

	<h1>Report</h1>	Agenda Item <h2>6</h2>
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Report to: **Planning Committee**
Date of Meeting: **14 December 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No EK/10/0203
Planning Proposal: Erection of Replacement Primary School with Ancillary Car Parking, MUGA Pitch and CCTV cameras, Erection of Sprinkler Tank, Pumphouse, Biomass Boiler House and Extension of Existing Retaining Wall.

1 **Summary Application Information**

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Hunter Primary School
Crawford Drive
East Kilbride
G74 3YB

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 Conditions attached).

2.2 **Other Actions/Notes**

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

3 **Other Information**

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted March 2009)**
RES6 – Residential Land Use Policy,
CTY1 – School Modernisation Proposal
ENV11 – Design Quality Policy,
ENV30 – New Development Design Policy,
ENV 37 - Sustainable Urban Drainage Systems
ENV2 – Local Green Network Policy
DM 1 Development Management Policy

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

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

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

Land and Fleet Services (Arboriculture)

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 Hunter Primary School is situated within the residential area of Calderwood, East Kilbride, accessed from Crawford Drive. The application site currently consists of an open space grassed area and a mature tree belt between Crawford Drive and Calderwood Road. The site is bordered to the north by steeply sloping grassed area, to the southeast by the former Hunter High School site, which is currently being redeveloped for housing, to the northeast by the existing primary school building and to the west by residential properties. Immediately to the northwest lies a recently constructed car park and school drop-off zone to serve the existing and replacement school, accessed from Calderwood Road. This was approved under cover of a separate planning application in 2008(EK/07/0669).
- 1.2 The application site is rectangular shaped and is steeply sloping within its northeast section. Some mature trees exist within the southwestern section of the site. The site covers an area of 1.25 hectares and the new building to be erected has a floor area of 2654 square metres.

2 Proposal(s)

- 2.1 Full planning permission is sought for the erection of a replacement primary school with ancillary car parking, MUGA pitch and CCTV cameras. In addition a sprinkler tank, pumphouse and biomass boiler house together with an extension to an existing retaining wall are proposed.
- 2.2 Hunter Primary School forms part of phase 2 of the South Lanarkshire Council primary schools modernisation programme. The proposed works involve the construction of a two storey integrated building which will combine the main primary school and the pre-school nursery namely, 'Wombles'. The internal design entails a 'central street' with high level glazing along the full length.
- 2.3 Ancillary facilities including dining room, kitchen, staff rooms, toilets, gym/assembly hall, segregated playgrounds and a MUGA pitch are also proposed.
- 2.4 The building is to be constructed to the southwest of the existing school building with the main pupil entrances located on the northwest elevation overlooking the playground and Calderwood Road beyond. The staff, visitors and nursery entrances are located along the southeast elevation onto Crawford Drive. These entrances are to be accessed by foot from the main car park on Calderwood Road however there will be disabled parking and nursery drop-off near the Crawford Drive entrances with kitchen deliveries/waste collection also utilising this vehicle entrance.
- 2.5 The proposed building is steel framed with an aluminium standing seam. It is two storey throughout with facing brick to first floor level and vertical banded cladding at first floor level. Aluminium windows are proposed, and in terms of boundary treatment, a 2.4m high weld mesh perimeter fence is proposed.
- 2.6 Service vehicles and some nursery drop-off and disabled spaces are proposed accessed from Crawford Drive. The previously formed vehicular access, drop-off and car park will be temporarily used as the construction access and site compound. It has been agreed to bring forward the construction of the car park for the new Maxwellton and Greenburn Primary Schools, which currently has planning permission, and to use this as the dedicated pick up and drop off for Hunter Primary School on a temporary basis. The car park would be brought up to an acceptable standard, fenced off and controlled access put in place. This would include providing

a crossing patroller to lead the children safely across Calderwood Road. The developers have discussed this proposal in detail with the Council's Roads and Transportation Service, the school, school council, and nursery and the matter was openly discussed at the public road show.

- 2.7 The MUGA pitch is to be located to the east of the school building and will be completed once the old school buildings are demolished. A large area of playground will be located to the northwest and west of the new building and the Wombles Nursery will have a dedicated south-facing playground.
- 2.8 The proposed school is to be constructed as a tandem build. Once completed the existing school building would be demolished.

