

# Report

15

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>31 October 2006</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/06/0481
Planning Proposal:	Erection of Replacement Primary School Together with Associated Roads and Car Parking

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease Ltd
- Location : Blacklaw Primary School  
Glen Arroch  
St Leonards  
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 on the Conditions attached)

### 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: 16 Blacklaw
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (adopted)**  
Policy LR1 – Indoor/ Outdoor Recreation Facilities  
Policy DC1 – Development Control – General  
Policy RES5 – Residential Amenity  
SLP6 – Development Control General  
SLP10 – Sustainable Urban Drainage Systems  
  
**South Lanarkshire Local Plan (Finalised Plan)**  
CTY1 – School Modernisation Proposal  
CTY3 – Community Facility Provision Policy  
RES 6 - Residential Land Use Policy

CTY 4 - Sports Pitch Strategy Proposal  
ENV 36 - Sustainable Urban Drainage Systems  
DM 1 - Development Management Policy

◆ Representation(s):  
None

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

# **Planning Application Report**

## **1 Application Site**

- 1.1 Blacklaw Primary School is situated within the St. Leonards area of East Kilbride. The site is within an established residential area mostly bounded on all sides by housing with an area of open space to the south. To the west of the site is Glen Arroch which is accessed from Blacklaw Drive. To the north of the site is Glen Cannich, to the south is Glen Carron and to the east of the site is Glen Moriston.
- 1.2 The site extends over 1.9 hectares with a typical single storey school building towards the south of the site. The remainder of the land is in use as a play ground and car parking.
- 1.3 Vehicle access to the site is from Blacklaw Drive via Glen Arroch.

## **2 Proposal(s)**

- 2.1 Full planning permission is sought for the demolition of the existing building and erection of replacement primary school with all weather sports pitch.
- 2.2 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. The Modernisation Programme is necessary in order to provide improved educational facilities within South Lanarkshire. Many of the existing school buildings require substantial investment in order to bring them up to the standard required for modern day teaching. In this case it has been concluded that a new build school is more cost effective than refurbishing the existing building. It is proposed that, during construction works, pupils are to be decanted to nearby St. Hilary's Primary School.
- 2.3 The proposed school is 'T- Shaped' and two-storey and is to be sited on the general area of the existing school. The facility includes the primary school, out of care facility and an all weather pitch to the north of the proposed school building. A scheme of hard and soft landscaping is shown indicatively on the drawings.
- 2.4 Alterations to the existing vehicle access are proposed. The proposed access will provide the sole vehicle access into the site and a pedestrian footway is also shown at this entry point. A vehicle drop-off area, visitor car parking and bus/taxi drop off are to be provided with a separate area for staff car parking and servicing. To the south-west of the site, a further pedestrian access to the site is also to be provided.
- 2.5 An all weather sports pitch, with access for the community, is to be constructed close to the vehicle/pedestrian entrance. It is proposed that the sports pitch will be open to the community and be available outside of school hours. The pedestrian access and the pitch will be enclosed by 2.4 metre and 3 metre high fencing, respectively.
- 2.6 As part of the Council's new build primary schools programme, all proposed primary schools are to be 'Community Schools', where the use of facilities are to be encouraged outside of school hours. Details of a 'Childminder/ Out of Care Facility' has been provided. Essentially two partnership organisations are to share a room within the school building. The childminding Group is a group of childminders who get together in the mornings from 9.30 am until 12 noon and will use the room

provided as a joint nursery. Usually 4 to 5 children will be present but the facility can accommodate up to 10 children. The Out of Care Facility is an after school club and operates from close of school until 7pm. It is registered for 28 children.

### **3 Background**

- 3.1 The application site is identified as being within a designated 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, which has regard to design; LR1 – Indoor/ Outdoor Recreation Facilities, which has regard to the provision of these facilities; SLP6 – Development Control General, which has regard to design; RES5 – Residential Amenity, which considers the impact of proposals with regard to residential amenity; SLP10 – Sustainable Urban Drainage Systems, which encourages the use of SUDS. A full discussion of the proposal against these policies, and related policies in the Finalised SLLP, are contained in Section 6 of this report.

### **4 Consultation(s)**

- 4.1 **SLC Environmental Health Services** - have offered no objections to the application but have recommended that conditions and/or advisory notes are added concerning noise levels and hours of operation during the construction of the development.

**Response:** Noted. These matters will be brought to the applicants' attention via the attachment of an advisory note.

- 4.2 **SLC Roads and Transportation** - have offered no objections to the application but have recommended that additional drawings be submitted prior to the commencement of works showing a turning circle, alterations to the footways on Blacklaw Drive and within the site and the additional of barrier railings; the main pedestrian route past the rear of the disabled bays to the pedestrian link across the car park.

**Response:** Noted. The applicant is aware of these requirements and conditions/ advisory notes will be attached to any consent issued.

- 4.3 **SEPA** - There is no objection to this proposal on the understanding that the foul drainage is connected to the public sewer. The applicant should consult with Scottish Water in this regard. Should there be any increase in numbers at the school then Scottish Water must confirm that there is sufficient capacity in the sewerage infrastructure and the receiving Waste Water Treatment Works (WWTW) at Allers. The proposal should also adopt the principles of Sustainable Urban Drainage Systems.

**Response:** Noted. Conditions will be attached to any consent issued.

- 4.4 **Power Systems** - no response.

- 4.5 **Scottish Gas (Transco)** - No response.

- 4.6 **Scottish Water** - No response.

