

	<h1>Report</h1>	Agenda Item <h1>7</h1>
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Report to:	Planning Committee
Date of Meeting:	19 June 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0289
Planning Proposal:	Erection of New Primary School

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Amec Group Ltd
- Location : Vacant site
Glengonnar Street
Larkhall

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed 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: Aedas Architects Limited
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **Hamilton District Local Plan**
POLICY RES1 – Residential Areas – General
POLICY DC1 – Development Control – General
South Lanarkshire Planning Policies
SLP6 – Development Control – General
SLP10 – Sustainable Urban Drainage Systems
Finalised South Lanarkshire Local Plan (after modifications)
Policy CTY 1 – Primary School Modernisation Proposal
Policy RES 6 – Residential Land Use
Policy DM 1 – Development Management
Policy ENV 29 – Development Design
Policy ENV34 – Water Supply
Policy ENV 35 – Foul Drainage and Sewerage
Policy ENV 36 – Sustainable Urban Drainage

Systems

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

- ◆ Consultation(s):

Larkhall Community Council

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Geotechnical)

Environmental Services

Enterprise Resources - Estates

Leisure Services (Amenity Services)

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

Scottish power

Scotland Gas Networks

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of vacant land within the Strutherhill area of Larkhall. The site is bounded by Glengonnar Street, Robert Smillie Crescent and Riverside Road which contain predominately residential properties. However, the Parish Church of Chamlers and a hall are sited along the western boundary on opposite side of Riverside Road.

2 Proposal(s)

- 2.1 This detailed planning application seeks the erection of a replacement primary school of the southern portion of the application site. This school would be a replacement for the existing Craigbank Primary currently located at Avon Road, Larkhall. No details are shown on the submitted plans for the proposal for the remainder of the application site, however it is anticipated that this will be developed for residential purposes.
- 2.2 The proposed school building would sit centrally within the area designated for this purpose and front southerly onto Glengonnar Street, where 24 car parking spaces would be provided.
- 2.3 The new school will be of a modern design, largely single storey in height, although the gym area, which sits centrally within the school building, would be two storeys in appearance.
- 2.4 The building would accommodate 7 classrooms, library, ICT, gym/assembly, kitchen, dining room, general purpose areas and office/storage facilities. In addition to hard surfaced play ground areas soft landscaped area will be provided around the perimeter of the school, including a woodland zone. A Multi Use Games Area (MUGA) pitch would be provided within the north east corner of the school grounds.
- 2.5 Externally the building would be finished in a combination of curtain walling and glazing panels.
- 2.6 A supporting statement detailing the construction methodology proposed has been submitted in support of the application.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the adopted Hamilton District Local Plan the site is affected by both Policy RES 1 – Residential Areas – General and Policy DC 1 – Development Control General. Policy RES 1 states that the Council will resist any developments which will be detrimental to the amenity of these areas. Policy DC1 requires that all applications for planning permission shall take fully into account the local context and built form.
- 3.1.2 Additional policies and guidance to those of the Local Plan are contained within South Lanarkshire Planning Policies document which is supplementary to the adopted Hamilton District Local Plan. Policy SLP6 of this document reiterates the

requirements of Policy DC1 above. Policy SLP 10 - Sustainable Urban Drainage Systems promotes the use of SUD systems in appropriate developments.

3.1.3 The Finalised South Lanarkshire Local Plan (after modifications) is also a material consideration in the determination of this application. A number of policies apply. Policy RES 6 – Residential Land Use and Policy DM 1 – Development Management are broadly similar to the requirements of Policies RES1, DC1 and SLP6 above. Policy ENV 36 – Sustainable Urban Drainage Systems again promotes the uses of SUD systems (as per SLP10). Policy ENV 29 – Development Design requires all new development to promote quality and sustainability in its design, whereas Policies ENV34 – Water Supply and ENV 35 – Foul Drainage and Sewerage seek to ensure that any development is satisfactorily served by both a suitable water supply and foul and surface water sewerage infrastructure.

3.1.4 In addition to the above the existing school location is also identified within the finalised Plan as a Primary School Modernisation Proposal (Policy CTY 1) location, through which the Council propose to complete the modernization and redevelopment of all Council primary schools on the sites identified on the Proposals Map by 2016.

3.2 Relevant Government Guidance/Advice

3.2.1 There is no specific government guidance relevant to the determination of this planning submission.

3.3 Planning History

3.3.1 There is no recent planning history relative to this application.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Hamilton)** - have offered no objection to the proposal subject to conditions relative to the provision of adequate parking.

Response: Noted. It is advised that this requirement can be addressed through the use of conditions.

4.2 **Roads and Transportation Services (Flooding)** - have offered no objection to the proposal subject to the undertaking of a Drainage Impact Assessment, that surface water discharge be treated in accordance with the principles of Sustainable Urban Drainage Systems, that the site be served by a suitable sewerage system to Scottish Water's satisfaction, that the issues of flood prevention have been adequately addressed.

Response: Noted. It is advised that this requirement can be addressed through the use of conditions where appropriate.

4.3 **Roads and Transportation Services (HQ)** – are satisfied that all appropriate roads issues have been addressed by the Divisional Office.

Response: Noted.

4.4 **Estates Services** – have offered no objection to the proposal.

Response: Noted.

4.5 **Leisure Services** – have not yet responded to the consultation request.

Response: Noted.