3 Background

3.1 Local Plan Status

The application site is identified as being within the residential area of Calderwood in the South Lanarkshire Local Plan. The relevant policy in this regard is RES6 (Residential Amenity), which considers the impact of proposals in relation to residential amenity. In relation to design matters Policies ENV11 (Design Quality), ENV30 (New Development Design) and DM1 (Development Management) are applicable. In addition, Proposal CTY1 (School Modernisation Proposal) supports the principle of the redevelopment of the school and nursery, together with the re-use, where appropriate, of any land surplus to the requirements of the school. Policy ENV2- Local Green Network Policy is also relevant in respect of this site. A full discussion of the proposal against these policies is contained in Section 6 of this report.

Planning History

- 3.2 EK/07/0669 – Formation of New Car Parking Facilities, Drop-off, Formation of New Entrance & Associated Road Widening at Existing School – Approved 22/05/08.

4 Consultation(s)

- 4.1 **Environmental Services** - have no objections subject to conditions and advisory notes.
Response: Noted. Conditions and advisory notes will be attached where applicable.
- 4.2 **Roads & Transportation Services H.Q. (Flooding)** - have no objections, subject to a flood risk assessment of the site being undertaken together with compliance with the Council's sustainable urban drainage design criteria.
Response: Noted. Conditions will be added to any consent issued.
- 4.3 **Scottish Water**– has no objection in principle.
Response: Noted.
- 4.4 **SP Energy Network** - have had no alternative to object as they have received no intimation whether or not their equipment will be affected by the proposal.
Response: The electricity substation lies out with the application site. A condition will be added to any consent to require the developer to arrange any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at their expense.
- 4.5 **S.E.P.A. (West Region)** - have no objections to the proposal, however advised that insufficient information regarding the bio-mass boiler proposal had been submitted to

allow them to determine whether or not the proposal would require regulated by SEPA or by the Local Authority.

Response: Noted. The developer has since submitted detailed information to SEPA regarding this matter.

- 4.6 **Land and Fleet Services (Arboriculture)** - has no objections commenting that the submitted tree survey was appropriate.

Response: Half of the mature trees within the southwestern section of the site are to be retained which will benefit the amenity of the area. Additional tree planting elsewhere on the site will form part of the landscape scheme for the site.

- 4.7 **Roads and Transportation Services (East Kilbride Area)** - have no objections subject to recommendations regarding the provision of suitable footpath links from the surrounding housing areas; the provision of a school crossing patroller on Calderwood Road west of Capelrig Drive during the construction period, at the contractors expense; and a part time 20mph speed limit to be introduced along the frontage of the school on Calderwood Road.

Response: Noted. Appropriate conditions would be attached to any consent to address these issues.

5 Representation(s)

- 5.1 Following statutory neighbour notification, no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to the relevant policies contained within the adopted South Lanarkshire Local Plan.
- 6.2 The Local Plan identifies Hunter Primary School as one of the primary schools for redevelopment by 2016 under CTY1 (School Modernisation Proposal). The development is therefore supported in principle by this proposal.
- 6.3 The site is identified as being within a residential area. In this regard, Policy RES6 supports non-residential uses within residential areas where there is no demonstrable harm to the residential amenity. It is considered that, given the existing use of the site, a replacement school is acceptable in principle. In relation to access arrangements, the issue of traffic congestion and disturbance to local residents has been carefully considered. The proposed temporary use of the new Calderwood Road vehicular access and car park for construction traffic and site compound together with the temporary parking and pupil drop-off facilities at the new Maxwellton/Greenburn Primary school site will help to alleviate congestion and disturbance issues by avoiding construction traffic using the surrounding narrow streets. As such, the proposal is considered to be in accordance with Policy RES6 of the Local Plan and will not have an adverse impact on residential amenity.
- 6.4 An outdoor MUGA sports pitch is proposed as part of the development. The size and type of pitch is considered to be an improvement on the current facilities at the school and in accordance with Local Plan Policy.
- 6.5 In terms of design, the proposal is a contemporary style and is to be constructed from a variety of materials, resulting in a high quality building, which will be a significant improvement on the existing school buildings. The school will be closer to Calderwood Road than existing, which is also considered to be an improvement in

terms of linking the building to the new car park and drop-off facility. Policy ENV30 (New Development Design) of the Local Plan states that new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to character of the urban or rural environment in which it is located. The proposed development includes a sustainable urban drainage scheme, and renewable energy technology in the form of a biomass boiler which forms part of the heating system. As described above, the design of the development is considered acceptable and the proposal therefore complies with Policies ENV11, ENV30, ENV37 and DM1 of the Local Plan. In relation to amenity impacts, I am satisfied that the proposal will not have an adverse impact on the amenity currently enjoyed by local residents.

