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| Report to:       | <b>Planning Committee</b>                        |
| Date of Meeting: | <b>28 April 2009</b>                             |
| Report by:       | <b>Executive Director (Enterprise Resources)</b> |

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| Application No     | CR/09/0004  |
| Planning Proposal: | Demolition of Existing Primary School (St Anthony's) and Erection of Replacement Primary School With Multi Use Games Area (MUGA) and Security Fencing |

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : St Anthony's RC Primary School  
Lochaber 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 delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**  
Policy RES6 – Residential Land Use  
Policy CTY1 – Primary School Modernisation  
Proposal  
Policy DM1 – Development Management

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

◆ Consultation(s):

Cambuslang Community Council

Environmental Services

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services

Education Resources

Scottish Natural Heritage

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site, comprising the existing St Anthony's RC Primary School, covers an area of 1.2 ha. The site is bounded by residential properties on two sides with Bradda Avenue to the north and Lochbrae Drive to the south. To the east of the site is the temporary decant building and the new Loch Primary School and to the west are the schools' existing playing fields. Vehicular and pedestrian access is currently taken from Lochaber Drive at the north of the site.
- 1.2 The existing building is to be demolished and the school's pupils have been decanted to the temporary building located at the north-east corner of the site. The boundary of the site largely comprises of an existing 2.4m high metal palisade fence. Within the site to the north there is an existing electricity substation and this is to be retained.
- 1.3 The proposed development is the second phase of a three phase programme to replace both Loch Primary and St Anthony's Primary Schools. Phase 1 was the construction of the new Loch Primary School which has been completed and the second phase is the demolition of the existing St Anthony's RC Primary School, due to commence in May/June this year and the construction of the new school to commence in August this year. Phase 3 involves the removal of the temporary decant school and the provision of new pupil entrances to serve both schools as well as a bus turning area. Work is expected to commence on Phase 3 in August next year.

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

- 2.1 A detailed planning application has been submitted for the erection of a one and two storey building, which will incorporate a new Multi Use Games Area (MUGA) pitch. The new school will be situated partially on the footprint of the old school building to the south-east and the MUGA pitch will be located in the north-west corner of the site. Car parking for 40 spaces will be provided between the new school and the MUGA and a secure playground will be formed to the south-east of the new school building.
- 2.2 Access will continue to be taken from Lochaber Drive and on completion of Phase 3 of the development a comprehensive upgrade of the access arrangements from Lochaber Drive will be completed. A public footpath will also be formed at the entrance of the site adjacent to the rear boundary of the housing in Bradda Avenue and this footpath will provide a pedestrian link to the existing playing fields to the west of the site.
- 2.3 The proposed school will be modern in design and shape and will use a mix of materials including brick, metal cladding, aluminum roof, and powder coated aluminum window frames. A mix of colours will be utilised to give the school an attractive and modern appearance, the colours to be used are red and grey/blue (facing brick) and silver / grey (metal cladding) with dark grey window frames.
- 2.4 In conjunction with this planning application the applicant has submitted a Phase 1 Habitat Survey and a Bat Survey by EnviroCentre. These reports indicate that with appropriate mitigation the proposed scheme is acceptable.

### **3 Background**

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

Within the adopted South Lanarkshire Local Plan 2009 the site is covered by Policy CTY1 – Primary School Modernisation Proposal whereby the Council is committed to the modernisation of the entire primary school stock by 2016. In addition Policy RES6 – Residential Land Use is also applicable whereby the Council will seek to protect the character and amenity of residential areas while supporting, in principle, compatible uses such as schools. In terms of the assessment of all planning applications 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**

None relevant.

3.3 **Planning Background**

There are two planning applications relevant to this proposal CR/03/0322 – Erection of a pre-fabricated modular unit decant facility to include classrooms, support areas, new car park and playground and CR/07/0345 - Demolition of existing primary school (Loch) and erection of new primary school with multi use games area. Both of these planning applications have been approved, CR/03/0322 on 6 April 2004 and CR/07/0345 on 26 February 2008.

4 **Consultation(s)**

4.1 **Roads and Transportation Services** – asked that further details and information be submitted regarding parking and maneuvering and how the MUGA would operate.

**Response:** These details have now been submitted to the satisfaction of Roads and Transportation Services and have been incorporated into the application. Appropriate conditions relating to these matters can also be attached as required. The MUGA will not be open for public use.

4.2 **Environmental Services** – have advised that conditions relating to noise, dust and contamination be attached.

**Response:** Noted. Where appropriate these conditions shall be attached if planning permission is granted.

4.3 **Education Resources** – no objections.

**Response:** Noted.

4.4 **Scottish Water** – no objections and recommends that SUDS are implemented.

**Response:** Noted. Appropriate conditions regarding the control of drainage shall be attached if planning permission is granted.

