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| Report to: | Special Planning Committee |
| Date of Meeting: | 22 August 2005 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | EK/05/0162 |
| Planning Proposal: | Erection of Secondary School and Associated Works |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : inspirEd
- Location : Duncanrig Secondary School
Alberta Avenue
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 15 letters and a petition with 27 signatures have been received a hearing may be required prior to determining the application.
- (3) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997, the application must be referred to the Scottish Ministers because the proposed development has been the subject of a substantial body of objections and the Council has a financial interest in the land.

3 Other Information

- ◆ Applicant's Agent: 3D (Architects) Ltd.
- ◆ Council Area/Ward: 21 Duncanrig
- ◆ Policy Reference(s): Policy RES5 of the adopted East Kilbride and District Local Plan

- ◆ Representation(s): 15 letters and a petition with 27 signatures

- ◆ Consultation(s):

Westwood Community Council

Environmental Services

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

Scottish Water

Roads & Transportation Services H.Q.

Architecture and Design Scotland

Planning Application Report

1 Application Site

- 1.1 The application relates to part of the site currently occupied by Duncanrig High School. The site is located in the Westwood area to the east of East Kilbride town centre. The site extends to 7 hectares and is bounded by Westwood Road to the east, residential properties to the north and south and the existing main school building to the east. The site is currently occupied by some school buildings, sports centre, running track and playing fields. The site is relatively flat and vehicular access to the school and its grounds is currently taken from Alberta Avenue.

2 Proposal(s)

- 2.1 The applicant intends to erect a replacement secondary school within the site. The proposed school building will be constructed with a central 'street corridor' with teaching blocks located from the central area. The central 'street corridor' will contain assembly and dining spaces with void areas above. Whilst the height of this central area is the highest part of the building, accommodation will be provided at ground level only. A central courtyard will be formed to the south of the street corridor by a single storey music and drama wing at the eastern end of the corridor and a two storey administration wing at the western end. These blocks join on to the PE wing forming a landscaped courtyard containing a small amphitheatre. Three further teaching wings will project out from the north of the street corridor. These are three storey blocks and will contain Graphics, Craft, English and Social Studies at ground level, IT, Languages and Mathematics at first floor level and Art, Science and Home Economics at second floor level.
- 2.2 The building will be finished in a variety of materials including facing brick, render, cladding and feature curtain walling. Externally a full size all weather pitch, grass pitch, kickabout pitch and netball court will be formed together with car parking and landscaping. The facilities provided will be available for community use outwith school hours.
- 2.3 The vehicular access to the school will be taken from a new access created on Winnipeg Drive. The access will be via a mini roundabout and additional parking will be provided for nearby residents. The existing access at Alberta Avenue will be closed to school traffic and used as an emergency access only.

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 applicant in order to agree a suitable scheme. Roads and Transportation Services raised no objections to the proposal subject to conditions.
Response – Noted. Conditions will be attached to any consent issued.
- 4.2 **SLC Environmental Services** raised no objections to the proposal subject to conditions relating to ventilation, floodlighting and noise.

Response – Noted and conditions will be attached to any consent issued.

- 4.3** **Scottish Water** raised no objections to the proposal and confirmed that discussions had taken place between Scottish Water and the applicant.

Response – Noted. A condition will be added to any consent issued to ensure that a suitable connection to the public sewer is in place prior to the school being brought into use.

- 4.4** **SEPA** – raised no objections to the proposal subject to the provision of a Sustainable Urban Drainage Scheme.

Response – Noted. The applicant has indicated sustainable urban drainage measures on the drawings and a condition will be added to any consent issued.

- 4.5** **Westwood Community Council** raised three points of concern which relate to the construction access and the separation of construction traffic and pupils, the increase in school traffic and the impact this will have on residents in the streets surrounding the school and the proposed use of the surplus land following construction of the new school and demolition of the existing buildings.