6.6 Finally, the site is covered by Policy ENV2 (Local Green Network). This policy seeks to protect and support actions to enhance the Local Green Network. Loss of an area in whole or in part will only be permitted where it can be demonstrated that the development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access. In this respect the developer has submitted a tree survey and a habitat survey both of which demonstrate that the area is of limited ecological value and loss of identified habitats would have negligible ecological significance. In this instance it is considered that the redevelopment of the school grounds including the retention of half of the trees, and additional tree planting as part of the new landscaping, provides an opportunity to enhance and improve the biodiversity of the site.

6.6 In summary, the development is considered acceptable. The proposal forms part of the wider project to modernise schools in the Council's area. A new school will be a major asset to the local community and will assist in improving educational standards both of primary school and of pre-school facilities, a core objective of the Council and the Scottish Government. It is therefore recommended that planning permission be granted for the proposals.

7 Reasons for Decision

7.1 The proposed development will provide a new primary school which will be of benefit to the local community and in terms of planning policy, the application accords with Policies CTY1, RES6, ENV2, ENV11, ENV30, ENV37 and DM1 of the adopted South Lanarkshire Council Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

1 December 2010

Previous References

- ◆ EK/07/0669 – Formation of New Car Parking Facilities, Drop-off, Formation of New Entrance & Associated Road Widening at Existing School – Approved 22/05/08.
- ◆ EK/09/0246 – Erection of Replacement Primary School (Maxwellton/Greenburn) with Ancillary Parking etc – Approved 1/12/2009.

List of Background Papers

- ▶ Application Form

- ▶ Application Plans
- ▶ Consultations

Environmental Services	18/06/2010
S P Energy Networks	15/06/2010
Roads & Transportation Services H.Q. (Flooding)	14/06/2010
S.E.P.A. (West Region)	01/07/2010
Scottish Water	21/09/2010
Roads & Transportation Services(HQ)	11/11/2010
Land & Fleet Services(Arboriculture)	07/09/2010
- ▶ Representations:

None	
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Contact for Further Information

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

Maud McIntyre, Planning Officer, Civic Centre
 Ext 6385, (Tel : 01355 806385)
 E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: SK-001 Rev A; (TP)001 Rev A; (EX)300 Rev A; (EX)001 RevA; (00)400 Rev C; (00)300 Rev B; (00)100 Rev N; (TP)300 Rev A; (TP)700 Rev A.
- 2 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.
- 3 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 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.
- 4 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.
- 5 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.
- 6 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 7 That before development starts, full details of the design and location of any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 8 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, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 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 the Council as Roads and Planning Authority.
- 10 That before the development hereby approved is completed or brought into use, a

2.0 metre wide footway shall be constructed from Lockhart Place to link with the new school site to the specification of the Council as Roads and Planning Authority.

- 11 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.
- 12 That the school shall not be operational 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.
- 13 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.
- 14 That the sustainable urban drainage scheme, for which the permission of the Council as Planning Authority has been obtained under the terms of condition 13 shall be completed prior to the occupation of the new school building hereby approved.
- 15 Prior to development commencing on site, details of any proposed floodlighting scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling (including colouring); lux contours/distribution diagrams and column type/colour. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 16 That before development starts, a method statement of construction works shall be submitted for consideration and approval by the Council as Planning and Roads Authority. This shall include details of layout and make up of the Maxwellton/Greenburn car park to be utilised as the temporary pupil drop-off area; safe routes for pupils to existing school including road crossing patroller and a part time 20mph speed limit on Calderwood Road; construction access and site compound.
- 17 That prior to the commencement of site works, a Flood Risk Assessment for the development shall be submitted for approval by the Council's Flood Section, in accordance with the Council's design criteria.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 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 These details have not been submitted or approved.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 10 In the interest of public safety
- 11 In order to retain effective planning control
- 12 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.
- 13 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.
- 14 In order to retain effective planning control.
- 15 To minimise the risk of nuisance from light pollution to nearby occupants.
- 16 In the interests of public safety and to retain effective planning control.
- 17 In the interests of flood prevention to the site and surrounding area.

