

	<h1>Report</h1>	Agenda Item <h2>5</h2>
--	-----------------	--------------------------------------

Report to: **Planning Committee**
Date of Meeting: **14 December 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No HM/10/0482
Planning Proposal: Demolition of Existing School, Erection of New Build Primary School Including Nursery, Formation of Vehicular Access and Egress, Formation of Car Parking, Formation of MUGA Pitch with Associated Fencing and Installation of CCTV Cameras on 6m High Poles

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Woodhead Primary School
Woodhead Crescent
Hamilton
ML3 8TB

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 19 Hamilton South
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy RES6 - Residential Land Use
Policy CTY1 – Primary School Modernisation Proposal
Policy DM 1 – Development Management
Policy ENV30 – New Development Design
Policy ENV35 – Water Supply
Policy ENV36 – Foul Drainage and Sewerage
Policy ENV37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):
▶ 0 Objection Letters

▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Countryside & Greenspace

Scottish Water

Leisure Services (Arboriculture)

Planning Application Report

1 Application Site

- 1.1 The planning application site is situated within the Woodhead area of Hamilton and comprises the existing Woodhead Primary School, including associated school grounds, an area of open space and a treed area. The planning application site is situated within an established residential area and extends to 1.64ha. The application site is bound to the north east by the arc of Woodhead Crescent and further by residential properties and to the south east by a treed area and a detached property. In addition, the site is bound to the south and the west by mature woodland. The site is higher in the south and south west, is reasonably level within the existing school grounds and then falls to a lower level adjacent to Woodhead Crescent.
- 1.2 The existing school was constructed in 1978 and comprises predominantly single storey accommodation with a two storey element at the entrance. The site also comprises playground provision, a blaes area associated with the school and car parking provision. The existing vehicular and pedestrian access to the school is from the access road via Balmore Drive and pedestrian access can also be gained to the school via the existing footpath adjacent to the site.

2 Proposal(s)

- 2.1 This detailed planning application seeks approval for the demolition of the existing school, the erection of a new build primary school including nursery, formation of vehicular access and egress, formation of car parking, formation of a MUGA pitch with associated fencing and the installation of CCTV cameras on 6m high poles.
- 2.2 Following the submission of the planning application, the planning application boundary has been slightly amended. The change to the boundary has been undertaken to incorporate an area of ground adjacent to the proposed MUGA pitch and to incorporate an area of ground adjacent to the proposed vehicular drop off point. However, the proposed design of the development has not been affected by the change to the application boundary.
- 2.3 The proposed replacement school is a tandem build project, which has been designed in two phases, and it is proposed that the existing school will remain in operation until the completion of the new school building. The first phase is proposed to be constructed on the existing playground, adjacent to the existing school, and following demolition the second phase of the development is proposed to be constructed on the site of the existing school. The agent has identified in their planning report that the implementation of the second phase of the proposal is dependent on the receipt of developer contributions relating to the construction of the designated Hamilton community growth area, which is located in close proximity to the planning application site.
- 2.4 The proposed primary school and nursery are of a modern design comprising of varying heights with accommodation being provided over three floors in the phase 1 element and two floors in the phase 2 element of the proposal. The ground floor of the Phase 1 proposal comprises 3 classrooms, a gym/assembly hall, an office/reception area and a plantroom. The first floor of the Phase 1 proposal comprises 5 classrooms and a staff room and the second floor comprises a further 6 classrooms, a kitchen and a dining room. The ground floor of the Phase 2 proposal comprises a nursery playroom and 3 classrooms and the first floor comprises a

further 3 classrooms. A Multi Use Games Area (MUGA) pitch would be provided within the school grounds in the south east corner of the site. Externally the building would be finished in a combination of grey facing brick, aluminum panels, glazing panels and aluminum roofing.

- 2.5 The vehicular access and egress of the site and main entrance to the proposed replacement school will be from Woodhead Crescent. In addition, the pedestrian accesses to the school will also be from existing access road via Balmore Drive and from the public footpath located adjacent to the application site.
- 2.6 The application proposals were accompanied by a Bat Survey, a Planning Report, Phasing Report and a Tree Report.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the adopted South Lanarkshire Local Plan the site is affected by Policy CTY1 'Primary School Modernisation Proposal' and Policy RES6 'Residential Land Use.'
- 3.1.2 The planning application site is designated under the provisions of Policy CTY1 as a Primary School Modernisation Proposal within the adopted Local Plan. Through the provisions of Policy CTY1 the Council aims to complete the modernisation and redevelopment of all Council primary schools on the sites identified on the proposals map by 2016.
- 3.1.3 Policy RES6 establishes that within residential areas, the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of those areas. In particular the Council will not approve 'bad neighbour' uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential areas. Policy RES6 further identifies that developments of an ancillary nature may be acceptable and each application will be judged on its own merits with particular consideration given to the impact on residential amenity, proposed servicing, parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need.
- 3.1.4 In addition, a number of other policies within the adopted South Lanarkshire Local Plan are relevant to the assessment of this planning application. Policy DM1 'Development Management Policy' establishes that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Policy ENV30 'New Development Design Policy' requires all new development to promote quality and sustainability in its design. Policies ENV35 'Water Supply Policy' and ENV36 'Foul Drainage and Sewerage Policy' seek to ensure that any development is satisfactorily served by both a suitable water supply and foul and surface water sewerage infrastructure. In addition, Policy ENV37 'Sustainable Urban Drainage Systems Policy' promotes the uses of SUD systems.

