

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>14</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **21 June 2005**  
 Report by: **Executive Director (Enterprise Resources)**

Application No            HM/05/0212  
 Planning Proposal:      Extension to Secondary School and Associated Works

## 1      **Summary Application Information**

- Application Type :      Detailed Planning Application
- Applicant :              InspirED
- Location :                Hamilton Grammar School  
Auchincampbell Road  
Hamilton

## 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 OVERLEAF)

### 2.2      **Other Actions/Notes**

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

## 3      **Other Information**

- ◆ Applicant's Agent:      Capita Percy Thomas
- ◆ Council Area/Ward:      37 Hamilton Centre/North
- ◆ Policy Reference(s):      **Hamilton District Local Plan**  
Policy RES1 – Residential Area – General  
Policy EN25 – Heritage Preservation

- ◆ Representation(s):  
  - ▶            1      Objection Letter

- ◆ Consultation(s):

Environmental Services

Leisure Services (Arboriculture)

Roads & Transportation Services H.Q.(Transportation)

Roads and Transportation Services (Hamilton Area)

Railtrack Outside Parties Section

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

Scottish Natural Heritage

Power Systems

TRANSCO (Plant Location)

Scottish Water

## **Planning Application Report**

### **1 Application Site**

- 1.1 This report relates to the site of the existing Hamilton Grammar school at Auchincampbell Road, Hamilton. The site is located within the central area of Hamilton and is approximately 0.5 km to the west of the top cross in Quarry Street. It has a long narrow shape and is approximately 2 hectares in size. To the north, the site is bounded by the Cadzow Burn and by residential property beyond and to the south by the main Hamilton to Glasgow railway line. To the east the site is bounded by Auchincampbell Road and by residential properties beyond and to the north east by Union Street and Kwik-fit beyond.
- 1.2 The school building is a category grade 'B' listing and the boundary of the site adjoins the southern boundary of Hamilton Town Centre No.1 Outstanding Conservation Area. The school building has been extended in the past but the original school building that fronts onto Auchincampbell Road has not been altered and the building has been extended to the rear. Within the site there is a small gatehouse which is occupied by the Area Behavioural Support Unit and this is located within the north east corner of the grounds.
- 1.3 To the rear of the existing school building there is a hard play area and car park. Beyond that there is a school garden with a poly-tunnel and the remainder of the site is grassed. Although the site is largely flat, it drops in gradient towards the rear and is bounded by a number of mature trees, particularly along the site's northern boundary.
- 1.4 The main vehicular access to the site is off Union Street. However there is one vehicular access off Auchincampbell Road but the gates to this access are largely kept closed. In addition to this vehicular access point there are two pedestrian gates on Auchincampbell Road.

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

- 2.1 The applicants seek detailed planning permission for the erection of an extension to Hamilton Grammar School and associated works. The proposed extension would provide a new gymnasium and games hall for the school and would provide accommodation for pupils with Special Educational Needs (SEN). This additional floor space would be provided over two levels. On the ground floor there would be 3 SEN classrooms, 5 Autistic Special Needs (ASN) classrooms, physio room, offices, toilets and cafeteria. On the upper level there would be a games hall, gymnasium, changing rooms and storage.
- 2.2 The proposed extension would be approximately 15 metres in height as the gymnasium/games hall area would have a double storey height in order to safely accommodate its use. The height of this extension would be in line with the previous extension to the school but would be approximately 1 metre lower than the original school building to the front of the site. The extension would be approximately 63 metres in length and largely 17 metres in breadth. Externally the extension would be finished with facing brick at ground level with composite metal panelling and translucent panelling above. The roof would be finished in profiled metal.

