

	<h1>Report</h1>	Agenda Item <h1>13</h1>
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Report to: **Planning Committee**
 Date of Meeting: **7 September 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/10/0071
 Planning Proposal: Amendment to Planning Consent No. CR/09/0160 to Include Four Additional Classrooms and Ancillary Spaces

1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : South Lanarkshire Council
- Location : Vacant land between Newton Farm Road and Harvester Avenue
Cambuslang

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 Conditions Listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**
Policy RES2 – Proposed Housing Site (2008 Housing Land Supply Consent)
Policy DM1 – Development Management

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Halfway Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

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

Newton Residents Association

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site is located on the east side of Harvester Avenue to the north of the village of Newton and is bounded to the east by Newton Farm Road and to the south by a new roundabout constructed as part of phase 1 of the major residential development at Newton. The site which extends to an area of approximately 0.94Ha and is triangular in shape with a gentle slope down to the south west is currently lying as vacant and unused grassland. As an amendment to a previous consent this application specifically relates to an area at the west end of the proposed school building where this proposed extension will be located.

2 Proposal(s)

- 2.1 In December 2009 the applicants were granted detailed planning consent to erect a new primary school, St Charles' Primary School, MUGA pitch and associated works on vacant land lying between Newton Farm Road and Harvester Avenue, Newton (Planning Application No. CR/09/0160). Part of that consent included the site of a proposed phase 2 development to be erected at a later date to provide extra classrooms at the southern end of the school building. The current application seeks to amend the original consent by adding the classrooms and ancillary spaces proposed by phase 2.
- 2.2 The proposed development will extend the length of the school by the width of one classroom, approximately 8.5 metres. The width and height of the school building will remain the same as will the previously approved materials and the general layout of the school and its external areas.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the adopted South Lanarkshire Local Plan 2009 the site is covered by Policy RES2 as the site lies within the Newton Residential Development (Phase 1) which has outline planning consent and is included in the local plan as part of the 2008 Housing Land Supply. Within the masterplan attached to the outline consent, the application site was identified for Community/Educational use. Policy DM1 - Development Management is also applicable. This policy requires all development to take fully into account the local context and built form and that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant.

3.3 Planning Background

- 3.3.1 Outline planning permission (CR/03/0272) was granted in February 2006 for the erection of a residential development, distributor road with associated land reclamation, landscaping, infra-structure upgrades and community services at Newton Farm.
- 3.3.2 Detailed planning permission (CR/09/0160) was granted in December 2009 for the erection of a primary school, a MUGA pitch and associated works including the installation of CCTV.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (North Division)** – no objections to the proposed development.
Response: Noted.
- 4.2 **Roads and Transportation Services HQ (Flooding Unit)** – no objections subject to design criteria guidance being satisfied.
Response: Noted and the design criteria guidance will be forwarded to the applicant.
- 4.3 **Environmental Services** – no objections to the proposed development.
Response: Noted.
- 4.4 **Education Resources** – no objections to the proposed development.
Response: Noted.
- 4.5 **Scottish Water** – no objections to the proposed development.
Response: Noted.
- 4.6 **Scottish Environmental Protection Agency (SEPA)** – no objections to proposed development.
Response: Noted.
- 4.7 **Halfway Community Council** – no response to date.
Response: Noted.
- 4.8 **Newton Residents Association** – no response to date.
Response: Noted

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press due to the nature or scale of the proposed development. No representations were received.

6 Assessment and Conclusions

- 6.1 As with all applications this proposed development must be assessed against its compliance with the relevant development plan policies for the area and any other relevant material considerations.
- 6.2 In this instance the development plan is the South Lanarkshire Local Plan which was adopted in 2009. Within this Local Plan the site is covered by Policy RES2 as the site lies within the Newton Residential Development (Phase 1) which has outline planning consent and is included in the local plan as part of the 2008 Housing Land Supply. Within the masterplan attached to the outline consent, the application site was identified for Community/Educational use. In addition to this Policy DM1 - Development Management is also applicable. This policy requires all development to take fully into account the local context and built form and that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.
- 6.3 The acceptability of the proposed use in terms of the adopted local plan was fully assessed in the consideration of the original application for the school, application number CR/09/0160. The conclusion of that assessment was that the proposed use of the site would comply with local plan policy. In assessment of Policy DM1, given the scale and nature of the proposed amendment, particularly when considered against the approved plans, is such that it is not considered that the alterations to the

building would have an adverse impact on any of the adjoining residential properties and is compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. It is therefore considered that the proposal is in accordance with the adopted local plan.

- 6.4 Statutory neighbour notification was undertaken and no representations were received. In addition the application was advertised in the local press due to the nature or scale of the proposed development and no representations were received in response.
- 6.5 Given the scale and nature of the proposed development and as it accords with the local plan and as there are no objections submitted against the development, this planning application would in normal circumstances have been a delegated decision. However, as the applicant is the Council and as the application site is in Council ownership the approved Scheme of Delegation requires that the application be considered at Committee.
- 6.6 The proposed development will provide a modern and attractive building which can accommodate improved facilities serving the needs of the local community. It will complement the plans for the wider regeneration of Rutherglen and Cambuslang and the proposal complies with the adopted South Lanarkshire Local Plan. Having regard to the above I am satisfied that the proposal is an acceptable development and it is therefore recommended that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal will provide a new primary school which will be a benefit to the local community and complies with Policies RES2 and DM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

17 August 2010

Previous References

- ◆ CR/03/0272 – Erection of a residential development, distributor road with associated land reclamation, landscaping, infra-structure upgrades and community services (in outline). Granted outline planning permission 24 February 2006.
- ◆ CR/09/0160 – Erection of a Primary School, MUGA Pitch and Associated Works Including the Installation of CCTV. Granted detailed planning permission 1 December 2009.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

► South Lanarkshire Local Plan (adopted) 2009

► Consultations

Scottish Water	08/04/2010
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SEPA	30/03/2010
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Education Resources	11/05/2010
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Roads & Transportation Services H.Q. (Flooding)	24/05/2010
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Roads and Transportation Services (North Division)	25/05/2010
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Education Resources	18/05/2010
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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:-

Bill Kerr, Planning Officer, King Street

Ext 5141, (Tel :0141 613 5141)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: (EX) 000-1RevC; (00) 000-1RevG; (00) 000-2RevC; (00) 100-1RevE; (00) 101-1RevE; (00) 102-1RevD; (00) 300-4RevE; (00) 400-1RevE; (90) 700-1RevD; (90) 700-5RevA.
- 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 boundary treatment 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 in to use.
- 7 That no building shall be completed or occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 8 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 9 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be

implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

- 10 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 11 That before the development 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 of the Council as Roads and Planning Authority.
- 12 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 13 That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 14 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 15 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight

line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 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 on-site and off-site flooding.
- 8 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 on-site and off-site flooding.
- 9 To minimise the risk of nuisance from dust to nearby occupants.
- 10 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 11 In the interest of public safety
- 12 To ensure the provision of adequate parking facilities within the site.
- 13 In the interest of public safety
- 14 In the interest of road safety
- 15 In the interest of public safety

For information only

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