.

Response – The original building is not a listed building and has been added to over the years. Whilst refurbishment was considered, the structural condition of the building and levels within the site mean that a new build option is preferable.

- (17) The PFI funding will see a loss of the school site after thirty years.

Response – The school will have a lifespan beyond thirty years but the Public Private Partnership agreement will end at that time. The site will remain in Council ownership.

- (18) Will the works affect access to the leisure centre?

Response – The swimming pool will remain unaffected by the works however the sports centre will be demolished and replaced as part of the scheme.

(19) Many businesses depend on pupils for business during the day which will be lost when pupils are located at Ballerup.

Response – Any major works to the school will necessitate pupils to be decanted for some time. However it is hoped that this can be kept to a minimum.

(20) The proposed all weather pitch will be located 3.5 metres from the boundary wall and 8 metres from the dwelling at 25 Lethame Road. The levels on site mean that the pitch would be level with the top of the boundary wall.

Response – Noted. The pitch has been relocated slightly further away from the dwellings however given the proximity to three dwellings in Lethame Road, it is intended to restrict the hours of operation of the All Weather Pitch. The hours would be restricted to 8.30pm after which time the pitches would be vacated and the floodlighting switched off.

(21) A pedestrian gate is proposed between 33 and 35 Lethame Road which would prevent access to the garages of these properties.

Response – Noted. The gate will be set back from Lethame Road on the school boundary beyond the access to the garages.

(22) There is a legal right of access over this land and part of the land is outwith the Council's ownership.

Response – Noted. No works will be undertaken on land outwith the ownership of the Council.

(23) The floodlighting of the All Weather Pitch would be intrusive to adjacent dwellings.

Response – As well as restricting the hours of operation, a full floodlighting plan would be required to ensure disruption to residents is minimised.

(24) There are safety implications for pedestrians using the land between 33 and 35 Lethame Road as cars will be reversing out of garages onto this land.

Response – Noted. However given the low volume of cars using this area, Roads & Transportation Services have raised no objections to the proposal.

(25) Cars and wheelie bins are regularly parked on this land.

Response – Noted. However Roads & Transportation Services have raised no objections to this proposal.

(26) The access between 33 and 35 Lethame Road is situated on a blind corner with poor visibility which will be dangerous if used as a drop-off point.

Response – There are no proposals to operate a drop off point at this location.

(27) There needs to be adequate screening and sufficiently high fencing around the All Weather Pitch.

Response – Noted. A 3 metre high ball stop fence will be erected along the perimeter of the All Weather Pitch.

(28) The schools should be constructed in a sustainable manner with eco-friendly design solutions however the Council does not have a design code in sustainable construction. Saving money on materials now will only transfer costs onto future generations.

Response – A condition will be attached to any consent requiring the details of materials to be used.

- (29) The Council's own transport policy states that planning decisions should reduce the need to travel however the amalgamation of schools and the plans to bus children to school when they could previously have walked goes against this policy.

Response – The amalgamation of schools is not a relevant planning matter when assessing this application. It should be noted that one bus will be required to transport pupils to the new school.

- (30) There has been an inadequate consultation period with only two weeks for comments to be submitted.

Response – The application was submitted on 18 March 2005 and advertised on 25 May. Whilst the statutory periods were stated on these notifications, comments and objections were accepted up until the committee report was finalised.

- (31) Parents have concerns regarding the quality of education available in the enlarged schools.

Response – This is not a relevant planning matter.

- (32) There is wide ranging concern over the loss of PE facilities and whether the facilities will be affordable to the community out of hours.

Response – Sports Scotland have raised no objections to the provision of PE facilities and the charges for out of hours use are not a relevant planning matter.

In addition to the points summarized above, a petition was received with 21 signatures. The petition was in support of the school remaining on the existing site.

6 Assessment and Conclusions

- 6.1** The applicants intend to demolish the existing Strathaven Academy and erect a replacement school as part of the Council's investment programme in secondary schools. The site will be accessed from Bowling Green Road as at present and parking will be provided adjacent to the entrance. School buses will continue to drop pupils on Bowling Green Road. The proposed school will be constructed largely over two storeys with the central corridor and one wing being constructed over three storeys.
- 6.2** The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. The site lies within a designated residential area in the local plan and Policy RES 5 – Residential Amenity would apply. Policy RES 5 states that the Council will oppose the loss of houses to other uses and resist any development which is detrimental to the amenity of these areas.
- 6.3** The proposal to demolish the school and erect a replacement school on the same site complies with Policy RES 5. The use of the site for a secondary school is long established and offers the opportunity to replace the existing buildings which have been erected on an ad hoc and temporary basis with a new, improved facility. The proposal was advertised under Article 12(5) – Application Requiring Advertisement due to the Scale or Nature of Operations as there may be some use of the building between 8pm and 8am. I do not consider that there would be any adverse impact on neighbouring properties as any use of the premises between these times would be restricted to 8.30pm and a full noise and floodlighting assessment will be submitted to ensure disruption is kept to a minimum.