- 2.3 The extension would be erected to the rear of the building and an additional pupil access would be formed on the extension's northern side elevation adjacent to the existing school building. The existing school building would not be altered externally but internally a number of the rooms would be remodelled and refurbished.
- 2.4 Within the school grounds a new car parking area would be made adjacent to the rear and northern elevation of the proposed extension. To the rear of the parking area, a Biodiversity garden, allotments including poly-tunnel and two outdoor classrooms would be created. To the south of the existing school and the proposed extension, a hard play area, two outdoor classrooms, a study court and landscaped seating area would also be formed.
- 2.5 The existing school building had no games or gym hall provision and the pupils currently have to walk along Auchincampbell Road to a site behind St John's Primary School, located on the other side of the railway line. The proposed development would therefore allow the school to provide this use in house and would create a new and modern facility.
- 2.6 An associated listed building consent application for this proposal has also been submitted and is considered on this agenda under HM/05/0266.

### **3 Background**

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

- 3.1.1 The application site is located within a general residential area and is affected by Policy RES1 of the adopted Hamilton District Local Plan. Within these areas the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition the Council will seek to maintain and improve open spaces within housing areas for both amenity and active recreation, at least to the existing standard of provision.
- 3.1.2 The existing school building is listed and is therefore affected by Policy EN25 – Heritage Preservation of the adopted local plan. The Council recognises that the physical heritage of the district should be safeguarded and this will be taken into account when considering applications for development.

#### **3.2 Relevant Government Advice**

- 3.2.1 National Planning Policy Guidance 11 - Sport, Physical Recreation and Open Space seeks to ensure the protection and enhancement of resources required for sport and recreation. Councils should meet the sporting and recreational needs of residents and visitors; safeguard a system of open spaces for formal and informal recreation needs within urban areas and facilities and resources for sport and recreation; ensure new sport facilities are readily accessible by public transport, cycling and on foot; and take a long term view on provision. Levels of provision should be determined locally on a range of factors, including the quality and value of facilities and open space as well as quantity.

#### **3.3 Planning History**

- 3.3.1 Within the last five years a listed building application and a detailed planning application to extend the school have been approved (Planning Application No.'s HM/02/0293 and HM/02/0303). These planning applications were approved in December 2002.

## 4 Consultation(s)

- 4.1 **Roads and Transportation Services** – has no objection to the proposed development so long as conditions are imposed regarding the provision of pick up and drop off facilities, the provision of a satisfactory internal road and parking layout and a programme indicating the construction phasing of the scheme, together with the proposed traffic management. In addition to these requirements the existing system of vehicular access would need to be revised to allow two way traffic to enter and exit the site from Auchincampbell Road and that only left turning traffic uses the Union Street vehicular access, to exit. In terms of flood control the Council's Flooding Engineer has stipulated that the 30 year post development critical storm, attenuated back to a 1 in 2 year Greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development critical storm is to be managed adequately within the site without detriment to properties, within or outwith the development.  
**Response:** All of the above issues can be covered by conditions if consent is granted.
- 4.2 **Environmental Services** – have no objection to the proposed development so long as conditions are attached regarding the control of noise during construction and the submission of details of the proposed ventilation system.  
**Response:** Noted. The control of construction noise however is an Environmental Services matter. In relation to the remaining requirement, if planning permission is granted conditions shall be imposed in this respect.
- 4.3 **Scottish Water** – has indicated that a totally separate drainage system of foul and surface water sewers would be required.  
**Response:** Noted. If planning permission is granted a condition shall be imposed to ensure that a system is installed to the satisfaction of Scottish Water.
- 4.4 **Scottish Environmental Protection Agency** – seeks written assurance from Scottish Water that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows and that sufficient capacity exists at the receiving waste water treatment works to adequately treat any increase in foul drainage. In addition SEPA requests that conditions are imposed regarding ensuring surface water is treated in accordance with the principles of Sustainable Urban Drainage Systems and that during any demolition and construction works all necessary mitigation measures are taken to prevent pollutants entering Cadzow Burn, the adjacent watercourse.  
**Response** – Noted. If planning permission is granted the requirements of SEPA and Scottish Water shall be imposed as conditions of any consent given.
- 4.5 **Scottish Natural Heritage** – has no objection to the proposed development so long as conditions are imposed regarding ensuring that tree loss is minimised, that trees to be retained are fully protected, that appropriate new planting is put in place, an ecological solution for the treatment of run-off from the site is considered and incorporated into the proposed Biodiversity Area, a bat and badger survey is carried out, that trees are not felled during the main bird breeding season and that any footpaths or informal desire-line paths through the site are retained or replaced with reasonable alternatives and that any access tracks required avoid the need to remove any existing trees or scrub and any existing vehicular access routes are used in preference to creating new routes.

