

	<h1>Report</h1>	Agenda Item <h1>9</h1>
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Report to:	Planning Committee
Date of Meeting:	21 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0194
Planning Proposal:	Erection of Replacement Primary and Nursery School with Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : St Vincent's Primary School
Crosshouse Road
East Kilbride

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based upon the attached Conditions)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 25 Greenhills
- ◆ Policy Reference(s): Policy DC1 – Development Control General, LR1 – Indoor/Outdoor Recreation Facilities and CTY2 – Schools of the adopted East Kilbride and District Local Plan would apply. The plan identifies the site as lying within a residential area

- ◆ Representation(s):

None

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

Leisure Services (Horticulture & Landscape Development)

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Power Systems

TRANSCO (Plant Location)

Scottish Water

Sport Scotland

Planning Application Report

1 Application Site

- 1.1** The application site relates to a triangular shaped area of flat, maintained grassland situated to the south east of the existing St Vincent's Primary School off Tinto Way in Greenhills, East Kilbride. The site is bounded to the west by the existing primary school and playground, to the south and south west by two sports pitches and grassed open space and to the north by a strip of semi-mature woodland, beyond which lies Greenhills Road. Open space currently lies to the east, although planning permission was granted in April for the erection of a sixty bed nursing home on this site. The Council is currently considering an amended application for the erection of a sixty six bed home.

2 Proposal(s)

- 2.1** Phase 1 of the Council's Primary School Modernisation Programme for 24 new build schools was approved by the Council's Executive Committee on 12 February 2004. This is a detailed application for planning permission for the erection of a replacement primary and nursery school and associated works adjacent to the existing St Vincent's Primary School which is included within Phase 1. Although firm timescales have yet to be determined, construction of the new school is due to commence in July of this year with a completion date of August 2006, after which the existing school will be demolished.
- 2.2** The proposed new building will be located in the centre of the site. The majority of the accommodation will be on the ground floor with a smaller upper floor comprising six classrooms, a library, an ICT room, stores, cloakrooms and toilets. The ground floor will comprise a main entrance, nursery entrance and four pupil entrances, gym/assembly hall, plant rooms, canteen, dining room, four nursery and a further four primary classrooms, a nursery courtyard/garden, general purpose area and associated stores, staff accommodation, meeting rooms, offices and toilet accommodation.
- 2.3** A new road and twenty two drop off spaces will be constructed to the north of the existing school building to link the new school with the existing gated access adjacent to Tinto Way. A turning loop and forty five staff/visitor car parking spaces will be created to the west of the school building with a service access to the north. Cycle racks and an entrance plaza will be constructed to the front of the building and playgrounds, an environmental garden and nature garden will be formed on the south and east sides. An all weather sports pitch will be built on the west side of the building. The remainder of the site will be grassed and/or landscaped.

3 Background

3.1 Local Plan Status

The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 – Development Control General, LR1 – Indoor/Outdoor Recreation Facilities and CTY2 – Schools.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

None relevant.

4 Consultation(s)

- 4.1 Public Protection – Environmental Health (East Kilbride)** – have offered no objections to the application but have suggested certain conditions on noise levels, dust nuisance and hours of operation during construction of the development and to ensure appropriate measures are employed to survey and treat any asbestos found within the existing building during demolition on site.

Response: Noted. These matters will be added as conditions or brought to the applicants attention.

- 4.2 Leisure Services (Horticulture & Landscape Development)** – have not responded to the application to date.

Response: Noted. Appropriate conditions have however been imposed relating to both existing and proposed trees and landscaping.

- 4.3 Roads and Transportation Services (East Kilbride)** – have met directly with Planning and Building Control Services to discuss the proposals and have offered no objections subject to a number of minor changes to the site layouts and the imposition of appropriate conditions including arrangements for construction/demolition traffic during the school term.

Response: Noted. Appropriate conditions have been imposed/minor amendments made to the layout of the site to address these matters. Although conditions which relate only to the application site can be imposed in this instance, the applicant will be advised of suggested operational conditions for all works relating to the demolition of the existing building.

- 4.4 S.E.P.A. (West Region)** – have offered no objections, subject to conditions on drainage, the use of Sustainable Urban Drainage Systems (SUDS) and the adequate provision of waste storage facilities. They have also pointed out that the site would be likely to drain to Philipshill Waste Water Treatment Works which is currently at capacity but is due to be upgraded by July 2006.