- 6.4** Whilst there have been representations requesting that the original Academy building is retained and refurbished, this was considered initially however the structural condition and levels on site have led the architects to prepare a new build scheme for the site. Other objections relate to the access arrangements and whilst there are constraints on the site, the site currently accommodates a school of the same size and pupil numbers. Roads & Transportation have therefore raised no objections to the proposal subject to conditions.
- 6.5** Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

Iain Urquhart,
Executive Director (Enterprise Resources)

15 August 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Community Action Group	08/06/05
Scottish Civic Trust	28/06/05
Roads & Transportation Services (HQ)	23/05/05

▶ Representations

- | | |
|-----------------------|---|
| Representation from : | Mrs D Innes, 29 Thomson Street, STRATHAVEN, ML10 6JS, DATED 16/06/05 |
| Representation from : | Mr J Innes, 29 Thomson Street, STRATHAVEN, ML10 6JZ, DATED 16/06/05 |
| Representation from : | Ruth R Main, 38 Crosshill Road, STRATHAVEN, ML10 6DS, DATED 16/06/05 |
| Representation from : | Sally Crozer, High Plewlands, By Drumclog, STRATHAVEN, DATED 16/06/05 |
| Representation from : | C T J Crozer, High Plewlands Farm, STRATHAVEN, ML10 6RF, DATED 16/06/05 |
| Representation from : | Mrs J McCulloch, 76 Kirk Street, STRATHAVEN, ML10 6BA, DATED 16/06/05 |

Representation from : T Collins, 24 Weirs Gate, STRATHAVEN, DATED 16/06/05

Representation from : J Morag & D McEwan, 4 Wellbrae Drive, STRATHAVEN, DATED 16/06/05

Representation from : Isobel Beveridge, 5 Wellbrae Drive, STRATHAVEN, DATED 16/06/05

Representation from : Owner/Occupier, 140 Glasgow Road, STRATHAVEN, ML10 6NL, DATED 14/06/05

Representation from : Mrs B MacDonald, 18 Kirkland Park, Strathaven, ML10 6AR, DATED 14/06/05

Representation from : Owner/Occupier, 140 Glasgow Road, STRATHAVEN, ML10 6NL, DATED 14/06/05

Representation from : Mrs Isobel Dorman, 32 Townhead Street, STRATHAVEN, ML9 , DATED 14/06/05

Representation from : Jean Millar, 16 McNiven Court, STONEHOUSE, ML9 3DY, DATED 14/06/05

Representation from : Helen McNiven, 24 Saddlers Gate, STRATHAVEN, ML10 6US, DATED 14/06/05

Representation from : Valerie Orsie, 142 Glasgow Road, STRATHAVEN, ML10 6NL, DATED 14/06/05

Representation from : Vincent Orsie, 142 Glasgow Road, STRATHAVEN, ML10 6NL, DATED 14/06/05

Representation from : Mr N W Bather, 1 Beechwood Court, STRATHAVEN, ML10 6NY, DATED 14/06/05

Representation from : D Currie, 9 Saddlers Gate, STRATHAVEN, ML10 6US, DATED 14/06/05

Representation from : Ian Anderson, 2 Saddlers Court, STRATHAVEN, ML10 6UT, DATED 14/06/05

Representation from : Mr N W Bather, 1 Beechwood Court, STRATHAVEN, ML10 6NY, DATED 14/06/05

Representation from : Mr N W Bather, 1 Beechwood Court, STRATHAVEN, ML10 6NY, DATED 14/06/05

Representation from : , 58 Townhead Street, STRATHAVEN, DATED 31/03/05

Representation from : Mrs E Butler, 94 Glasgow Rd, STRATHAVEN, DATED 31/05/05

Representation from : Gail Howatson, Scissortrix, 4/6 Main Street, STRATHAVEN, ML10 6AJ, DATED 31/05/05

Representation from : , 35 Douglas Street, STRATHAVEN, ML10 6BU, DATED 31/05/05

Representation from : J J Preston, 11 Green Street, STRATHAVEN, DATED 31/05/05

Representation from : Margaret Paterson, 10 Brook Street, STRATHAVEN, ML10 6NG, DATED 31/05/05

Representation from : Erica Cuthbertson, 28 Glassford Road, STRATHAVEN, ML10 6LL, DATED 31/05/05

Representation from : Sharon Zaman, 12 Middlerig, STRATHAVEN, ML10 6BN, DATED 31/05/05

Representation from : Mrs Helen Elder, 25 Parkview, STRATHAVEN, ML10 6NW, DATED 31/05/05

Representation from : C McGhee, 14 Flemington Avenue, STRATHAVEN, ML10 6FJ, DATED 31/05/05

Representation from : Mrs D Bulloch, 1 Greystone Close, STRATHAVEN, ML10 6AW, DATED 31/05/05

Representation from : Gillian Ayton, 2 Flemington Court, STRATJAVEM, ML10 6FL, DATED 31/05/05

Representation from : Mrs D Bulloch, 1 Greystone Close, STRATHAVEN, ML10 6AW, DATED 31/05/05

Representation from : Mrs C Leitch, 10 Hazelwood Road, STRATHAVEN, ML10 6HG, DATED 31/05/05

Representation from : Mr A Bulloch, 1 Greystone Close, STRATHAVEN, ML10 6FW, DATED 31/05/05

Representation from : Mr A Leitch, 10 Hazelwood Road, STRATHAVEN, ML10 6HG, DATED 31/05/05