**Response:** Noted. If planning permission is granted these requirements shall be imposed as conditions of any consent given.

- 4.6 **Scottish Power** – has no objection to the proposed development and has indicated that they have underground apparatus within the site which may require alteration or protection.

**Response:** Noted. The applicants are aware of this issue.

- 4.7 **Transco** – has no objection to the proposed development but has indicated that they have apparatus in proximity to the site.

**Response:** Noted. The applicants are aware of this issue.

- 4.8 **Network Rail** – has no objection in principle to the proposed development and has copied to the applicant's agent their requirements for constructional work on or near railway operational land.

**Response:** Noted.

- 4.9 **Leisure Services** – No Reply.

**Response:** Noted. Detailed comments however have been provided by SNH regarding the environment.

## **5 Representation(s)**

- 5.1 The Statutory Neighbour Notification process has been carried out and the application advertised in the local press. One letter of objection has been received, the grounds of which are summarised as follows:

- (a) **Due to the adverse effect the proposal would have as a result of the scale and nature of operations.**

**Response:** It is likely that during the construction of the proposed development there will be some disruption but through the imposition of conditions regarding the submission of details regarding the phasing of the works and manner of operation within the site that this impact can be safely controlled.

- (b) **Due to the adverse impact the development would have on the setting of a listed building and the design of the school.**

**Response:** This concern will be examined in the report for the listed building application, Planning Application No. HM/05/0266 and is also on this agenda.

- (c) **It is contrary to the Local Plan and Structure Plan for the area.**

**Response:** The proposed development is not considered to be of strategic significance and therefore the adopted Hamilton District Local Plan is the only plan considered to be of relevance in this instance. Policy RES1 of the adopted local plan identifies the site as a general residential area. The proposed development involves an extension to an existing school and is an acceptable land use for this location. Policy EN25 relates to the preservation of the physical heritage of the district and this concern will be examined in the report for the listed building application, Planning Application No. HM/05/0266 and is also on this agenda.

- (d) **The proposed development would create traffic, parking and access problems on nearby streets. It would have a negative impact on infrastructure.**

**Response:** After consultation Roads and Transportation Services had no objection to the proposed development subject to the imposition of conditions. These conditions shall be imposed if planning permission is granted.

- (e) **The proposed development would have an adverse impact on nearby residential amenity (noise, smell caused by traffic).**

**Response:** It is not considered that the additional traffic that would be generated would be sufficient to justify refusal of this application on this basis. In terms of noise and odour from the extension, after consultation Environmental Services had no objection to the proposal subject to the imposition of conditions. These conditions shall be imposed if planning permission is granted.

- (f) **The proposed development would have a negative impact on the health and safety of children attending due to the increase in numbers of pupils taken in conjunction with their movement on the streets and the increase in cars, buses and transport carrying children to and from school.**

**Response:** After consultation Roads and Transportation Services had no objection to the proposed development. It is also considered that as the pupils will no longer need to leave the school premises to attend P.E. that their safety has been improved.