Response: Noted. Appropriate conditions have been imposed in relation to SUDS and waste storage facilities. It is noted that the upgrade to Philipshill Waste Water Treatment Works will be completed in July of next year. However, the new school is not due to open until August 2006 and a condition will be imposed restricting occupation of the building until it can be adequately served by a suitable drainage system. The applicant will be advised to contact SEPA directly with regard to the other matters.

- 4.5 Power Systems** – have offered no objection to the application but have provided information on the known location of their apparatus within and around the site.

Response: Parts of their apparatus is located within or around the application site. The applicant will therefore be advised to contact them prior to commencing work.

- 4.6 TRANSCO (Plant Location)** - have offered no objection to the application but have provided information on the known location of their apparatus within and around the site.

Response: Parts of their apparatus is located within or around the application site. The applicant will therefore be advised to contact them prior to commencing work.

4.7 Scottish Water - have offered no objections to the application subject to details being submitted to them to allow connection to the public water supply and public sewerage system both during construction and thereafter. They have also advised that totally separate drainage systems will be required for foul and surface water and that the use of SUDS should be considered.

Response: Noted. As discussed in the response to 4.3 above, a condition will be imposed restricting occupation of the building until it can be served by a satisfactory sewerage scheme. The applicant will be advised to contact Scottish Water prior to work commencing on site.

4.8 Sport Scotland – have offered no objections to the application subject to the on site provision of the proposed all weather sports pitch and further play facilities being provided on the adjacent residential site.

Response: Noted. An appropriate condition has been attached.

5 Representation(s)

5.1 No representations have been received in respect of the application.

6 Assessment and Conclusions

6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area.

6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area. However, it is considered that the principle of the development is acceptable in this instance. The proposal can be assessed against policies DC1 – Development Control General, CTY2 - Schools and LR1 – Indoor/Outdoor Recreation Facilities. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Policy LR1 states that the Council will protect existing indoor/outdoor recreation facilities within the plan area and will only support the loss of facilities where it can be demonstrated that participation levels and public enjoyment would be unaffected, where a replacement facility of comparable quality and accessibility is to be provided and where there is a clear long-term surplus in provision. Policy CTY2 states that the Council will closely monitor the demand for school places and that should any school buildings or land become surplus to requirements, its future use will be determined by factors specific to the site.

6.3 I am firstly satisfied with the design and height of the new building, subject to the submission of details on proposed materials which will be required as a condition of the consent. I am also satisfied, following consultation with the Council's Roads and Transportation Services Department, that the proposals are acceptable in terms of servicing, parking and access although again, a number of conditions have been imposed. The application site is bounded by open space on its south and south west sides and will be adjacent to the vacated school site to the west. It is further noted that the nearest dwellings to the north will be located approximately 65 metres from the school building itself and across a semi-mature woodland strip, Greenhills Road and a further grass strip. I am therefore satisfied that there will be no amenity issues in terms of noise or loss of sunlight, daylight or privacy to any adjacent dwellings. Furthermore, whilst noting that the land to the south, west and south west is designated as residential in the adopted local plan, any subsequent proposal for residential development on this site should take account of the location, orientation

and design of the new school and its associated grounds. The school will be bounded to the east by a proposed nursing home. I am however satisfied, given the proposed internal layout with service and staff accommodation on this side of the building, that no amenity issues will arise to residents of the new home. This being the case, I am of the view that the proposal will comply with policy DC1 of the plan.

- 6.4** It is noted that the proposed school will be built on existing informal open space and also that a very small section of the south east corner of the site will be built on an existing blaze pitch. However, it is proposed to provide an all weather sports pitch on the eastern side of the site which will be open and available for public use outwith school hours. This being so, I am satisfied that the proposal complies with Policy LR1 of the local plan and that in the longer term, the area will be provided with improved facilities. In light of consultation with them, I note that Sport Scotland have offered no objection to the proposals.
- 6.5** Whilst generally satisfied with the proposed new school, a further consideration in the assessment of this application, as with many of the other school proposals, are the logistical arrangements both for the operation of the existing school whilst the new building is being constructed and when the existing school is being demolished. This has been discussed with the Council's Roads and Transportation Services Department and conditions have been imposed as appropriate to minimise disruption to the school in terms of parking and access and to ensure that no site safety or issues arise. Although conditions which relate only to the application site can be imposed in this instance, the applicant will be advised of suggested operational conditions for all works relating to the demolition of the existing building.
- 6.6** Taking account of the above and the importance of this in the provision of another new primary school in Phase 1 in East Kilbride, I recommend that planning permission is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