Response – The application site is adjacent to the existing school building which will remain in use during the construction of the new school. Conditions will be attached to any consent issued to ensure that the construction site is securely fenced off and construction traffic will be prevented from entering or leaving the site when pupils are arriving or leaving school. In terms of the increase in numbers of pupils travelling to the school, only one additional bus will be required and this will utilize a bus lay by on Westwood Road. The surplus site adjacent to the new school will require to be the subject of a further planning application in due course. At this stage, no details are available on the proposals for this site.

- 4.6** **Architecture + Design Scotland** - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
- Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

5 Representation(s)

5.1 Following statutory neighbour notification and advertising the proposal under Article 12/5 (Applications Requiring Advertisement due to the Scale or Nature of Operations) in the East Kilbride News (25 May 2005) 15 letters of objection were received including a petition with 27 signatures. The points raised are summarised below –

- (a) The proposed access to the school is via Winnipeg Drive with the access on a bend in the road. Parents dropping children at school already speed along these streets and the location of the access on the bend will increase the chance of an accident.

Response – The applicants propose to erect a small roundabout at the access which will slow traffic down on Winnipeg Drive. This should ensure that there are no accidents due to speeding. Roads and Transportation Services have raised no objections to the proposal.

- (b) Residents currently park on Winnipeg Drive and as a result it is reduced to a single lane in places. Movement along Winnipeg Drive will be impossible following the opening of the new school.

Response – As stated above, Roads and Transportation Services have raised no objections to the proposal. The relocation of the access should not result in an increase in vehicles traveling along Winnipeg Drive as a turning space will be available within the school and the roundabout should enable traffic to flow smoothly. Additional parking will also be provided near the entrance.

- (c) The new sports facilities and all weather pitch available for use outwith school hours will generate additional noise and traffic late into the evening.

Response – Noted. Conditions will be attached to restrict the opening hours of these facilities.

- (d) The grass kickabout pitch is located close to the dwellings on Vancouver Drive and this may cause problems with balls being kicked over and increased noise levels. Previously the area was floodlit and anti social behaviour was experienced by residents nearby.

Response – Noted. The kickabout facility is intended for use during school hours and it would be secured with the rest of the school grounds. This should prevent a recurrence of the issues previously experienced.

- (e) What will be the hours of work and construction access arrangements?

Response – The hours of construction are controlled by Environmental Health and are generally 8 a.m -7 p.m, Monday to Friday, 8 a.m–1 p.m Saturday with no audible activities on a Sunday. A full construction plan detailing the access and security arrangements will be required prior to works commencing on site.

- (f) What will the remainder of the school be used for?

Response – There are currently no details of the redevelopment of the remainder of the school grounds. Any future development would require to be the subject of a further planning application.

- (g) The floodlighting of the all weather sports pitch may impact on the amenity of residents.

Response – A full floodlighting study will be required to be submitted and approved to ensure that there will be no light spillage into adjacent properties. I am satisfied however that, given the location of the pitch that there will be minimal impact on nearby residents.

- (h) Winnipeg Drive is already congested and the removal of the layby will exacerbate the parking problem for residents. The removal of the layby will increase the distance for residents to walk to their homes and for deliveries.

Response – The plans have now been revised to provide additional parking for residents which should improve the parking situation and allow better access to the properties at 62-76 Winnipeg Drive.

- (i) The entrance to the school should be taken from a roundabout on Westwood Road rather than from residential streets.

Response – This was previously considered however given the levels at this point, it was not considered a viable option.

- (j) The gate for pupils will result in disturbance and vandalism and is very close to the terrace at 62-76 Winnipeg Drive.

Response - There are a number of pedestrian entrance gates for pupils and not all pupils will use this particular gate.

- (k) The existing entry in Alberta Avenue should not be considered for reuse as part of this proposal.

Response – Noted. The vehicle entrance is located on Winnipeg Drive with only an emergency access route from Alberta Avenue.