- (g) **The proposed development would have a negative impact on both the natural and built environment.**

**Response:** The proposed extension would be built on an existing car park and amenity space. A new amenity space however would be created comprising of a Biodiversity garden, allotments, poly-tunnel and two outdoor classrooms. Furthermore after consultation SNH had no objection to the proposed development subject to the imposition of conditions. Therefore it is not considered that the proposal would be detrimental to the natural environment. In terms of impact on the built environment this concern will be examined in the report for the listed building application, Planning Application No. HM/05/0266 and is also on this agenda.

This letter is available for inspection in the usual manner.

## **6 Assessment and Conclusions**

- 6.1** The application proposes an extension and associated works to Hamilton Grammar School, Auchincampbell Road in Hamilton. The main planning considerations in determining the application are whether the proposals accord with local plan policy, the impact on traffic safety and residential amenity in the area and the environmental impact of the proposed development.
- 6.2** The application site is specifically covered by Policy RES1 in the adopted Hamilton District Local Plan. As a general residential area an extension to an existing school is considered to be in accordance with this policy. In addition to this policy the site is affected by Policy EN25 as the existing school is a category grade 'B' listed building. This policy shall be considered in detail in the report for the listed building application that is also on this agenda (Planning Application No. HM/05/0266).

- 6.3** In terms of residential amenity Hamilton Grammar School has been established at Auchincampbell Road for a number of decades such that in land use terms, it is now an integral part of the local community. As a result, elements of school life i.e. traffic peaks at the start and finish of the school day, concentrations of school children in the locality, noise from school bells etc. forms part of the area's character.
- 6.4** In terms of traffic, Roads and Transportation Services had no objection to the proposed development, subject to the imposition of conditions and access, parking and servicing for the site is therefore considered to be acceptable on this basis. It is also considered that as pupils will no longer have to leave the school grounds to go to P.E., the proposed development is also beneficial in terms of road safety.
- 6.5** The proposed extension and associated works can be accommodated within the open space available to the rear of the school without encroaching on the adjoining mature landscape. Although it would lead to the loss of an existing school garden and amenity space these would be replaced with improved facilities which would comprise of a Biodiversity garden, allotments, a poly-tunnel and two outdoor classrooms. Furthermore after consultation SNH had no objection to the proposed development subject to the imposition of conditions. It is therefore considered that the proposal would not be detrimental to the environment.
- 6.6** The proposal forms part of the wider project to modernise secondary schools in the Council's area. The proposed development will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive. In view of the above I recommend that planning consent be granted.

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

**7 June 2005**

#### **Previous References**

- ◆ None

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 

S.E.P.A. (West Region)	21/04/05
Power Systems	25/04/05
Scottish Water	25/04/05
Environmental Services	03/05/05
TRANSCO (Plant Location)	11/04/05



Railtrack Outside Parties Section

07/04/05

Scottish Natural Heritage

16/05/05

Roads and Transportation Services

02/06/05

► Representations

Representation from : Walter Watson, 72 Victoria Street, Blantyre , G72 0BT,  
DATED 11/05/05

**Contact for Further Information**

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

Gwen McKillop, Planning Officer, Brandon gate, Hamilton  
Ext 3561 (Tel : 01698 453561 )  
E-mail: Enterprise.hamilton@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 the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 4 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development (these details should reflect those provided on Drawing No. L(00)001 Rev 02); (b) details and specification of all trees, shrubs, grass mix, etc. and shall include planting of locally appropriate tree and hedgerow species along the northern edge of the site and within the biodiversity areas; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That 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.
- 7 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.
- 8 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.

- 9 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 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.
- 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 before development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within or external to the site.
- 13 That before development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 14 That before development starts a revised internal layout which ensures, adequate access, servicing and that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the layout hereby approved shall be constructed.
- 15 That parking provision, for all uses, within the development site shall comply with the Council's Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 16 That the design and layout of all infrastructure improvements shall be designed in accordance with the 'Design Manual for Roads and Bridges (DMRB) and the Council's Guidelines for Development Roads'.
- 17 That before development starts a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the circulation of vehicles and pedestrians shall be submitted to and approved by the Planning Authority.
- 18 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under the terms of condition 17 above.