13 June 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Public Protection - Environmental Health (East Kilbride)	18/04/05
S.E.P.A. (West Region)	29/04/05
Power Systems	13/04/05
TRANSCO (Plant Location)	06/04/05

Sport Scotland (Verbal Response)

06/06/05

Roads and Transportation Services

13/06/05

Scottish Water

11/04/05

► Representations

None

Contact for Further Information

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

Philip Jamieson, Planning Officer, Civic Centre, East Kilbride

Ext. 6327 (Tel: 01355 806327)

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 construction work commences on the school building 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 construction work commences on the school building, full details of the design and location of all permanent 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.
- 5 That before the new school is occupied, all fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before construction work commences on the school building, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 7 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.
- 8 That before development starts, details of the proposed location and design of any secure temporary fencing bounding the construction site shall be submitted to and approved by the Council as Planning Authority.
- 9 That any secure temporary fencing proposed under Condition 12 above shall be erected prior to any construction work commencing or the formation of the temporary access road required under Condition 8 above and shall thereafter be maintained to the satisfaction of the Council as Roads and Planning Authority unless otherwise agreed in writing.

- 10 That before development starts, details of the location of a site works compound within the site shall be submitted to and approved by the Council as Roads and Planning Authority.
- 11 That the site works compound required under Condition 14 above shall be constructed prior to any building work commencing on the new school building and shall thereafter be maintained to the satisfaction of the Council as Roads and Planning Authority throughout the construction period unless otherwise agreed in writing.
- 12 That the permanent vehicular/pedestrian access linking the proposed turning and parking area to Tinto Way hereby approved shall be constructed during the school summer holiday in 2006 unless otherwise agreed in writing with the Council as Roads and Planning Authority.
- 13 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.
- 14 That the school shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 15 That before construction commences on the school building, and notwithstanding the terms of Condition 2 above, details and specifications of the proposed replacement synthetic pitch including surface finishes, ball stop fencing and the height and specification of any floodlighting columns and luminaires shall be submitted to and approved by the Council as Roads and Planning Authority and no work shall commence on site until this or any acceptable facility has been agreed to by the Council.
- 16 That the proposed replacement synthetic pitch required under Condition 24 above shall be completed prior to occupation of the school building hereby approved.
- 17 That before construction commences on the school building hereby approved, details shall be submitted showing the design and location of appropriate bin stores/refuse storage facilities for the replacement facility hereby approved and no work shall commence on site until this or any acceptable facility has been agreed to by the Council.
- 18 That the bin store/refuse storage facility required under Condition 26 above shall be provided before the replacement building hereby approved is completed or brought into use.
- 19 That before the school hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

- 20 That before the development hereby approved is completed or brought into use, all of the parking spaces and turning areas shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 21 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 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.
- 22 That before development starts, details of the location of a site workers car park within the site shall be submitted to and approved by the Council as Roads and Planning Authority.
- 23 That no parking of site workers vehicles shall be permitted outwith the application site unless otherwise agreed in writing with the Council as Planning Authority.
- 24 That the applicant or subsequent operators shall at all times be responsible for the removal of mud or other materials deposited on the public highway by vehicles entering or leaving the site.
- 25 That details of appropriate signage/road markings indicating staff only parking spaces on the permanent car park hereby approved shall be submitted to and approved by the Council as Roads and Planning Authority.

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 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 These details have not been submitted or approved.
- 7 In the interests of the visual amenity of the area.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 These details have not been submitted or approved.
- 11 In the interests of amenity and in order to retain effective planning control.
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 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.
- 14 To ensure the provision of a satisfactory sewerage system
- 15 To ensure the provision of appropriate outdoor sports facilities to serve the development.
- 16 To ensure the provision of appropriate outdoor sports facilities to serve the development on completion.
- 17 In the interests of amenity and public health.