- (l) There is a grassed area in front of the terrace at 62-76 Winnipeg Drive which is used by children. This would be lost and the outlook from this terrace would completely change.

Response – Whilst there would be a loss of part of this open area, there would be an extended area adjacent to 50 Winnipeg Drive.

- (m) The schools should be constructed in a sustainable manner with eco-friendly design solutions however the Council does not have a design code in sustainable construction. Saving money on materials now will only transfer costs onto future generations.
Response – A condition will be attached to any consent requiring the details of materials to be used.
- (n) The Council's own transport policy states that planning decisions should reduce the need to travel however the amalgamation of schools and the plans to bus children to school when they could previously have walked goes against this policy.
Response – The amalgamation of schools is not a relevant planning matter when assessing this application. It should be noted that one bus will be required to transport pupils to the new school.
- (o) There has been an inadequate consultation period with only two weeks for comments to be submitted.
Response – The application was submitted on 18 March 2005 and advertised on 25 May. Whilst the statutory periods were stated on these notifications, comments and objections were accepted up until the committee report was finalised.
- (p) Parents have concerns regarding the quality of education available in the enlarged schools.
Response – This is not a relevant planning matter.
- (q) There is wide ranging concern over the loss of PE facilities and whether the facilities will be affordable to the community out of hours.
Response – Sports Scotland have raised no objections to the provision of PE facilities and the charges for out of hours use are not a relevant planning matter.

6. Assessment and Conclusions

- 6.1** The applicants intend to demolish the existing Duncanrig High School and erect a replacement school to accommodate Ballerup and Duncanrig High School as part of the Council's investment programme in secondary schools. The site will be accessed from Winnipeg Drive and parking will be provided adjacent to the entrance. School buses will continue to drop pupils on Westwood Road.
- 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 RES5 – Residential Amenity would apply. Policy RES5 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 RES5. 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 of Nature of Operations as there may be some use of the building between 8 p.m and 8 a.m. 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. A floodlighting and noise assessment will be required to ensure that disturbance is minimized.

- 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 four main areas of concern, access, parking, construction traffic and the sports facilities. 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)

15 August 2005

Previous References

- ◆ Bullet point list

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 07/04/05
 - Westwood Community Council 04/04/05
 - S.E.P.A. (West Region) 21/04/05
 - Scottish Water 19/04/05
 - Roads & Transportation Services H.Q. 17/05/05
- ▶ Representations
 - Representation from : Mr and Mrs J Moore, 89 Vancouver Drive, Westwood East Kilbride. G75 8LQ, DATED 11/04/05
 - Representation from : R S Johnston, 62 Winnipeg Drive, Westwood, East Kilbride G75 8JD, DATED 11/04/05
 - Representation from : Patricia Rae, 68 Winnipeg Drive, Westwood, East Kilbride G75 8JD, DATED 01/04/05
 - Representation from : Eileen Nugent, 66 Winnipeg Drive, Westwood, East Kilbride G75 8JD, DATED 01/04/05