Representation from : Jean McGhee, 14 Flemington Ave, STRATHAVEN, ML10 6FJ, DATED 31/05/05

Representation from : Mr Gary Thomas, Stoboside Lodge, Drumclog, STRATHAVEN, DATED 31/05/05

Representation from : Alan Calder, 8 Greystone Gardens, STRATHAVEN, ML10 6FT, DATED 31/05/05

Representation from : Colin J Lindsay, 31 School Road, Sandford, STRATHAVEN, ML10 6BF, DATED 31/05/05

Representation from : Mrs G Turner, 5 Greystone Close, STRATHAVEN, ML10 6FW, DATED 31/05/05

Representation from : Elaine Calder, 8 Greystone Gardens, STRATHAVEN, ML10 6FT, DATED 31/05/05

Representation from : Caroline Lindsay, 31 School Road, Sandford, STRATHAVEN, ML10 6BF, DATED 31/05/05

Representation from : Janice Woodley, 77 Commercial Road, STRATHAVEN, ML10 6JJ, DATED 31/05/05

Representation from : Janice Smith, Westpark Farm, STRATHAVEN, ML10 6RB, DATED 31/05/05

Representation from : Ann Campbell, 92 Glasgow Road, STRATHAVEN, ML10 6NF, DATED 31/05/05

Representation from : Lynn Cuthbertson, 28 Glassford Road, STRATHAVEN, ML10 6LL, DATED 31/05/05

Representation from : Paula Murray, 69 Kirklandpark Avenue, STRATHAVEN, ML10 6DY, DATED 31/05/05

Representation from : Mr Ian Stewart, 10 Flemington Avenue, STRATHAVEN, ML10 6FJ, DATED 31/05/05

Representation from : Zoe Sloan, 9 Pinewood Walk, STRATHAVEN, ML10 6UL, DATED 31/05/05

Representation from : Donna Dickson, 7 Greystone Close, STRATHAVEN, ML10 6FW, DATED 31/05/05

Representation from : Alan Dickson, 7 Greystone Close, STRATHAVEN, ML10 6RW, DATED 31/05/05

Representation from : Clare Black, 4 Greystone Close, STRATHAVEN, ML10 6FW, DATED 31/05/05

Representation from : Julie Ann Stevens, 7 Coldstream, STRATHAVEN, ML10 6UD, DATED 31/05/05

Representation from : Colin Lightbody, 23 Meadowbank Avenue, STRATHAVEN, ML10 6JS, DATED 31/05/05

Representation from : Margot MacSween, 6 Flemington Court, STRATHAVEN, ML10 6FL, DATED 31/05/05

Representation from : Lynn Stewart, 10 Flemington Avenue, STRATHVAEN,

DATED 31/05/05

- Representation from : Robert MacSween, 6 Flemington Court, STRATHAVEN, ML10 6FL, DATED 31/05/05
- Representation from : Mhairi Evans, 9 Dunlop Street, STRATHAVEN, ML10, DATED 31/05/05
- Representation from : Andrew Evans, 9 Dunlop Street, STRATHAVEN, ML10 6LA, DATED 31/05/05
- Representation from : Mari Wilson, 2 Pinewood Walk, Strathaven, DATED 31/05/05
- Representation from : Leonard Richardson, 'Laurelbank', Udstonhead, STRATHAVEN, DATED 31/05/05
- Representation from : Janice Richardson, 'Laurelbank', Udstonhead, STRATHAVEN, DATED 31/05/05
- Representation from : Patricia S Patt, 2 Nubettery Place, STRATHAVEN, ML10 6HW, DATED 31/05/05
- Representation from : Yvonne McInnes, 36 Fernlea Road, STRATHAVEN, DATED 31/05/05
- Representation from : Mrs Margaret Walker, 70 Glasgow Road, STRATHAVEN, ML10 6NF, DATED 31/05/05
- Representation from : Elizabeth Houston, 36 Pinewood Walk, STRATHAVEN, DATED 31/05/05
- Representation from : Aileen Stewart, 2 Burnbridge Court, STRATHAVEN, DATED 31/05/05
- Representation from : Jacqui Stewart, Kypeside, Sandford, STRATHAVEN, DATED 31/05/05
- Representation from : Julie Meikle, 24 Dunlop Place, STRATHAVEN, DATED 31/05/05
- Representation from : Linda Morrel, 21 Green Street, STRATHAVEN, DATED 31/05/05
- Representation from : Mrs Alice Hamilton, Newton Cottage, Newton Road, STRATHAVEN, ML10 6PA, DATED 31/05/05
- Representation from : Mr W Hamilton, Newton Cottage, STRATHAVEN, ML10 6PA, DATED 31/05/05
- Representation from : Mrs C Hamilton, Sidehill, Newton Road, STRATHAVEN, ML10 6PA, DATED 31/05/05

Representation from : Mr C R Hughes, Sidehill, STRATHAVEN, ML10 6PA,
DATED 31/05/05

Representation from : Mrs A C Hughes, Sidehill, STRATHAVEN, ML10 6PA,
DATED 31/05/05

Representation from : Miss R Hughes, Sidehill, STRATHAVEN, ML10 6PA,
DATED 31/05/05