- 18 In the interests of amenity and public health.
- 19 In the interest of public safety.
- 20 In the interest of public safety.
- 21 In the interest of amenity.
- 22 These details have not been submitted or approved.
- 23 In the interest of road safety.
- 24 In the interest of road safety.
- 25 In the interest of road safety.

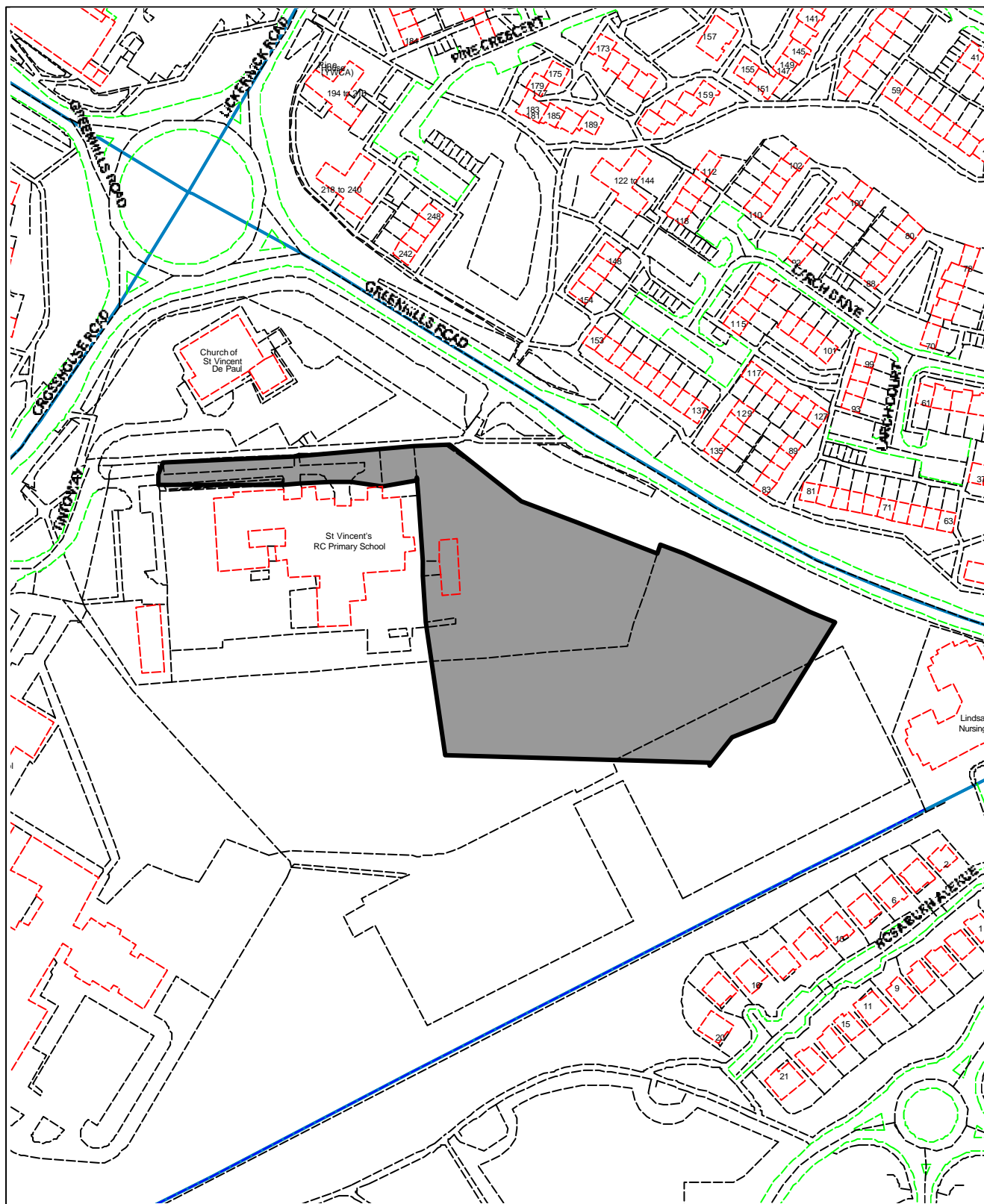
EK/05/0194

ST VINCENT PRIMARY SCHOOL, CROSSHOUSE ROAD,
FAST KIL BRIDE

Planning and Building Control Services

Scale: 1: 2500

For information only



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