

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>17/05/2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/05/0084
Planning Proposal:	Demolition of Existing School and Erection of New Replacement Secondary School

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : inspirED
- Location : Trinity High School  
Glenside Drive  
Rutherglen

## 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

The Planning Committee has the delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Capita Percy Thomas
- ◆ Council Area/Ward: 67 Eastfield
- ◆ Policy Reference(s): Community Use with Open Space, Policy LR1 of the Cambuslang & Rutherglen Local Plan

- ◆ Representation(s):
  - ▶ None

- ◆ Consultation(s):

Architecture & Design Scotland

Roads & Transportation Services H.Q.(Transportation)

Environmental Services

Roads and Transportation Services (North Division)

Sports Scotland

Scottish Water

Cambuslang Community Council

## **Planning Application Report**

### **1 Application Site**

- 1.1 On the west side of Dukes Road, Cambuslang, immediately adjacent to a new “Lifestyle” Leisure Centre, Trinity High School occupies a site that extends to 7.33 hectares and runs between, at its northernmost point, Cambuslang Road and at its southern edge, the rear gardens of houses in Bullionslaw Drive. The site is of irregular shape and is divided into two distinct areas, namely to the north amenity open space which contains a football pitch whilst to the south, there is the school “campus”.
- 1.2 The school itself appears to be of 1960’s construction; predominantly pre-cast concrete sectional panels, coloured cladding (blue) and glazing. There is however, a number of facing brick elevations. In terms of height, there are a number of interrelated blocks, all flat roofed, which vary in height from single storey to three storey with “attic” accommodation above.
- 1.3 Vehicular access to the school is gained from Glenside Drive, this access also serving the new sports centre. Car parking for the school is located close to this access, in the north western corner of the site. Pedestrian access however is possible from three locations, namely the vehicular access referred to previously; a lane from Bullionslaw Drive and a long path from a bus turning circle situated at Cambuslang Road.
- 1.4 The site itself is not level, although the footprint of the school and the grass football pitch do occupy relative flat sites. In general terms the houses along the sites northern boundary (County Avenue) sit at a lower level, whilst those to the south (Bullionslaw Drive and the southern section of Annan Drive) sit at a higher level. These changes in level result in grass embankments which, in certain locations contain mature trees.
- 1.5 The school buildings, car park, play ground etc. are separated from the larger site by means of 2.4 metre high palisade security fence. In addition further security measures such as roller shutter doors, CCTV and appropriate lighting are also used.
- 1.6 The site is surrounded by the residential streets referred to previously (namely two-storey terraced, semi-detached and cottage flat properties) and the new Sports Centre which contains a swimming pool and has floodlit all weather sports pitches. In addition, restaurants and a public house also exist nearby.

### **2 Proposal(s)**

- 2.1 It is now proposed to demolish in its entirety the existing school and replace it with a new school within the same campus. The footprint and layout of the school, as well as its external appearance, will change however.
- 2.2 In general terms, the new school will occupy an ‘H’ shaped building positioned in a north south direction. In this respect the middle of the ‘H’ will be a communal ‘street’ that will accommodate assembly and dining areas, with the teaching accommodation being contained within the remainder of the building.
- 2.3 The new school, at its highest point (the central ‘street’ area) will be 15.4 metres high, with the teaching accommodation being lower in height within the 2 and 3

storey high “legs” of the ‘H’ shaped building. Externally the school will be finished with facing brick at ground level with render and cladding panels above. Glazed end elevations for the central “street” and stairwells are also proposed, whilst all the roofs will have a shallow pitched sheet metal finish, the central “street” roof having a curved shape.

2.4 In addition to the above:

- A car park for 83 vehicles and 5 disabled bays will be formed in the same position as the existing car park.
- A cycle shelter adjacent to the car park will be provided.
- A bus waiting area will be formed on the north side of the access road serving the school.
- External study courts/classrooms will be formed at various locations within the site.
- Six external games areas/courts will be formed close to the school.
- A new 2.4 metre high security fence will be erected around the site, including the existing open space.
- New woodland planting will take place, primarily at the rear of the houses of County Avenue and Bullionslaw Drive.
- The existing grass football pitch will remain.

2.5 Confirmation has also been provided that the new school will be available for use by the public outwith school teaching times.

### **3 Background**

#### **3.1 Local Plan Status**

The site falls within a Open Space/Community Facilities Land Use Area, Policy LR1 of the adopted Cambuslang/Rutherglen Local Plan (2002) being appropriate. This policy recognizes the importance of such facilities and seeks to both protect and enhance them. In this regard the present application will both protect the school by ensuring its long term existence at the site whilst the new school building should result in improved facilities for all who use the facility. Consequently in Local Plan terms the proposal can be viewed favourably.

#### **3.2 Relevant Government Advice/Policy**

None directly appropriate.

#### **3.3 Planning Background**

There have been no previous planning applications for the site of the school within the last five years. However, application CR/99/0197 for the "Remediation of contaminated site to form public open space" received consent in November 1997

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

- 4.1 **Roads and Transportation Services:** The Transport Assessment has been submitted and in general establishes that the appropriate parking and manoeuvring areas can be provided within the site. Roads, however, have advised that further details should be provided to establish the final detailed design and layout of the car park, bus waiting area and the junctions leading to the school.

**Response:** Appropriate conditions have been incorporated into the recommendation in order to cover the specific areas referred to by Roads & Transportation..