Representation from : Steve Inglis, 30 Glassford Road, STRATHAVEN, ML10
6LL, DATED 31/05/05

Representation from : Mhairi Inglis, 30 Glassford Road, STRATHAVEN, ML10
6LL, DATED 31/05/05

Representation from : D Ayton, 2 Flemington Court, STRATHAVEN, ML10 6FL,
DATED 31/05/05

Representation from : Mrs D Innes, 29 Thomson Street, STRATHAVEN, ML10
6UZ, DATED 31/05/05

Representation from : Mr J Innes, 29 Thomson Street, STRATHAVEN, ML10 6UZ,
DATED 31/05/05

Representation from : Dr N Kennedy, Elderslie, Newton Road, STRATHAVEN,
ML10 6PA, DATED 31/05/05

Representation from : Dr Fiona Kennedy, Elderslie, Newton Road,
STRATHAVEN, ML10 6PA, DATED 31/05/05

Representation from : Siobhan Miller, 27 Crosshill Road, STRATHAVEN, ML10
6DS, DATED 31/05/05

Representation from : G Gilliland, Acres Ridge, Drumclog, STRATHAVEN, ML10
6LQ, DATED 31/05/05

Representation from : A Gilliland, Acres Ridge, Drumclog, STRATHAVEN, ML10
6LQ, DATED 31/03/05

Representation from : Helen Hamilton, Durnturvin, High Drumclog,
STRATHAVEN, , DATED 31/05/05

Representation from : Eleanor Anderson, High Drumclog Farm, STRATHAVEN,
ML10 6QL, DATED 31/05/05

Representation from : Elaine Bonham, 10 Greystone Close, STRATHAVEN, ML10
6FW, DATED 31/05/05

Representation from : Graham Hamilton, Dunturvin, High Drumclog,
STRATHAVEN, ML10 6QL, DATED 31/05/05

Representation from : Donna Dickson, The Green Room Hair Studio, 17 Green

Street, STRATHAVEN, ML10 6LT, DATED 31/05/05

- Representation from : Owner/Occupier, 9 Pinewood Walk, STRATHAVEN, ML10 6UL, DATED 31/05/05
- Representation from : James C Anderson, High Drumclog Farm, STRATHAVEN, ML10 6QL, DATED 31/05/05
- Representation from : Jane Gault, 38 Glenavon Street, STRATHAVEN, ML10 6BS, DATED 31/05/05
- Representation from : James Gault, 38 Glenavon Street, STRATHAVEN, ML10 6BS, DATED 31/05/05
- Representation from : J Turner, 6 Rock Gardens, STONEHOUSE, ML9 3RE, DATED 31/05/05
- Representation from : Jennifer Kidd, 36 Glenavon Street, STRATHAVEN, ML10 6BS, DATED 31/05/05
- Representation from : Mary Bunch, 4 Loudon Street, STRATHAVEN, ML10 6LY, DATED 31/05/05
- Representation from : Owner/Occupier, 11 Main Street, STRATHAVEN, DATED 31/05/05
- Representation from : Sarah Downie, 3 Green Street, STRATHAVEN, ML10 6LT, DATED 31/05/05
- Representation from : Mr J Gill, J Gill Bros, 11-13 Townhead Street, STRATHAVEN, ML10 6LB, DATED 31/05/05
- Representation from : Catherine Smith, Kilnhill Farm, Quarter, HAMILTON, DATED 31/05/05
- Representation from : Helen Bennie, 49 Lethame Road, STRATHAVEN, , DATED 31/05/05
- Representation from : Alison Cunningham, Westfield, Mossie Farm, DARVEL, KA17 OLX, DATED 31/05/05
- Representation from : Susan Irving, Quarry Farm, Chapelton, ML10 6SJ, DATED 31/05/05
- Representation from : Daniel Brownlee, Schiehallion, Gilmourton, BY STRATHAVEN, ML10 6QF, DATED 31/05/05
- Representation from : Owner/Occupier, 6A Barn Street, STRATHAVEN, ML10 6LU, DATED 31/05/05
- Representation from : Owner/Occupier, 37 Commercial Road, STRATHAVEN, ML10 6LX, DATED 31/05/05

Representation from : Mr N Corroza, 37 Commercial Road, STRATHAVEN, ML10 6LX, DATED 31/05/05

Representation from : Karen Frame, 5 Cherrytree Place, STRATHAVEN, ML10 6JG, DATED 31/05/05

Representation from : Howard J Fleming, 7 Colinhill Road, STRATHAVEN, ML10 6EU, DATED 31/05/05

Representation from : Mrs E Brownlee, 30 Dovecastle Drive, STRATHAVEN, ML10 6BH, DATED 31/05/05

Representation from : Jan Carruthers, 7 Camnethan Street, STONEHOUSE, ML9 3NQ, DATED 31/05/05

Representation from : Marie Free, 15 Castlevieview Road, STRATHAVEN, ML10 6HD, DATED 31/05/05

Representation from : Mr S Cocozza, 37 Commercial Road, STRATHAVEN, ML10 6LX, DATED 31/05/05

Representation from : Mr G Wilson, 2 Pinewood Walk, STRATHAVEN, ML10 6UL, DATED 31/05/05