- 4.6 **Environmental Services** – have offered no objection to the proposal subject to conditions relative to the control of noise during construction, asbestos, the control of dust and floodlighting, food preparation, waste control and contamination.
Response: Noted. It is advised that these requirements can be addressed through the use of conditions, where appropriate.
- 4.7 **Scottish Water** - have no objection to the proposal subject to any connection to the public wastewater system and/or water network being agreed by them. They have advised that access to a public sewer may be affected by the development.
Response: Noted. These requirements can be addressed through the use of conditions.
- 4.8 **Scotland Gas Network** – have offered objection subject to compliance with the “Measures To Be Taken To Protect Plant” guidance.
Response: Noted. The applicants have been advised of these requirements.
- 4.9 **Scottish Power** - have offered no objection to the proposal subject to any alteration/ protection of their apparatus within the vicinity of the site being undertaken at the applicant’s expense,
Response: Noted. These requirements can be addressed through the use of conditions.
- 4.10 **Scottish Environmental Protection Agency** – have offered no objection subject to foul drainage being connected to the public sewer, surface water being treated in accordance with the requirements of Sustainable Urban Drainage Systems, construction works being carried out with due regard to SEPA’s guidelines on the avoidance of pollution, land contamination and waste disposal being carried out in accordance with the National Waste Strategy and Local Area Waste Plan.
Response: Noted. These requirements can be addressed through the use of conditions, where appropriate.
- 4.11 **The Community Council** – have not yet responded to the consultation request.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out and the proposal advertised in the local press due to the scale or nature of the operations. No letters of representation were received in response to this process.

6 Assessment and Conclusions

- 6.1 The application proposes the erection of a replacement Craigbank Primary School on an area of vacant ground within the Strutherhill area of Larkhall. The main planning considerations in determining the application are whether the proposal accords with local plan policy and its impact on residential amenity.
- 6.2 In terms of policy, the application site is within an area designated as residential within the adopted Hamilton District Local Plan. The Finalised South Lanarkshire Local Plan (after modification) also designates the site in these terms. Educational facilities are recognised as acceptable forms of development within such areas and therefore its use for this purpose raises no issues. In addition, the finalised plan

identifies the existing school site as being a Primary School Modernisation Proposal location (Policy CTY 1). And therefore the erection of the new primary school at this location assists in achieving this aim.

- 6.3 In terms of impact on amenity, due to the proposals scale, orientation and proximity to surrounding properties, I am of the opinion that there will be no adverse impact on either neighbouring properties, in terms of overlooking or overshadowing, or the character of the area in general, resultant from the school building itself. Indeed, the redevelopment of this vacant site can be viewed as the beginning of the redevelopment of this area, with the future development of the remainder of the site being the continuation of this process,
- 6.4 No objections, subject to conditions have been received from the statutory consultees nor have any third party objections been received.
- 6.5 In conclusion, 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 should assist in improving educational standards, a core objective of the Council and the Scottish Executive. Furthermore, the removal of this area of vacant land will enhance the amenity of the area in general and specifically those properties immediately adjacent to the site. In view of the above, I recommend that planning consent be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with both Policies RES1 – Residential Areas General and DC1 – Development Control General of the Hamilton District Local Plan and Policies SLP6 – Development Control General and SLP10 – Sustainable Urban Drainage Systems of South Lanarkshire Planning Policies. Furthermore, the proposal does not conflict with the requirements of the relevant policies of the Finalised South Lanarkshire Local Plan (after modification) (Policies CTY 1 – Primary School Modernisation Proposal, RES6 – Residential Land Use, DM 1 – Development Management, ENV 29 – Development Design, ENV 34 – Water Supply, ENV 35 – Foul Drainage and Sewerage and ENV 36 – Sustainable Urban Drainage Systems). The proposal forms part of the wider project to modernise schools within South Lanarkshire Council's area and will result in the general improvement to the amenity of the area.

Iain Urquhart
Executive Director (Enterprise Resources)

12 June 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form

- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 15/05/2007
 - Roads and Transportation Services (Hamilton Area) 18/05/2007
 - Roads and Transportation Services (HQ) 06/06/2007
 - Enterprise Resources - Estates 22/05/2007
 - Roads and Transportation Services (Flooding) 01/06/2007
 - Scottish Water 29/05/2007
 - Scotland Gas Networks 25/05/2007
- ▶ Representations
 - None

Contact for Further Information

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

James Watters, Planning Officer, Brandon Gate, Hamilton
Ext. 3522 (Tel :01698 453522)
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 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 to the occupation of the building hereby approved 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 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.
- 5 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 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 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.
- 7 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 and proposed car parking area, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority and no alterations shall be undertaken without the prior written consent of the Council as both Planning and Roads Authority.
- 8 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.

- 9 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.
- 10 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 9 above.
- 11 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 12 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.
- 13 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 14 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 15 Before the kitchen associated with the school hereby approved is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The kitchen shall not be brought into use until the ventilation systems are operational in accordance with the approved details.

All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:

 - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
 - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
 - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 16 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.

- 17 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.
- 18 (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.
- 19 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 20 That the school hereby approved shall not be occupied until the flood prevention measures required under Condition 19 above have been completed in accordance with the approved scheme.

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 the visual amenity of the area.
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.

- 7 In the interest of public safety
- 8 In order to retain effective planning control
- 9 To ensure the provision of a satisfactory land drainage system.
- 10 To ensure the provision of a satisfactory land drainage system.
- 11 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 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 To minimise nuisance, littering and pest problems to nearby occupants.
- 15 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 16 To minimise the risk of nuisance from dust to nearby occupants.
- 17 To minimise the risk of nuisance from dust to nearby occupants.
- 18 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 19 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 20 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

For information only

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