- Representation from : Mr Philip & Mrs Eleen Currie, 85 Vancouver Drive,
Westwood, East Kilbride, G75 8LQ, DATED 01/04/05
- Representation from : Mrs M McIntosh, 64 Winnipeg Drive, Westwood, East
Kilbride G75 8JD, DATED 01/04/05
- Representation from : Evelyn Ross, 63 Winnipeg Drive, Westwood, East Kilbride
G75 8JE, DATED 01/04/05
- Representation from : Mr Stewart & Mrs Hazel Lorimer, 95 Vancouver Drive
Westwood, East Kilbride G75 8LQ, DATED 05/04/05
- Representation from : H Cunningham, 61 Winnipeg Drive, Westwood
East Kilbride, G75 8JE, DATED 05/04/05
- Representation from : Gina McCue, 93 Vancouver Drive, Westwood
East Kilbride, G74 1AB, DATED 05/04/05
- Representation from : R.S. Johnston, 62 Winnipeg Drive, Westwood
East Kilbride, G75 8JD, DATED 05/04/05
- Representation from : Jim Russell, 233 Alberta Avenue, East Kilbride
G75 8HX, DATED 05/04/05
- Representation from : Kirsten Robb, 19 Andersen Court
East Kilbride G75 0NP, DATED 17/06/05
- Representation from : Mrs Joan Barr Izzett, 42 Winnipeg Drive, Westwood
East Kilbride G75 8JD, DATED 15/04/05
- Representation from : Mr R.S. Johnston, 62 Winnipeg Drive, Westwood
East Kilbride G75 8JD, DATED 20/04/05
- Representation from : Jim Russell, 233 Alberta Avenue, East Kilbride
G75 8HX, 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 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 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 site until approval has been given to these details.
- 5 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.
- 6 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 No. 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 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.
- 8 That before development starts, full details of the specification of the mini roundabout on Winnipeg Drive, giving access to the school and adequate parking for existing residents shall be submitted to and approved by the Council as Planning and Roads Authority.
- 9 That the roundabout approved under Condition No. 8 above, shall be completed on site prior to the school being brought into use.

- 10 That prior to works commencing on site, details of a suitable traffic calming scheme shall be submitted and approved by the Council as Planning and Roads Authority.
- 11 That the traffic calming approved under Condition No. 10 above shall be implemented prior to the school being brought into use.
- 12 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 all the facilities needed to accommodate this demand, shall be submitted to and approved by the Council as Roads and Planning Authority and prior to the school being occupied, these facilities shall be provided either within or close to the site.
- 13 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'.
- 14 That before any works commence on site, 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 Council as Planning Authority.
- 15 That the traffic management at the site and the circulation of vehicles and pedestrians shall accord with the provisions of the scheme approved under Condition No. 14 above.
- 16 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.
- 17 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.
- 18 That prior to works commencing on site, a Floodlighting and Noise Impact Assessment regarding the design and use of the outdoor sports and recreation facilities shall be submitted to and approved by the Council as Planning Authority.
- 19 No development shall take place on the site until a scheme for dust monitoring/mitigation at the site has been submitted to, and received the written approval of, the Council as Planning Authority. The scheme shall be implemented in accordance with the details as approved, in writing, by the Council as Planning Authority.
- 20 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