3.2 Relevant Government Guidance/Advice

- 3.2.1 There is no specific Government guidance relevant to the provision of the proposed replacement school and nursery.

3.3 **Planning History**

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

4 **Consultation(s)**

4.1 **Environmental Services** - have offered no objection to the proposal, subject to the imposition of conditions and advisory notes relating to noise, control of dust, air quality and waste control. In addition, Environmental Services have recommended that a condition relating to the submission of a noise report which reviews the design and use of the proposed outdoor facilities is attached to the planning consent. **Response:** Noted. It is advised that these requirements can be addressed through the use of planning conditions and advisory notes, where appropriate. It is considered that in this instance there is no requirement for a planning condition relating to the submission of a noise report for the outdoor facility as the proposed MUGA pitch is located in the south east corner of the application site, adjacent to a treed area and a proposed pedestrian entrance to the school. Subsequently, it is not considered that the use of the MUGA pitch would result in adverse impact on any nearby properties.

4.2 **Roads and Transportation Services (Hamilton Area)** - have offered no objection to the proposal, subject to the imposition of conditions which include the installation of pedestrian guardrails, minimum parking provision for Phase 1 of the development and the provision of a minimum visibility splay. **Response:** Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate.

4.3 **Countryside & Greenspace** - have offered no objection to the proposal, subject to the imposition of conditions relating to the public paths adjacent to the planning application site and the submission of further details of the proposed landscaping scheme. **Response:** Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate.

4.4 **Scottish Water** - have offered no objection to the proposal. **Response:** Noted.

4.5 **Leisure Services (Arboriculture)** - have offered no objection to the proposal, subject to the imposition of conditions including the protection of the existing trees in accordance with BS5837/1991 and the submission of details of the required replacement trees. **Response:** Noted. It is advised that this requirement can be addressed through the use of planning conditions.

5 **Representation(s)**

5.1 The application was advertised as 'non-notification of neighbours,' and due to the 'scale or nature of development.' In addition, statutory neighbour notification was undertaken in respect of the proposal and no letters of representation have been received.

6 **Assessment and Conclusions**

- 6.1 The application proposes a replacement school and nursery (to be constructed in two phases) within the grounds of the existing Woodhead Primary School, an area of open space and a treed area. The determining issues in the consideration of this application are its compliance with Government guidance and advice, Local Plan policies for the area, its impact on residential amenity, traffic safety and infrastructure issues.
- 6.2 With regards to Government guidance and advice, as detailed at section 3.2, there is no specific guidance relevant to the provision of the proposed replacement school and therefore I am satisfied that there are no significant issues raised by the proposal.
- 6.3 In terms of Local Plan policy, the application site is situated within an established residential area and comprises an existing educational facility. The planning application site is affected by policy designations CTY1 and RES6. The primary school has been long established within the application site and it is generally acknowledged that uses such as nurseries, schools and so on are acceptable uses within residential areas. Subsequently, it is considered that the proposed development is ancillary to the established residential area and will not result in an adverse impact on residential amenity levels. It is considered that the proposed replacement school and nursery accords with the provisions of Policies CTY1 and RES6 of the adopted Local Plan.
- 6.4 In terms of impact on amenity, due to the proposals scale, orientation and proximity to surrounding properties, I consider that there will be no adverse material impact on any neighbouring properties, in terms of overlooking or overshadowing, or the character of the area in general, resulting from the school building itself. The proposal also satisfies the terms of Policy ENV30 of the adopted Local Plan which requires new development to promote quality in its design.
- 6.5 With regard to the impact on traffic safety, Roads and Transportation Services have offered no objection, subject to conditions, to the proposal and therefore the works are considered acceptable in this regard.
- 6.6 With regards to infrastructure considerations, Scottish Water has not raised any concerns in relation to the proposal and it is considered that any detailed requirements can be dealt with by the use of planning conditions.
- 6.7 There were no third party representations submitted in relation to the proposed development and the requirements of the statutory consultees can be addressed through the use of conditions where appropriate.
- 6.8 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 Government. 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 the provisions of Policies RES6, CTY1, DM 1, ENV30, ENV35, ENV36 and ENV37 of the adopted Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