- 19 That prior to the commencement of development, drainage details shall be submitted to and approved by the Council as Planning Authority. This scheme shall seek the implementation of a Sustainable Urban Drainage System within the site and shall demonstrate that any additional flow from the foul drainage arising from the development shall not cause or contribute to the premature operation of consented storm overflows and shall confirm that sufficient capacity exists at the receiving Waste Water Treatment Works. The SUDS scheme shall also consider the treatment of run-off within the proposed Biodiversity Areas.
- 20 That the development hereby approved shall not be commenced until the drainage works have been completed in accordance with the approved plans.
- 21 That prior to work commencing details shall be submitted of measures to ensure that dust from the site shall not give rise to nuisance conditions and these measures shall be implemented to the satisfaction of the Council as Planning Authority when work starts.
- 22 That the extension 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.
- 23 That before development starts a bat and badger survey shall be submitted to the Council as Planning Authority and the recommendations of this report shall be implemented to the satisfaction of the Council before development starts.
- 24 That no vegetation shall be removed within the main bird breeding season (February to June inclusive) without the written agreement of the Council as Planning Authority. Prior to the felling of any mature trees, the trees shall also be checked to ensure no birds are breeding on them.
- 25 That during construction works all necessary mitigation measures shall be taken to prevent pollutants typically associated with this type of development from entering the Cadzow Burn.
- 26 That the 30 year post development Critical Storm, attenuated back to a 1 in 2 year greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development Critical Storm, is to be managed adequately within the site without detriment to properties, within or outwith the development.
- 27 That before development starts a traffic management layout for Kemp Street indicating suitable facilities for buses and parents to pick up and drop off, shall be submitted to and approved by the Planning Authority and thereafter implemented prior to the school being occupied.
- 28 That before development starts a revised vehicular access system to the site which allows two way access from Auchincampbell Road and only left turning traffic to exit via Union Street shall be submitted to and approved by the Planning Authority and thereafter implemented prior to the extension being occupied.

- 29 All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a mechanical ventilation system which is ducted to at least 1 metre above eaves level.  
The ventilation system shall:  
a) incorporate activated carbon filters;  
b) be capable of achieving at least 20 air changes per hour in rooms where food preparation/cooking takes place;  
c) be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be suitably isolated from the ducting by means of flexible connections.
- 30 That noise associated with the completed development shall not give rise to a noise level assessed with the windows, closed within any dwelling or noise sensitive buildings in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 and 2000 and Noise Rating Curve (NRC) 25 at all other times.
- 31 That before development starts details of any access tracks required shall be submitted to and approved in writing by the Council as Planning Authority. Existing vehicular routes should be used in preference to creating new routes.
- 32 That any footpaths or informal desire-line paths through the site shall be retained or replaced with a reasonable alternative.
- 33 That during construction no storage of building materials or dumping such materials, or other refuse is to take place under the canopy of existing trees.

## 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 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 These details have not been submitted or approved.
- 11 In order to retain effective planning control
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In the interest of public safety
- 19 In the interest of public safety
- 20 In the interests of amenity.
- 21 In the interests of amenity.

- 22 To ensure the provision of a satisfactory sewerage system.
- 23 To ensure the protection of bats.
- 24 To ensure the protection of birds.
- 25 To ensure the Wellshaw Burn is free of contamination.
- 26 To prevent flooding.
- 27 In the interest of public safety
- 28 In the interest of public safety
- 29 In the interests of amenity.
- 30 To safeguard the amenity of the area.
- 31 To ensure that adequate steps are taken to protect the existing trees and other  
landscape features on the site throughout the period of the proposed operations
- 32 In the interests of amenity and in order to retain effective planning control.
- 33 To ensure that adequate steps are taken to protect the existing trees and other  
landscape features on the site throughout the period of the proposed operations

For information only

For information only