Representation from : A M Souter, 63 Overton Road, STRATHAVEN, ML10 6JP, DATED 31/05/05

Representation from : Calum Kane, 63 Overton Road, STRATHAVEN, ML10 6JP, DATED 31/05/05

Representation from : Mrs E Cunningham, 59 Viewmount Crescent, STRATHAVEN, ML10 6NT, DATED 31/05/05

Representation from : D's Sandwich Bar, 11 Green Street, STRATHAVEN, ML10 6LT, DATED 31/05/05

Representation from : Dorothy Findlay, 8 Nutberry Place, STRATHAVEN, DATED 15/06/05

Representation from : J McVeigh, 37 Moss Road, STRATHAVEN, DATED 15/06/05

Representation from : Miss R Hughes, Sidehill, STRATHAVEN, ML10 6PA, DATED 15/06/05

Representation from : Mrs F B Elder, 2 Wellbrae Drive, STRATHAVEN, ML10 6JR, DATED 15/06/05

Representation from : Dr Fiona Kennedy, Elderslie, Newton Road, STRATHAVEN, ML10 6PA, DATED 15/06/05

Representation from : G Alex McEwan, 4 Wellbrae Drive, STRATHAVEN, DATED

15/06/05

Representation from : Mrs Helen Elder, 25 Parkview, STRATHAVEN, ML10 6NW,
DATED 15/06/05

Representation from : R Elder, 25 Parkview, STRATHAVEN, ML10 6NW, DATED
15/06/05

Representation from : Miss A Elder, 2 Wellbrae Drive, STRATHAVEN, ML10 6JR,
DATED 15/06/05

Representation from : R O Owens, 1 Wellbrae Drive, STRATHAVEN, DATED
15/06/05

Representation from : Jacqueline Hart, 14 Overton Road, STRATHAVEN, DATED
15/06/05

Representation from : Ruth Bunch, 4 Loudon Street, STRATHAVE, ML10 6LY,
DATED 31/05/05

Representation from : Mary Crossan, 7 The Ward, STRATHAVEN, DATED
31/05/05

Representation from : Stuart Gillespie, 39 Overtoun Road, STRATHAVEN, ML10
6JR, DATED 31/05/05

Representation from : H Paterson, 25 Park Crescent, STRATHAVEN, ML10 6NQ,
DATED 31/05/05

Representation from : May Millar, 14 Loudon Street, STRATHAVEN, DATED
31/05/05

Representation from : Michael McCluskey, 7 Weavers Court, GLASSFORD, ML10
6FQ, DATED 31/05/05

Representation from : Zoe Wallace, 32 Waterside Street, STRATHAVEN, DATED
31/05/05

Representation from : Pat Shaw, 10A Waterside Street, STRATHAVEN, ML10
6AW, DATED 31/05/05

Representation from : Jill Black, 11 Calder Crescent, GLASSFORD, DATED
31/05/05

Representation from : Nicola Duddy, 43 Glassford Road, STRATHAVEN, ML10
6LL, DATED 31/05/05

Representation from : Agnes Callan, The Glebe, STRATHAVEN, ML10 6QF,
DATED 31/05/05

Representation from : Jordan Murphy, 1 Pinewood Walk, STRATHAVEN, ML10
6UL, DATED 31/05/05

Representation from : J Morrell, 25 Bridge Street, STRATHAVEN, DATED 31/05/05

Representation from : Mrs Jeanette Keenan, 43 Abbotsford Crescent, STRATHAVEN, ML10 6EQ, DATED 31/05/05

Representation from : Robert Petter, 12 Middlerig, STRATHAVEN, ML10 6BN, DATED 31/05/05

Representation from : A F Prentice, 105 Lethame Road, STRATHAVEN, ML10 6EF, DATED 31/05/05

Representation from : Valerie Callan, 6 Staneholm Road, STRATHAVEN, ML10 6JH, DATED 31/05/05

Representation from : Mary Hope, South Brownhill, STRATHAVEN, DATED 31/05/05

Representation from : John Howatson, Strutherhead Farm, Sandford, STRATHAVEN, DATED 31/05/05

Representation from : Rae Mackie, 12 Lochaber Road, STRATHAVEN, DATED 31/05/05

Representation from : John McNell, 3 Baird Gardens, STRATHAVEN, ML10 6FD, DATED 31/05/05

Representation from : F Mackin, 12 Lochaber Road, STRATHAVEN, ML10 6HZ, DATED 31/05/05

Representation from : Janet Harvey, 70 Townhead Street, STRATHAVEN, ML10 6DJ, DATED 31/05/05

Representation from : Liz Murphy, 1 Pinewood Walk, STRATHVEN, ML10 6UL, DATED 31/05/05

Representation from : Wm Murphy, 1 Pinewood Walk, STRATHAVEN, ML10 6UL, DATED 31/05/05

Representation from : Fiona Woods, 11 Orchard Gardens, STRATHAVEN, ML10 6UN, DATED 15/06/05

Representation from : Fiona Hayes, 12 Overton Road, STRATHAVEN, DATED 15/06/05

Representation from : Helen Stevenson, 20 Palmer Crescent, STRATHAVEN, ML10 6ER, DATED 15/06/05

Representation from : J Westland, 2 Overton Road, STRATHAVEN, ML10 6JW, DATED 15/06/05