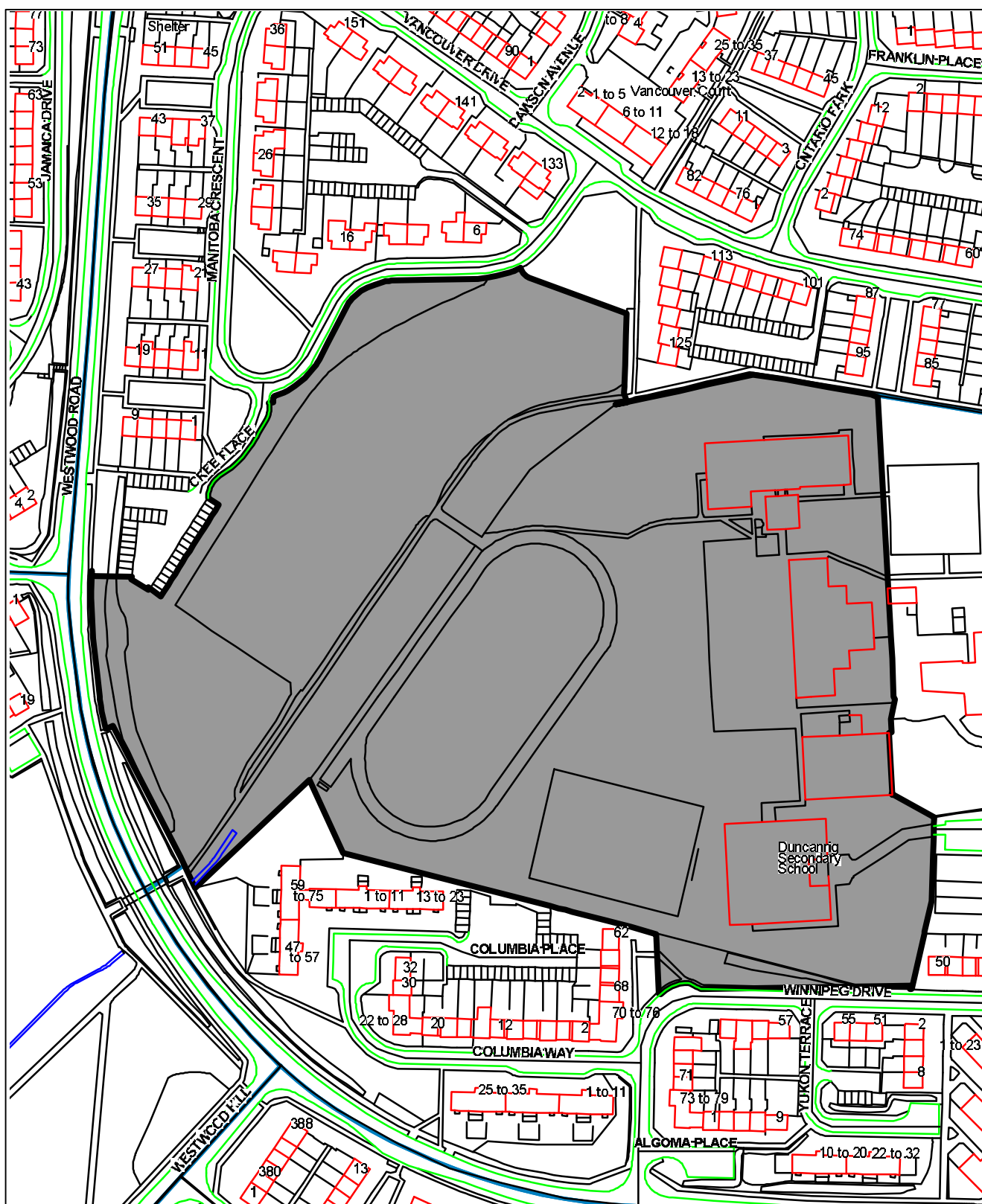
works on the site.

- 21 That no part of the school shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 22 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.
- 23 That before development starts on site, details of a system of pedestrian access around the site to allow existing access links to be maintained shall be submitted to and approved by the Council as Planning Authority.
- 24 That before development starts an assessment of the existing and future school transport demand for buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities needed to accommodate this demand, shall be submitted to and approved by the Council as Roads and Planning Authority and prior to the school being occupied, these facilities shall be provided either within or close to the site.
- 25 That prior to works commencing on site, details of a suitable right hand turn and storage lane on Westwood Road at Winnipeg Drive shall be submitted and approved by the Council as Planning and Roads Authority and thereafter implemented to the satisfaction of the Council.
- 26 That before development starts, a drawing showing the internal layout demonstrating adequate access and servicing and ensuring that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Council as Planning and Roads Authority. Thereafter the approved layout should be implemented prior to the completion of the school.

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 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 9 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 10 In the interests of road safety.
- 11 In the interests of road safety.
- 12 In the interests of public safety.
- 13 In the interests of public safety.
- 14 In the interests of public safety.
- 15 In the interests of public safety.
- 16 To ensure the provision of a satisfactory land drainage system.

- 17 To ensure the provision of a satisfactory land drainage system.
- 18 In the interests of amenity.
- 19 To minimise any nuisance and to protect the amenities of neighbouring properties.
- 20 To ensure the site is free of contamination and suitable for development.
- 21 To ensure the provision of a satisfactory sewerage system
- 22 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 off-site flooding.
- 23 In the interests of public safety.
- 24 In the interests of public safety.
- 25 In the interests of public safety.
- 26 In the interests of public safety.



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