4.5 **Cambuslang Community Council** - no objections.

**Response:** Noted.

4.6 **Scottish Natural Heritage** – note that the main focus of the redevelopment will be on the site of the existing school building and associated hardstanding and that the large area of amenity grassland with tree lines to the west of the existing school building will not be impacted. SNH are satisfied with the findings and recommendations of the Phase 1 Habitat Survey and Bat Survey by EnviroCentre.

**Response:** Noted. Appropriate conditions relating to these matters can be attached as required.

4.7 **West of Scotland Archaeology Service** - no objections.

**Response:** Noted.

## **5 Representation(s)**

5.1 Statutory neighbour notification was undertaken and one letter of representation was received from an adjoining neighbour. The grounds of concern are summarised below:

- (a) **The new school is closer to the boundary of 48 Bradda Avenue than the present school with potentially greater visual presence. Is the ground level of the new school the same as the present playground level.**

**Response:** The finished floor level of the school has been designed to be 500mm higher than present. The submitted drawings indicate however that the new school, due to changing ground levels, will still be lower than Loch School which has recently been completed. Furthermore the closest part of the new school to the objector's property is only one storey in height and this part of the building will be approximately 40 metres away.

- (b) **In the past residents in the area have previously experienced problems with anti-social behaviour from a few people congregating around the school. This problem is likely to return if there is unrestricted access along a new public footpath. A new secure fence should be erected and maintained along the side of the footpath against the Bradda Avenue properties.**

**Response:** A 2.4 metre high weldmesh fence is to be erected on the school side of the footpath only in order to retain security for the school. The existing palisade fence bounding the properties in Bradda Avenue is to be left undisturbed. This fence formed the boundary between the existing school and the properties in Bradda Avenue and provided a secure barrier between the two areas. It is therefore considered that an additional security fence is not required.

## **6 Assessment and Conclusions**

6.1 The proposal involves the erection of a replacement school within the grounds of St Anthony's RC Primary School at Lochaber Drive, Rutherglen. The main planning considerations in determining the application are compliance with the local plan, the impact on residential amenity and the road safety/traffic implications.

6.2 The site is affected by Policy RES6 – Residential Land Use of the adopted South Lanarkshire Local Plan. This policy seeks to resist proposals which will detract from the character and amenity of residential areas and will support development which satisfies the following criteria:

- the proposed development relates satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use;
- the character and amenity of the area is not impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gases and particulates;
- there is no resultant loss or damage to spaces, trees, bushes or hedges that make a significant contribution to the character or amenity of the area;
- the development is adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport;
- there is no adverse effect on public safety.

- 6.3 In terms of the adjacent and surrounding development, the proposal will result in a replacement school for the one currently on site. Therefore, in principle, the proposal will relate satisfactorily to the adjacent uses in that it will not result in any additional activity to that which is already carried out at the site. The materials being used will reflect the modern nature of the proposal and allow the building to be clearly identifiable as focal point for the community without being to the detriment of the surrounding area. The site is of a significant size and as a result, the new facility can be accommodated satisfactorily within its boundaries.
- 6.4 In terms of character and amenity with specific regard to traffic generation, parking, visual instruction and noise, there is no alteration to the school roll and the site remains unaltered in size and is able to cope with the required car-parking and pedestrian accesses. Furthermore, a new bus turning area will be provided to serve both primary schools which will be an improvement to the existing situation in terms of traffic management and safety. As a result of this, there is no material adverse effect on character or amenity.
- 6.5 In terms of open space and vegetation the proposed MUGA will be an addition to the facilities provided at the previous school. Some existing trees on the site will require to be removed to allow for the construction of the public footpath to the existing playing fields to the west of the site. However these trees do not form part of the tree line identified within the Bat Survey by EnviroCentre used by bats for foraging. Other than this the open space and play ground area will be similar to that of the existing school. Scottish Natural Heritage were satisfied with the findings of both the Bat Survey and the Phase 1 Habitat Survey by EnviroCentre and have no objections to the proposal.
- 6.6 As regards servicing of the site, vehicular access and parking will be formed to meet Roads and Transportation requirements. In addition pedestrian and cycle access will be improved from Lochaber Drive as will public transport with the construction of the bus turning area.
- 6.7 In terms of public safety, after consultation Roads and Transportation Services are satisfied that the proposed development is acceptable subject to appropriate conditions being imposed. These requirements can be conditioned.
- 6.8 The site is also covered by Policy CTY1 – Primary School Modernisation Proposal in the adopted South Lanarkshire Local Plan. This policy states that the Council proposes to complete the modernisation and redevelopment of all Council primary schools on the sites identified on the Proposals Map by 2016. The proposed development accords with this policy as it will bring about the redevelopment/replacement of St Anthony's Primary School.
- 6.9 In addition to the above policies Policy DM1 - Development Management also requires to be considered. It requires all development to take fully into account the local context and built form. From the above assessment I am satisfied that the proposal will not unduly impact upon any residential properties and the proposal is consistent with this policy.
- 6.9 One letter of representation was received in relation to this planning application however it is considered that neither of the concerns raised are sufficient to justify refusal of this application. The finished floor level of the new school although being raised by 500mm and located closer to 48 Bradda Avenue would still be approximately 40 metres away and would be only one storey at this point. This is the