Representation from : S Crumley, 6 Overton Road, STRATHAVEN, ML10 6JW,

DATED 15/06/05

- Representation from : David Hipson, 12 Overton Road, STRATHAVEN, ML10 6JW, DATED 15/06/05
- Representation from : William T Beveridge, 5 Wellbrae Drive, STRATHAVEN, , DATED 15/06/05
- Representation from : Mark Strachan, 14 Golf View, STRATHAVEN, DATED 15/06/05
- Representation from : Owner/Occupier, 14A Dunlop Street, STRATHAVEN, ML10 6LA, DATED 15/06/05
- Representation from : J Watson Beveridge, 6 Thomson Street, STRATHAVEN, DATED 15/06/05
- Representation from : Mrs Fiona Beveridge, 6 Thomson Street, STRATHAVEN, DATED 15/06/05
- Representation from : Owner/Occupier, 4 Nutberry Place, STRATHAVEN, ML10 6DJ, DATED 31/05/05
- Representation from : Owner/Occupier, 6 Greystone Close, Greystone Park, STRATHAVEN, ML10 6FW, DATED 31/05/05
- Representation from : Deli-Icious Cafe Q, 32 Common Green, STRATHAVEN, DATED 31/05/05
- Representation from : J McCluskey, 8 Southend Drive, STRATHAVEN, ML10 6QT, DATED 03/06/05
- Representation from : Ruth E Angus, 6 Castlegait, STRATHAVEN, ML10 6FF, DATED 03/06/05
- Representation from : Raymond Angus, 6 Castlegait, STRATHAVEN, ML10 6FF, DATED 03/06/05
- Representation from : Mrs Una Maider, West Struther Cottage, Sandford, Near Strathaven, DATED 02/06/05
- Representation from : Tom Barbar, Craig Farm, Sandford, Strathaven, ML10 6PB, DATED 02/06/05
- Representation from : Mr & Mrs A Naismith, Burnbank Farmm, Strathaven, ML10 6QF, DATED 02/06/05
- Representation from : R M Phayre, 1 Strathaven Road, Sandford, ML10 6PE, DATED 02/06/05
- Representation from : Sandford School Board, 1 Strathaven Road, Sandford, ML10 6PE, DATED 02/06/05

Representation from : Mr & Mrs Filshe, Woodland Cottage, Gilmourton, Strathaven, DATED 02/06/05

Representation from : Mr Z Ali, 7 Barn Street, Strathaven, ML10 6LU, DATED 02/06/05

Representation from : Mrs Shahnaz Ali, 7 Barn Street , Strathaven, ML10 6LU, DATED 02/06/05

Representation from : William Prentice, Heathcote, 25 Lethame Road, Strathaven, ML10 6AD, DATED 02/06/05

Representation from : Mr J Innes, 29 Thomson Street, Strathaven, ML10 6JZ, DATED 02/06/05

Representation from : Mrs D Innes, 29 Thomson Street, Strathaven, ML10 6JZ, DATED 02/06/05

Representation from : Dr Fiona Kennedy, Elderside, Newton Road, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Dr N Kennedy , Elderside, Newton Road, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Mrs C McMillan, 31 Thomson Street, Strathaven, ML10 6JZ, DATED 10/06/05

Representation from : L Sterritt, 7 Cameron Drive, Strathaven, ML10 6ED, DATED 10/06/05

Representation from : Mrs Miller , 27 Crosshill Road, Strathaven, ML10 6DS, DATED 02/06/05

Representation from : Mrs Alice Hamilton, Newton Cottage, Newton Road, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Mr W Hamilton, Newton Cottage, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Mrs C Hamilton, Sidehill, Newton Road, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Mr C R Hughes, Sidehill, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Mrs A C Hughes, Side Hill, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Miss R Hughes, Sidehill, Strathaven, ML10 6PA, DATED 02/06/05

Representation from : Jas Mason, Couplaw, STRATHAVEN, ML10 6RW, DATED

16/06/05

- Representation from : Mrs Lorna Strachan, 14 Golf View, Strathaven, DATED 16/06/05
- Representation from : Mr J Kerr, 3 Wellbrae Drive, STRATHAVEN, DATED 16/06/05
- Representation from : Owner/Occupier, 10 Overton Road, STRATHAVEN, DATED 16/06/05
- Representation from : Andy Scott, 8 Hogan Drive, STRATHAVEN, ML10 6EP, DATED 16/06/05
- Representation from : Owner/occupier, 14 Orchard Gardens, STRATHAVEN, ML10 6UN, DATED 16/06/05
- Representation from : Stuart Robertson, 19 Orchard Gardens, STRATHAVEN, ML10 6UN, DATED 16/06/05
- Representation from : Linda Robertson, 19 Orchard Gardens, STRATHAVEN, ML10 6UN, DATED 16/06/05
- Representation from : Sheila E Douglas, 56 Townhead Street, STRATHAVEN, ML10 6DH, DATED 16/06/05
- Representation from : Mrs A C Hughes, Sidehill, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Mr C R Hughes, Sidehill, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Mrs C Hamilton, Sidehill, Newton Road, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Mr W Hamilton, Newtn Cottage, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Mrs Alice Hamilton, Newton Cottage, Newton Road, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Mrs Miller, 27 Crosshill Road, STRATHAVEN, ML10 6DS, DATED 16/06/05
- Representation from : Dr N Kenney, Eldestone, Newton Road, STRATHAVEN, ML10 6PA, DATED 16/06/05
- Representation from : Irene Hyslop, 4 Minster Road, Royston, Herts, SG5 8EW, DATED 17/06/05
- Representation from : Alison Kirkwood, 14 Cochrane Street, STRATHAVEN, ML10 6ND, DATED 17/06/05