30 November 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Neighbour notification letter, dated 6 October 2010
- ▶ Press Advert, Hamilton Advertiser, dated 14 October 2010
- ▶ Planning Report, prepared by RMJM, dated September 2010
- ▶ Bat Survey, prepared by EnviroCentre, dated September 2010
- ▶ Scope of Works and Phasing Statement, prepared by Kier
- ▶ Tree Report, prepared by John Ferguson, dated October 2010
- ▶ Letter to Woodhead Cottage, dated 18 November 2010

▶ Consultations

Scottish Water	21/10/2010
Countryside & Greenspace	12/10/2010
Environmental Services	29/10/2010
Roads and Transportation Services (Hamilton Area)	14/10/2010
Leisure Services (Arboriculture)	04/11/2010

▶ Representations

None

Contact for Further Information

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

Gail Neely, Planning Officer, Brandon Gate, Hamilton
Ext 3552 (Tel: 01698 453552)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/10/0482

CONDITIONS

- 1 This decision relates to drawing numbers:

(00) 000-1 Rev B
(EX) 000-1 Rev B
(00) 000-2 Rev B
(00) 100-1 Rev A
(00) 100-2 Rev A
(00) 101-1 Rev A
(00) 101-2 Rev A
(00) 102-1 Rev A
(00) 103-1 Rev A
(00) 103-2 Rev A
(00) 300-1 Rev A
(00) 400-1 Rev A
(90) 700-1 Rev A
(90) 700-2 Rev A

- 2 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.
- 3 That before the occupation of the development 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 the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 5 That the 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.
- 6 That prior to the occupation of the development hereby approved details of the proposed trees, which shall replace those trees to be removed as identified in the Tree Report dated October 2010, shall be submitted to and approved in writing by the Council as Planning Authority.
- 7 That during the construction period the public paths adjacent to the planning application site shall be remain open and any damage caused to the paths shall be repaired at the expense of the developer to the satisfaction of 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 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 11 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.
- 12 That before the development hereby approved is completed or brought into use, the new vehicular access shall be constructed with a 6 metre radius kerb and a 6 metre wide carriageway and so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 13 That before the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 14 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.
- 15 That before the development hereby approved is completed or brought into use, the minimum parking provision required for Phase 1 of the development shall be laid out, constructed (2.5m x 5m parking bays and 2.5m x 6m drop off bays) and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 16 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 17 The surface of the vehicular access and egress shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 18 That details of the pedestrian guardrails and school 'Keep Clear' zig zag markings required at relevant access points shall be submitted to and approved in writing by the Council as Planning Authority and the approved details shall be implemented in perpetuity.
- 19 That a traffic management and phasing plan shall be submitted to and approved in

writing by the Council as Planning and Roads Authority and the approved details shall be implemented in perpetuity.

- 20 That details of the proposed cleaning regime required during the construction and demolition period, including wheel washing facilities, shall be submitted to and approved in writing by the Council as Planning and Roads Authority and the approved details shall be implemented in perpetuity.
- 21 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.
- 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 23 That all works shall be carried out in accordance with the recommendations detailed in the Bat Survey, September 2010 by EnviroCentre to the requirements of Scottish Natural Heritage and to the satisfaction of the Council as Planning Authority.
- 24 That notwithstanding the terms of Condition 23 above, if works do not commence on site prior to March 2011, a further survey for the presence of bats should be conducted and submitted for the consideration and written approval of the Council as Planning Authority.
- 25 That following the completion of the construction works, the area of the proposed temporary accommodation required during the construction process shall be reinstated into woodland and all temporary loose fill surfaces shall be removed to the satisfaction of the Council as Planning Authority.

REASON

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 In the interests of amenity.
- 5 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 6 In the interests of amenity.
- 7 In the interest of pedestrian access to the site.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 To minimise nuisance, littering and pest problems to nearby occupants.
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 15 To ensure the provision of adequate parking facilities within the site.
- 16 In the interest of road safety

- 17 In the interest of public safety
- 18 In the interest of road safety
- 19 In the interest of public safety
- 20 In the interest of road safety
- 21 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.
- 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 on-site and off-site flooding.
- 23 To accord with current legislative guidance on protected species.
- 24 To accord with current legislative guidance on protected species.
- 25 To ensure the protection and maintenance of the existing woodland within the area.