closest dwellinghouse to the new school building and I am therefore satisfied that the scale of the proposed development would be acceptable in terms of visual impact and outlook and that there would be no privacy or overshadowing problems.

- 6.10 In addition to the new school building a new public footpath will be formed to allow public access to the existing school playing fields to the west of the application site. Whilst concerns have been raised that this will lead to anti-social behaviour and that an additional security fence should be erected to the rear of the houses in Bradda Avenue there is currently an existing palisade fence that separates these properties to the existing school grounds. This provides a secure barrier to the school grounds and it is not considered that an additional security fence is required.
- 6.11 The development will provide a modern and attractive building which can accommodate improved facilities serving the needs of the local community. It will compliment the plans for the wider regeneration of Rutherglen and the proposal complies with the adopted South Lanarkshire Local Plan. It is not considered that there will be any adverse impact on residential amenity or road safety and I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposed development will provide a new primary school which will be a benefit to the local community and the application accords with Policies RES6 and CTY1 of the adopted South Lanarkshire Local Plan.

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

**7 April 2009**

## **Previous References**

- ◆ CR/03/0322 – Erection of a pre-fabricated modular unit decant facility to include classrooms, support areas, new car park and playground. Granted detailed planning permission 6 April 2004.
- ◆ CR/07/0345 - Demolition of existing primary school (Loch) and erection of new primary school with multi use games area. Granted detailed planning permission 26 February 2008.

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (North Division) 16/02/2009
  - Cambuslang Community Council 23/01/2009
  - Scottish Natural Heritage 22/01/2009
  - Environmental Services 04/02/2009

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| Roads & Transportation Services H.Q.(Transportation) | 02/03/2009 |
| Roads and Transportation Services (North Division)   | 18/03/2009 |
| West of Scotland Archaeology Service                 | 20/02/2009 |
| Scottish Water                                       | 4/02/2009  |
| Education Resources                                  | 3/02/2009  |

► Representations

Representation from : John R Hissitt, 48 Bradda Avenue  
Rutherglen G73 5DE, DATED 28/01/2009

**Contact for Further Information**

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

Gwen McCracken, Planning Team Leader, Royal Burgh House, 380 King Street,  
Rutherglen, Glasgow G73 1DQ  
Ext 847 5140 (Tel :0141 613 5140 )  
E-mail: 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 all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 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 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities has been submitted to and approved by the Council as Planning Authority. The report shall identify any measures required to ensure that there is minimal noise impact on neighbouring properties and shall

include issues such as management of the facilities and hours of operation. Any measures required to minimise noise shall be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

- 10 That 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.
- 11 That prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved 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.
- 12 (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.
- 13 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.
- 14 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.
- 15 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.

- 16 That before any work commences on site details shall be submitted to and approved in writing by the Council as Planning Authority to meet the recommendations laid out in Section 5 of the EnviroCentre Bat Survey Report No 3532. Thereafter these details shall be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 17 That before any work commences on site details shall be submitted to and approved in writing by the Council as Planning Authority to meet the recommendations laid out in Section 5 of the EnviroCentre Phase 1 Habitat Survey Report No 3514. Thereafter these details shall be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 18 That prior to the occupation or completion of the school building hereby approved, whichever is sooner, details of all external lighting shall be submitted to and approved in writing by the Council as Planning Authority.
- 19 That before development starts, details of all boundary treatment(s) 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 into use.
- 20 That before any development commences on site, details shall be submitted to and approved in writing by the Council as Planning Authority of the design and external finishes of the biomass boiler and any associated housing and boundary treatment. The scheme shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 21 That within six months of the removal of the temporary decant facility the main pupil entrances and bus drop-off point and turning circle for both schools shall be formed to the satisfaction of the Council.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity and in order to retain effective planning control.
- 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 noise disturbance to adjacent occupants.

- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 To minimise the risk of nuisance from dust to nearby occupants.
- 12 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 To ensure the provision of adequate parking facilities within the site.
- 16 To protect bats.
- 17 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 18 In the interests of amenity and in order to retain effective planning control.
- 19 These details have not been submitted or approved.
- 20 In the interests of amenity and in order to retain effective planning control.
- 21 In the interests of road safety.

For information only

For information only