EK/10/0203

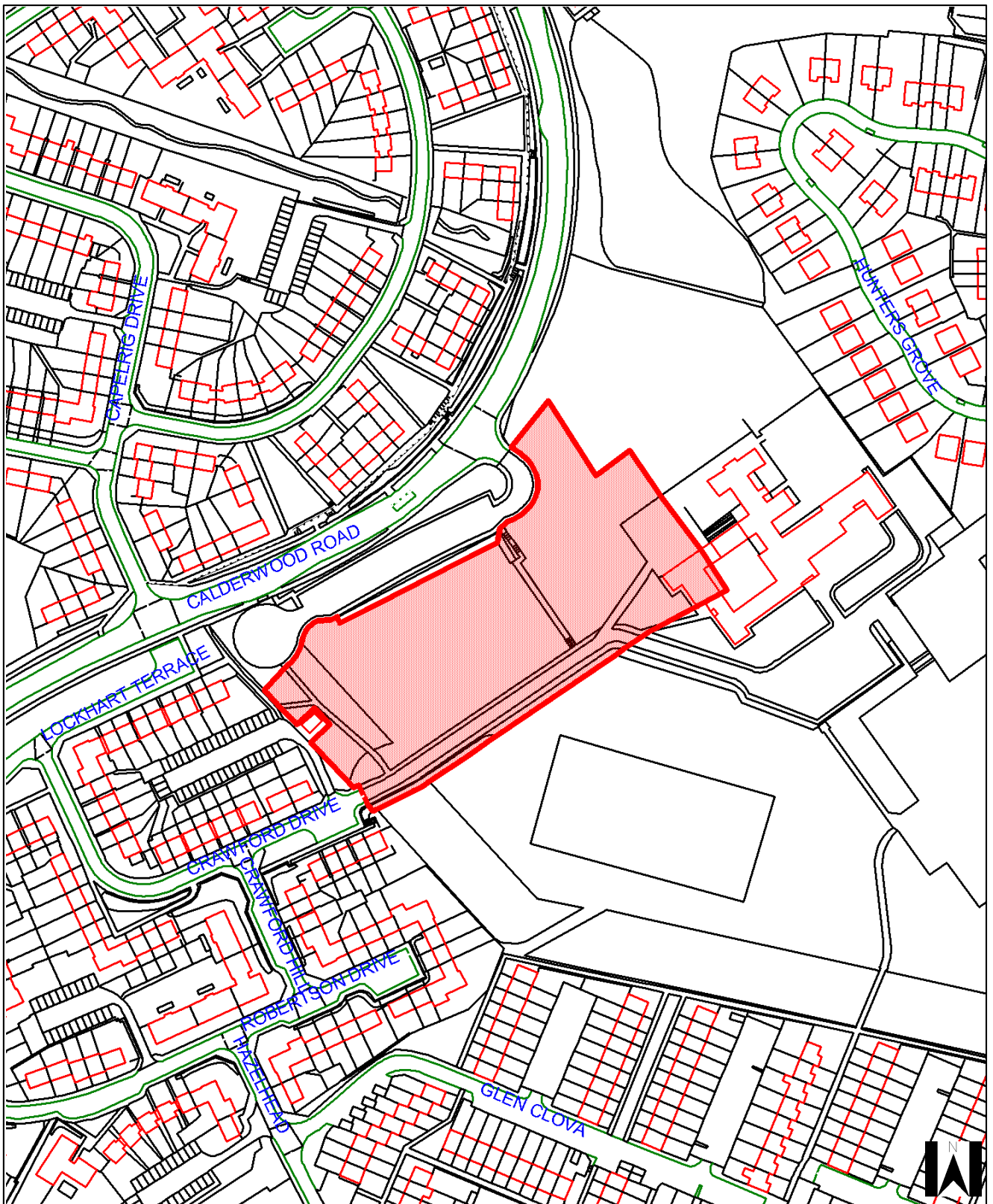
Hunter Primary School, Crawford Drive, East Kilbride

Planning and Building Standards Services

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