

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>2</h2>
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Report to:	<b>Special Planning Committee</b>
Date of Meeting:	<b>7 July 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0161
Planning Proposal:	Erection of New Secondary School

### 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : inspirEd
- Location : St Brides High School  
1 Platthorn Drive  
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 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 28 representations have been received a hearing may be required prior to determining the application.

### 3 Other Information

- ◆ Applicant's Agent: 3D (Architects) Ltd.
- ◆ Council Area/Ward: 18 Maxwellton
- ◆ Policy Reference(s): Policy RES 5 of the adopted East Kilbride & District Local Plan.

- ◆ Representation(s):
  - 28 Objection Letters

- ◆ Consultation(s):

Environmental Services

Leisure Services (Arboriculture)

Roads and Transportation Services

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

Scottish Water

Sport Scotland

## Planning Application Report

### 1 Application Site

- 1.1 The application relates to the existing St Bride's High School site in the centre of East Kilbride. The site is bounded by Kingsway to the north, dwellings in Avondale Avenue to the south, St Bride's RC Church and pastoral centre, the former business centre and an electricity substation to the west and surplus land which forms part of the existing playground to the east. The site is accessed from Plathorn Drive to the east.

### 2 Proposal(s)

- 2.1 The site of the existing St Bride's High School will be redeveloped as part of the Council's Public Private Partnership to invest in new secondary schools. The existing buildings will be demolished with a new St Andrew's and St Bride's High School erected on the site. This will accommodate pupils currently attending both St. Bride's and St. Andrew's High Schools. The new school will be constructed with a main corridor or 'street' in the centre of the building containing communal dining, social and assembly spaces. This section of the building will be of three storey height but will only contain accommodation at ground floor level. Six teaching wings will be located from the street. These wings are generally two storeys in height although there are two, three storey sections on the southern side of the street. The building will be finished externally in facing brick, render and metal cladding with large areas of glazing and a metal roof. Externally, there will be car parking (123 spaces), disabled parking and drop off area to the west of the site. This will be for cars and service vehicles only and buses will drop pupils off on Whitemoss Road as at present. Outdoor social and playground space, together with an amphitheatre and a netball/basketball court are provided around the building.
- 2.2 In addition to the vehicular access, pedestrian access points are provided from Kingsway, Plathorn Drive and the car park.

### 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 this policy is contained in Section 6 below.

### 4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** have had a number of discussions with the developer and agreed an acceptable 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 **SLC Environmental Services** raised no objections to the proposal subject to a condition relating to ventilation.  
**Response** – Noted and a condition will be attached to any consent issued.
- 4.3 **SLC Community Resources** welcomed the significant planting proposed on the site however requested that the species planted are agreed with the Council prior to planting.  
**Response** – Noted and a condition will be attached to any consent issued.

**4.4** **Scottish Water** raised no objections however the applicant requires to apply directly to Scottish Water for a connection to the sewerage system.

**Response** – Noted. The proposal is for a replacement secondary school on the site of an existing school and the developers are currently in discussions with Scottish Water regarding the site. A condition will be attached to any consent issued to ensure the provision of a satisfactory sewerage system.

**4.5** **SEPA** raised no objection subject to the provision of a sustainable urban drainage scheme and a connection to the public sewer.

**Response** – Noted. As stated above, the developers are in discussion with Scottish Water regarding the sewer connection and a condition will be added to this effect. With regard to the sustainable urban drainage scheme, provision has been made within the layout to accommodate such a scheme however a condition will be attached to any consent issued to ensure this is provided.

**4.6** **Sport Scotland** whilst not a statutory consultee on the proposal welcomed the opportunity to comment. Sportscotland suggested that an alternative site may be more appropriate to allow pitch and sports facilities to be provided on site. However, should this site be considered the most appropriate, consideration should be given to upgrading the facilities at the John Wright Leisure Centre.

**Response** – Noted. The Council carried out an extensive consultation process as part of the School's Modernisation Programme and St Bride's was the site preferred by parents for the new school, despite the constraints of the site. There will be improved facilities within the site however, the size and constraints of the site mean that these will require to be used in conjunction with local sports facilities.