Representation from : David Kirkwood, 14 Cochrane Street, STRATHAVEN, ML10 6ND, DATED 17/06/05

Representation from : Dorothy Findlay, , DATED 17/06/05

Representation from : Mrs C Hamilton , 1 Good Bushhill, STRATHAVEN, DATED 20/06/05

Representation from : Owner/ occupier , 6 Flemington Court, STRATHAVEN, ML10, DATED 20/06/05

Representation from : Mrs J Callan, 44 Calder Crescent, GLASSFORD, DATED 20/06/05

Representation from : Mrs M Masterman, 13 Goodbush Hill, STRATHAVEN, , DATED 20/06/05

Representation from : Tony Dorman, 32 Townhead Street, STONEHOUSE, DATED 20/06/05

Representation from : Mrs Sheeny, 14 Goodbush Hill, STRATHAVEN, DATED 20/06/05

Representation from : D Duddy, 43 Glassford Road, STRTHAVEN, ML10 6LL, DATED 20/06/05

Representation from : Tom Milne, Strathaven Bowling Club, Bowling Green Road, Strathaven, ML10 6DP, DATED 06/07/05

Representation from : Joan Hanlan, 51 Kirkland Park Avenue, Strathaven, DATED 04/07/05

Representation from : John D Elder, 1 Crosshill Avenue, Strathaven, ML10 6DN, DATED 23/06/05

Representation from : Colin Park, NO ADDRESS GIVEN, DATED 23/06/05

Representation from : Anderw Roseburgh, 43 Glassford Road, Strathaven, , DATED 17/06/05

Representation from : Mrs M A Smart, 34 Waterside Street, STRATHAVEN, ML10 6AW, DATED 17/06/05

Representation from : Mr Douglas Smart, 34 Waterside Street, STRATHAVEN, ML10 6AW, DATED 17/06/05

Representation from : Kirsten Robb, 19 Andersen Court, EAST KILBRIDE, G75 0NP, DATED 17/06/05

Representation from : Sally Crozer, High Plewlands, by Drumclog, STRATHAVEN, ML10 6RF, DATED 17/06/05

Representation from : Alison Cant, 3 Powmillon Court, STRATHAVEN, ML10 6UF, DATED 17/06/05

Representation from : Alan Cant, 3 Powmillon Court, STRATHAVEN, ML10 6UF, DATED 17/06/05

Representation from : Micheal Creechan, 11 Main Street, STRATHAVEN, ML10 6AJ, DATED 17/06/05

Representation from : Owner/ occupier, 4 Springfield Place, STRATHAVEN, ML10 6LJ, DATED 17/06/05

Representation from : Mrs E Marshall, The Farme, Glassford, STRATHAVEN, ML10 6TB, DATED 17/06/05

Representation from : Isobel Sterritt, 7 Cameron Drive, STRATHAVEN, ML10 6ED, DATED 17/06/05

Representation from : Ewan Horne, 31 Glasgow Road, STRATHAVEN, ML10 6LZ, DATED 17/06/05

Representation from : Brian & Joyce Savory, 5 Thornwood Road, STRATHAVEN, ML10 6HR, DATED 17/06/05

Representation from : Owner/ occupier, 6 Thomson Street, STRATHAVEN, ML10 6JZ, DATED 17/06/05

Representation from : Owner/ occupier, 6 Thomson Street, STRATHAVEN, ML10 6JZ, DATED 17/06/05

Representation from : E Barclay, 81 Park Crescent, STRATHAVEN, , DATED 17/06/05

Representation from : L J Meikle, Sherardoch, Moscow, KA4 8PN, DATED 17/06/05

Representation from : Mr Kenneth Mills, 32 Saddlers Gate, STRATHAVEN, ML10 6US, DATED 17/06/05

Representation from : Mrs S Kirkwood, 6 Church Street, Chapelton , ML10 6DS, DATED 17/06/05

Representation from : Mrs Fiona Riddell, 9 Church Street, CHAPELTON, ML10 6SD, DATED 17/06/05

Representation from : Mr A Kirkwood, 14 Church Street, CHAPELTON, ML10 6SD, DATED 17/06/05

Representation from : Mr A Murdoch, 31 Shawton Road, CHAPELTON, ML10 6SD, DATED 17/06/05