- 4.2 **South Lanarkshire Council Community resources:**

**Environmental Services** – Suggest that audible construction activity be limited to certain hours, that prior to demolition, the existing structure should be surveyed for asbestos and that in view of previous industrial activity in the area, development should not begin until a fully intrusive site survey/investigation has been undertaken.

**Response:** With regards to the hours of available activity, this is best administered and controlled by Environmental Health in terms of their legislation. The other two aspects (possible asbestos and site contamination) can be addressed by suitable conditions should consent be issued.

- 4.3 **Cambuslang Community Council** - No objection

**Response:** Noted.

- 4.4 **Scottish Water** Objects due to the impact upon existing infrastructure but would be prepared to remove the objection if it can be demonstrated that the development will not have an impact on the existing infrastructure or that it can be put in place..

**Response:** This can be safeguarded by means of a condition.

- 4.5 **SportScotland** - Various comments relating to the availability of the neighbouring Sports Centre facilities, the proposed planting, use of existing pitch and the internal layout/provision of indoor "sports" facilities.

**Response:** These comments on the whole, relate to operational and management issues rather than land use planning considerations. As a result, a copy of these observations have been forwarded to Schools Modernisation Team for consideration and where relevant, appropriate response. Any such revision however will not materially affect the proposal.

- 4.6 **Architecture and Design Scotland**

**Response:** None.

- 4.7 Overall, none of the Consultees have generated issues that are of sufficient merit and weight in planning terms or cannot be addressed by appropriate condition(s).

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

- 5.1 Statutory neighbour notification was undertaken (approximately 137 parties) and the proposal was advertised in the local newspaper (Reformer). No third party representations have been received.

## **6 Assessment and Conclusions**

- 6.1 Trinity High School has been established at Glenside Drive for a number of decades such that in land use terms, it is now an integral part of the local community. As a result, elements of school life i.e.traffic peaks at the start and finish of the school day, concentrations of school children in the locality, noise from school bells etc. forms part of the areas' character.
- 6.2 In planning terms, the established use of the school campus is educational. In local plan land use terms therefore the demolition of an existing school, to be replaced with a modern school, is not contentious, and this in part may help explain the absence of the third party representations.
- 6.3 The proposed school will be of modern design and appearance and will compliment the neighbouring Sports Centre. I am satisfied, in the absence of a current response from Architecture & Design Scotland that it will be a design which will see the addition of a striking and focal community building in this area. It will occupy roughly the same position as the existing school and therefore the relationship with neighbouring properties will not be compromised. Indeed, given the additional planting that is proposed around sections of the sites perimeter, especially adjacent to housing, the visual amenity of the area will be improved.
- 6.4 A new school (and the investment it represents) will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive.
- 6.5 In planning terms the proposal, subject to appropriate conditions is considered satisfactory. I therefore recommend that consent be issued.

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

**10 May 2005**

### **Previous References**

- ◆ None.

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour notification certificate dated 23<sup>rd</sup> March 2005
- ▶ Press advertisement, Reformer.
- ▶ Cambuslang/Rutherglen Local Plan 2002
  
- ▶ Consultations
  - Environmental Services
  - Scottish Water
  - Sports Scotland

18/04/05  
06/05/05  
27/04/05

**Contact for Further Information**

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

Steven Clark, Planning Officer

Ext: 5140 (Tel : 0141 613 5140 )

E-mail: [Enterprise.cam-ruth@southlanarkshire.gov.uk](mailto:Enterprise.cam-ruth@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 notwithstanding the site layout drawing hereby approved and 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 before the school hereby approved is occupied, all of the parking spaces shown on the approved site layout drawing 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.
- 9 That prior to work commencing on site details of all security lighting and CCTV cameras to be installed within the site shall be lodged for the written approval of



the Council as Planning Authority.

- 10 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.
- 11 That prior to the demolition of the existing school building, a report from a professionally qualified source detailing the possible nature, concentration and distribution of any asbestos within the building, shall be submitted to and approved by the Council as Planning Authority and demolition shall not commence until such action as is recommended by this report, in order to remove, or render harmless, any such asbestos, 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 asbestos removal work at the site.
- 12 That before development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within the site.
- 13 That before development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 14 That before development starts a revised internal layout which ensures that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the layout hereby approved shall be constructed.
- 15 That parking provision, for all uses, within the development site should comply with the Councils Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 16 That before development starts a 'Swept Path' assessment demonstrating that school buses can negotiate the junctions of Dukes Road / Glenside Drive, Glenside Drive / School Access road and the internal site layout shall be submitted to the Planning Authority for approval and any modifications to these junctions to allow such access by school buses shall be agreed with the Planning Authority, prior to the development commencing, and all these works, as approved, shall be completed prior to the school being occupied.

- 17 That before development starts a suitable traffic calming scheme for the School Access Road shall be submitted to and approved by the Planning Authority for approval and thereafter implemented prior to the school being occupied.
- 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 shall be submitted to and approved by the Planning Authority.
- 20 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under the terms of condition 19 above.
- 21 That the school hereby approved shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction Scottish Water as Sewage 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 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 To ensure the provision of adequate parking facilities within the site.
- 9 These details have not been lodged.
- 10 To ensure the site is free of contamination and suitable for development.
- 11 To ensure the existing school building is free from asbestos.
- 12 In the interest of public safety.
- 13 In the interest of public safety.
- 14 In the interest of public safety.
- 15 In the interest of public safety.
- 16 In the interest of public safety.
- 17 In the interest of public safety.
- 18 In the interest of public safety.
- 19 In the interest of public safety.
- 20 In the interest of public safety.
- 21 To ensure the provision of satisfactory sewerage system.

For information only