## **5 Representation(s)**

**5.1** Following statutory neighbour notification and advertising the proposal, 28 letters of representation were received. The points raised are summarised below.

1. The contractors may wish to use Avondale Avenue for demolition and construction access. This would be unacceptable in terms of safety, noise, fumes, damage to road surface, dirt created, and the number of homes affected. There is a current access on Platthorn Drive and this will be the permanent access for the school. This should be used for construction access.

**Response** – No construction access has been agreed. A condition can be attached to any consent issued to ensure that all construction access is taken from Platthorn Drive.

2. The building work which has taken place over the years in relation to the existing school has impacted on the land drainage of the site which in turn has impacted on the garden of 41 Avondale Avenue. This should be considered as part of the demolition and redevelopment of the school.

**Response** – Noted. The applicant has indicated the provision of a sustainable urban drainage scheme on the drawings. Conditions will be attached to any consent to ensure the provision of a satisfactory land drainage scheme.

3. The proposed parking area lies to the rear of 31 Avondale Avenue. The introduction of a car park at this area will result in noise, fumes and light pollution. A new, solid boundary fence should be erected to minimise these problems.

Response – The boundary of the car park is currently planted with trees and bushes in the gardens of Avondale Avenue. Whilst this provides screening, I consider it appropriate to provide a solid screen within the school site to prevent glare from headlights. A condition will be added to this effect.

## **6 Assessment and Conclusions**

- 6.1** The applicants intend to demolish the existing St Bride's High School and erect a replacement school to accommodate St Andrew's and St Bride's High School as part of the Council's investment programme in secondary schools. The site will be accessed from Plattthorn Drive as at present and parking will be provided adjacent to the entrance. School buses will continue to drop pupils on Whitemoss Avenue. The proposed school will accommodate 1450 pupils and will be constructed largely over two storeys with the central corridor and two wings 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 8 pm and 8 am. 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 contained within the building. There are no pitches or outside facilities which could cause any disturbance to nearby residents.
- 6.4** In terms of objections to the proposal, whilst there were a number of letters submitted in respect of the applications, these related to three areas of concern, construction traffic, land drainage and privacy. I am satisfied that these can adequately be covered by conditions and these will address the concerns of nearby residents.
- 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)**

**29 June 2005**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form

► Application Plans

► Consultations

Environmental Services 07/04/05

Leisure Services (Arboriculture) 07/04/05

S.E.P.A. (West Region) 03/05/05

Scottish Water 21/04/05

Sports Scotland 19/04/05

Sports Scotland 18/05/05

► Representations

Representation from : A W Leith, 54 Avondale Avenue, East Kilbride, G74 1NT, DATED 11/04/05

Representation from : Graham C McWiggan, 48 Davieland Road, Glasgow, G46 7LX, DATED 06/04/05

Representation from : J McCartney, 41 Avondale Avenue, East Kilbride, DATED 05/04/05

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

Representation from : M Connelly, 50A Avondale Avenue, EAST KILBRIDE, G74 1NS, DATED 03/05/05

Representation from : Diane Green, 2 Avondale Place, East Mains, EAST KILBRIDE, G74 1NU, DATED 03/05/05

Representation from : Macdonalds Solicitors, 22 Cornwall Way, East Kilbride, G74 1JY, DATED 15/04/05 (on behalf of Mr and Mrs Martin, 31 Avondale Avenue, EK),

Representation from : Janice E Ferguson , Calaig, 27b Avondale Avenue, East Kilbride, G74 1NS, DATED 19/04/05

Representation from : Mr & Mrs P Deacon, 12 Avondale Place, East Kilbride , G74 1NU, DATED 19/04/05

Representation from : Robert & Maureen Flynn, 46 Avondale Avenue, East Kilbride, G74 1NS, DATED 19/04/05

Representation from : Dr J M Leith, 54 Avondale Avenue, East Kilbride, , DATED 19/04/05