Representation from : Mrs A Kirkwood, 14 Church Street, CHAPELTON, ML10

6SD, DATED 17/06/05

- Representation from : Andrew Meikle, Shelardoch, Mosscow, KA4 8PN, DATED 17/06/05
- Representation from : Owner/ occupier, 43 Glassford Road, Strathaven, ML10 6LL, DATED 17/06/05
- Representation from : Strathaven Business Association , The Rowans, 502 Darvele Road, STRATHAVEN, ML10 6FB, DATED 17/06/05
- Representation from : William Prentice, 'Heathcote', 25 Lethame Road, STRATHAVEN, ML10 6AD, DATED 03/05/05
- Representation from : Owner Occupier, 27 Letham Road, STRATHAVEN, , DATED 03/05/05
- Representation from : Wendy Gilmour, 33 Lethame Road, STRATHAVEN, ML10 6DU, DATED 03/05/05
- Representation from : Owner Occuper, 50 Townhead Street, STRATHAVEN, ML10 6DH, DATED 03/05/05
- Representation from : Owner Occupier, 48 Townhead Street, STRATHAVEN, ML10 6DH, DATED 03/05/05
- Representation from : Gebbie & Wilson, 18 Common Green, STRATHAVEN, ML10 6AG, DATED 03/05/05
- Representation from : A J Douglas, 56 Townhead Street, Strathaven, ML10 6DH, DATED 05/05/05
- Representation from : Morag Sandilands, Comely Bank, 35 Lethame Road, Strathaven, ML10 6DU, DATED 05/05/05
- Representation from : Alan Mills, 50 Townhead Street, Strathaven, ML10 6DL, DATED 05/05/05
- Representation from : Janette Rose, 4 Bowling Green Road, Strathaven, ML10 6DP, DATED 26/05/05
- Representation from : Mrs C McMillan, 31 Thomson Street, Strathaven, South Lanarkshire, DATED 26/05/05
- Representation from : Robin Parkhurst, 52 Townhead Street, Strathaven, ML10 6DH, DATED 13/05/05
- Representation from : Gillian & Alexander Dickson, 48 Townhead Street, Strathaven, ML10 6DH, DATED 13/05/05
- Representation from : Wendy Gilmour, 33 Lethame Road, Strathaven, ML10 6DU, DATED 13/05/05

Representation from : Mr & Mrs I R Gilmour, 33 Lethame Road, Strathaven, ML10
6DU, DATED 25/05/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please
contact:-

Lesley Campbell, Planning Officer, Civic Centre, East Kilbride
Ext. 6314 (Tel :01355 806314)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That before development starts, details of all boundary treatments shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 9 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

- 10 That before development starts a Floodlighting and Noise Impact Assessment regarding the design and use of the All Weather Sports Pitch shall be submitted to and approved by the Council as Planning Authority.
- 11 No development shall take place on the site until a scheme for dust monitoring/mitigation at the site has been submitted to, and received the written approval of, the Council as Planning Authority.
- 12 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 13 That no part of the school shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 14 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems.
- 15 That before development starts, an assessment of the existing and future school transport demand in respect of cars, buses, cycles and pedestrians, together with a scheme identifying the facilities required to meet this demand shall be submitted to and approved by the Council as Planning Authority, and thereafter these facilities will be provided and maintained within or close to the site.
- 16 That parking provision, for all uses, within the site, shall comply with the Council's 'Guidelines for Development Roads' and the maximum standards set out in SPP17. Disabled parking and cycle provision should also be provided in accordance with this guidance.
- 17 That prior to works commencing on site, details of the internal layout, including a 'swept path' assessment demonstrating that buses can negotiate the bus turning areas and showing access arrangements, servicing and delivery facilities shall be submitted to and approved by the Council as Planning and Roads Authority.
- 18 That the design and layout of all infrastructure improvements shall be designed in accordance with the 'Design Manual for Roads and Bridges' (DMRB) and the Council's 'Guidelines for Development Roads'.
- 19 That before development starts, a programme indicating the construction phasing of the scheme together with the proposed traffic management operation during construction including the circulation of vehicles and pedestrians, site compounds, wheel washing facilities and construction staff parking areas shall be submitted to and approved by the Council as Planning Authority and thereafter implemented to

the Council's satisfaction.

- 20 That no materials shall be stored outwith the area hatched yellow on the approved plans.
- 21 That the opening hours of the outdoor pitches hereby approved shall be limited to 9am – 8.30pm, Monday to Saturday.
- 22 That before development starts, an assessment of the existing and future school transport demand for children being dropped off and collected by parents, together with a scheme identifying the facilities required to meet this demand shall be submitted to and approved by the Council as Planning Authority, and thereafter these facilities will be provided and maintained within or close to the site.
- 23 That before development starts, a drawing showing the internal layout which demonstrates an adequate access and servicing and ensures that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Council as Planning and Roads Authority. The layout shown will be constructed prior to the completion of the school.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 To ensure the protection and maintenance of the existing mature trees within the site
- 11 To minimise any nuisance and to protect the amenities of neighbouring properties.
- 12 To ensure the site is free of contamination and suitable for development.
- 13 To ensure the provision of a satisfactory sewerage system
- 14 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.
- 15 In the interest of public safety.
- 16 To ensure the provision of adequate parking facilities to serve the development.
- 17 To ensure satisfactory vehicular and pedestrian facilities to the site.
- 18 In the interest of public safety.
- 19 In the interest of public safety.
- 20 To safeguard the amenity of the area.
- 21 To safeguard the amenity of the area.
- 22 In the interest of public safety.
- 23 In the interest of public safety.

For information only

For information only