### **5 Representation(s)**

- 5.1 Following neighbour notification no letters of representation were received.

## **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 East Kilbride and District Local Plan and those contained in the Finalised Draft South Lanarkshire Local Plan.
- 6.2 Under the terms of the Finalised Draft Local Plan, Blacklaw Primary is one of the primary schools identified in the plan for redevelopment by 2016, as per Policy CTY1 – School Modernisation Proposal.
- 6.3 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area. Policy RES5 of the plans supports non-residential uses within residential area where there is no demonstrable harm to the residential amenity. It is considered that given the existing use of the site a replacement school is acceptable. As such, the proposal is considered to be in accordance with the Policy RES5.
- 6.4 The scheme proposes the installation of an all weather sports pitch. Policy LR1 states that the Council will protect existing indoor/outdoor recreation facilities within the plan area. The Council intends to allow the proposed new sports pitch to be open to the wider community outside of school hours. Although the proposed sports pitch is to be included within the grounds of the proposed school, it will remain open to the public. In light of this, the proposal complies with Policy LR1. Similarly, the proposal conforms with Policy CTY 3 - Community Facility Provision of the finalised South Lanarkshire Local Plan, which seeks to promote the development of community facilities which bring together a range of different services in order to maximise the benefits of service integration, efficiency and convenience to the public. The Council has initiated a review aimed at maximising the benefits of the Schools Modernisation Programme in terms of future community use of facilities. This proposal, with community rooms and community access to the all weather pitch contributes to the aspirations of the Council in this respect.
- 6.5 In terms of design, the proposal is of modern design and is to be constructed from a variety of materials such as facing brickwork, render, cladding, double glazed curtain walling, steel and aluminium standing seam roof. Policy DC1 – Development Control states that all proposals should take fully into account the local context and built form and that the development should be compatible in terms of scale, massing and the external materials of adjacent buildings and surrounding streetscape. Policy SLP6 – Development Control General also states that regard shall be had to local context, layout and form, and use of materials. It is considered that the proposed school complements and enhances the character of the area and therefore complies with Policies DC1 and SLP6 of the adopted local plan and with Policy DM 1 - Development Management of the South Lanarkshire Local Plan (Finalised Plan).
- 6.6 Alterations to the existing pedestrian/vehicle access are proposed, which have been assessed by the Roads and Transportation Services. There is no objection in principle to the proposed arrangements and conditions are attached to ensure the proposal meets with the Council's Roads Guidelines.
- 6.7 SEPA is recommending that the surface water be disposed of via a SUDS system of drainage, which would comply with Policy SLP10 of the adopted local plan and Policy ENV 36 of the SLLP. This can be achieved via the use of conditions.

6.8 In conclusion, the proposed development complies with the adopted East Kilbride and District Local Plan and those in the South Lanarkshire Local Plan (Finalised Plan). A number of conditions have been attached. In light of the foregoing, it is recommended that planning permission be granted.

## **7.0 Reasons for Decision**

7.1 The proposal is in accordance with Policies LR1, DC1, RES5, SLP6 and SLP10 of the adopted local plan and CTY1, CTY3, RES 6, CTY 4, ENV 36 and DM 1 of the finalised plan in that the proposed development will introduce an appropriate, safe and high quality replacement educational facility within the St. Leonards area of East Kilbride

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**17 October 2006**

## **Previous References**

◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads and Transportation Services (East Kilbride)	02/10/06
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Public Protection - Environmental Health (East Kilbride)	22/09/06
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SEPA	22/09/06
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- ▶ Representations
- None

## **Contact for Further Information**

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

Allison Russell, x6258, Planning Officer, Civic Centre  
(Tel :01355 806258 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto: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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That prior to development commencing, detailed drawings showing a turning circle of a sufficient size to accommodate full size buses; footways from Blacklaw Drive to the main school as at least 2 metres wide; barrier railings to channel children to the school gates and ensure crossing manoeuvres are controlled; the main pedestrian route past the rear of the disabled bays to main entrance as being at least 3 metres wide and a pedestrian link across the car park linking the path from 1 to 31 to the school gate and approved in writing by the Council as Planning and Roads Authority.

- 9 That prior to the occupation of the school hereby approved, the drawings approved under Condition 8 above shall be fully implemented to the satisfaction of the Council as Planning and Roads Authority.
- 10 That before development starts, details of any proposed means of illuminating the car parking area/drop off area, shall be submitted and approved in writing by the Council as Planning Authority.
- 11 That prior to the commencement of works, four copies of a plan, showing the location, size and specification of the new synthetic sports pitch hereby approved, shall be submitted to and approved by the Council as Planning Authority
- 12 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 13 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme.
- 14 That no development shall commence on site until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Roads and Planning Authority; such drainage arrangements will require to comply with the principles of Sustainable Urban Drainage Systems.
- 15 That the required drainage scheme shall be completed in accordance with the approved drainage details prior to the occupation of the school hereby approved.
- 16 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.
- 17 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 'Design Guidelines for Development Roads'.

## 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 In the interests of pedestrian and vehicle safety.
- 9 In the interests of pedestrian and vehicle safety.
- 10 In the interests of residential amenity.
- 11 These details have not been submitted.
- 12 To enable the Planning Authority to retain effective control.
- 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 to alleviate the potential for off-site flooding.
- 15 To ensure that the scheme for the disposal of surface water is provided timeously in relation to development of the site.
- 16 In order to retain effective planning control.
- 17 In the interests of public safety.

For information only

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