Representation from : G B Martin, 31 Avondale Avenue, East Mains, East Kilbride, G74 1NS, DATED 19/04/05

Representation from : J Bolland, 42 Avondale Avenue, East Mains, East Kilbride, G74 1NS, DATED 19/04/05

- Representation from : Alex & Janet Scott, 24 Avondale Place, East Mains, East Kilbride, G74 1NU, DATED 19/04/05
- Representation from : Mrs Barbara M Haig, 22 Avondale Place, East Kilbride, G74 1NU, DATED 19/04/05
- Representation from : Dr Andrew J N Haig, 22 Avondale Place, East Kilbride, G74 1NU, DATED 19/04/05
- Representation from : The Thomson Household, 'The Rowans', 13 Avondale Place, East Kilbride, G74 1NU, DATED 19/04/05
- Representation from : J Thomson , 27A Avondale Avenue, East Mains , East Kilbride, G74 1NS, DATED 19/04/05
- Representation from : David Nairn, 38 Avondale Avenue, East Kilbride, G74 1NS, DATED 20/04/05
- Representation from : V.D. Giddens, 7 Avondale Place, East Kilbride, G74 1NU , DATED 20/04/05
- Representation from : Mr & Mrs Campbell, 56 Avondale Avenue, East Kilbride, G74 1NT, DATED 22/04/05
- Representation from : Agnes Walter, 40 Avondale Avenue, East Kilbride, G74 1NS, DATED 22/04/05
- Representation from : Mrs C Mullan, 27 Avondale Avenue, East Kilbride, G74 1NS, DATED 22/04/05
- Representation from : Mr J Traynor, 9 Avondale Place, Whitemoss, East Kilbride, G74 1NU, DATED 22/04/05
- Representation from : Hylda Smart, 19 Avondale Avenue, East Kilbride, G74 1NS, DATED 22/04/05
- Representation from : Sheila M Phipps, 35 Avondale Avenue, East Kilbride, G74 1NS, DATED 21/04/05
- Representation from : Thomas Kilroy, 39 Avondale Avenue, East Kilbride, G74 1NS, DATED 05/05/05
- Representation from : E Mitchell, 29 Avondale Avenue, East Kilbride, G74 1NS, DATED 05/05/05

### **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 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.
- 4 That before the development hereby permitted is occupied or brought into use, a 1.5 metre high screen fence shall be erected along the boundary marked brown on the approved plans.
- 5 That within three months of the date of this permission, 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 landscaping until approval has been given to these details.
- 6 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 and to the satisfaction of the Council as Roads and Planning Authority.
- 7 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 8 That before the school hereby approved is completed or brought into use, all of the parking spaces 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.
- 9 The surface of the access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.



- 10 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.
- 11 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 12 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition No.11 above.
- 13 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.
- 14 That prior to construction works commencing on site, a scheme showing the widened carriageway on Plathorn Drive shall be submitted to and approved by the Council as Roads and Planning Authority and thereafter implemented to the entire satisfaction of the Council prior to the occupation of the school.
- 15 That prior to any works commencing on site, a programme indicating the construction phasing of the scheme, together the proposed traffic management operation during construction, including the circulation of vehicles and pedestrians shall be submitted to and approved by the Council as Planning and Roads Authority.
- 16 That the traffic management and construction traffic shall be in accordance with the provisions set out in the programme submitted under Condition No. 15 above.
- 17 That all construction traffic shall enter and leave the site from Plathorn Drive, and no construction traffic shall enter from Avondale Avenue except with the prior written consent of the Council as Roads and Planning Authority.
- 18 That there shall be no burning of materials on the site at any time.

## **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 These details have not been submitted or approved.
- 4 In the interests of amenity.
- 5 In the interests of the visual amenity of the area.
- 6 In the interest of public safety
- 7 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 In the interest of public safety
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To ensure the provision of a satisfactory land drainage system.
- 13 To ensure the provision of a satisfactory sewerage system
- 14 To ensure satisfactory vehicular and pedestrian access facilities to the site.

- 15 In the interest of public safety
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 To safeguard the amenity of the area.



For information only

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