

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>14</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **20 March 2007**  
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/07/0106  
 Planning Proposal: Erection of Temporary Classroom Accommodation for Lanark Grammar with Temporary Staff Car Parking

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease (Scotland) Ltd
- Location : Lanark Grammar Annex  
Hyndford Road  
Lanark ML11 9AQ

## 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

The Planning Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
  - ◆ Council Area/Ward: 02 Lanark South
  - ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
    - Policy RES1: Residential Areas
- South Lanarkshire Local Plan (Finalised Draft as modified)
- Policy RES2: Proposed Housing Sites
  - Policy RES6: Residential Land Use
  - Policy DM1: Development Management

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

Roads & Transportation Services H.Q. (Flooding)

Environmental Services

Roads and Transportation Services (South Division)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site, extending to 0.76 hectares, relates to the Lanark Grammar School Annexe which is situated in a residential area and accessed from Braxfield Road. The B-listed school is single-storey and finished in natural stone and slate. The surrounding playground area contains a mixture of hardstanding and grass.
- 1.2 The site is bounded by Hyndford Road to the north, to the west by Braxfield Road and dwellinghouses, to the south by Albany Drive and an office, and to the east by dwellinghouses.

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

- 2.1 The proposal involves the erection of temporary classrooms for Lanark Grammar together with temporary staff car parking. Additional space shall accommodate rooms for staff, administration, dining and a library. A series of two single-storey and eight 2-storey portacabins will be positioned within the curtilage around the existing building. Most of the proposed accommodation will be situated alongside the northern and eastern boundaries, however one 2-classroom block will be situated in the south-western corner adjacent to the Braxfield Road/Albany Drive junction and a pedestrian pupil entrance/exit. The first floor classrooms will be accessed via external staircases. Three WC portacabin modules will also be incorporated within the site. Cars will utilise the existing vehicular access from Braxfield Road whilst 20 parking spaces will be positioned to the front of the Annexe building.
- 2.2 The site has been declared surplus to requirements and has lain vacant for a number of years. However, it is now required for the temporary decantment of pupils during the demolition of the existing Grammar School at Albany Drive and the subsequent construction of a replacement school at the same site. This work is due to commence in August 2007 and be completed by August 2009. The temporary accommodation at the Annexe will be required for the full construction period and needs to be in place for the start of the school year in August 2007.

### **3 Background**

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

- 3.1.1 The application site falls within the Lower Clydesdale Local Plan and is covered by Policy RES1: Residential areas which indicates that the priority is to protect residential amenity. Bad neighbour uses detrimental to environmental quality will be resisted as will the loss of open space.
- 3.1.2 The South Lanarkshire Local Plan (Finalised Draft as modified) is a material consideration. Policy RES2: Proposed Housing Sites supports residential development on the site. Policy RES6: Residential Land Use states each application will be judged on its own merits with particular consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need. Policy DM1: Development Management aims to ensure the compatibility of all planning applications with their surroundings.

#### **3.2 Relevant Government Advice/Policy**

None relevant.

### 3.3 **Planning History**

In November 2004, Planning Permission (CL/04/0506) and Listed Building Consent (CL/04/0485) was granted to convert the Annexe building into 14 residential flats.

## 4 **Consultation(s)**

### 4.1 **Roads & Transportation Services** – no objections, subject to conditions.

**Response:** Noted.

### 4.2 **Environmental Services** – no objections, subject to conditions.

**Response:** Noted.

## 5 **Representation(s)**

5.1 In response to neighbour notification, no letters of objection have been received.

## 6 **Assessment and Conclusions**

6.1 Although the Annexe has been vacant for a number of years, it nevertheless is still retained for educational purposes and therefore accords with the established existing use and character of the site. Therefore, the determining issues are compliance with relevant policies in the adopted and finalised draft local plan.

6.2 Policy RES1 of the adopted Lower Clydesdale Local Plan aims to protect residential amenity and resist bad neighbour uses. Ancillary uses compatible with residential amenity, which help maintain local communities, will be supported.

6.3 In the South Lanarkshire Local Plan (Finalised Draft as modified), the principal aims of Policy RES6 are to ensure the protection of amenity and the provision of adequate servicing/parking. The contribution a proposal makes to meeting an identified local need is also relevant. Policy DM1 seeks to ensure compatibility with its surroundings. Policy RES2, which identifies the site as being suitable for housing, is not relevant in the assessment of this particular proposal.

6.4 The educational use of the site, which is within a residential area, is long established. A school is considered as a suitable use within a residential area as it meets a local demand and its hours of use are usually restricted to daytime hours during weekdays. Therefore, weekends and evenings, when amenity considerations for local residents are particularly important, are unlikely to be affected. Although portacabins have limited visual appeal and are at variance with the permanent sandstone character of the surrounding buildings, they will only be located on site for a temporary period of two years. Therefore, the site will be reinstated to its existing condition after the completion of the new school thereby ensuring that there will be no permanent change to the established character of the area. Roads & Transportation and Environmental Services have not objected subject to suitable conditions being incorporated. Due to the imminent start to work on the replacement school, alternative accommodation is necessary for pupils whilst this work is underway. The Annexe is considered to be the only suitable site for decantment as it is within Council control and because of its close proximity to and ease of access from the Lanark Grammar School, disruption will be minimised. Ultimately, this proposal is important for the social and educational life of Lanark.

6.5 The proposal complies with the adopted and finalised draft local plans and, after carefully considering all relevant issues, I am satisfied that there are no significant long-term amenity concerns especially as the impact upon the site and its

surroundings will only be for a temporary period of time. Therefore, I recommend to Committee that planning permission be granted subject to conditions.

## **7 Reasons for Decision**

- 7.1 The proposal accords with Policy RES1 of the adopted Lower Clydesdale Local Plan and Policies RES6 and DM1 of the South Lanarkshire Local Plan (Finalised Draft) and it ties in with the established educational use on site and will not have a detrimental affect upon residential amenity especially as the use will only be for a temporary period of time. Furthermore, the site is required for decantment purposes during the construction of the replacement Lanark Grammar School.

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

**12 March 2007**

## **Previous References**

- ◆ CL/04/0506
- ◆ CL/04/0485

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  
- ▶ Representations  
None received

## **Contact for Further Information**

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

Ian Hamilton (Planning Officer), South Vennel, Lanark  
Ext: 810 3186 (Tel: 01555 673186)  
E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

## **CONDITIONS**

- 1 That the permission hereby granted is for a temporary period only and shall expire on 31st August 2009.
- 2 That the buildings and works hereby permitted shall be removed, the uses discontinued and the land restored to its former condition to the satisfaction of the Council as Planning Authority, on or before 30th September 2009.
- 3 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 4 That car parking provision shall accord with the Council's Guidelines for Development Roads.
- 5 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming that the existing retaining wall and playground areas adjacent to Hyndford Road are capable of carrying the additional loading placed on them when the classroom units are positioned.
- 6 That the all windows which face towards residential properties on the temporary accommodation hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.
- 7 That audible construction activities shall be limited to between 8am and 7pm on Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays.

## **REASONS**

- 1 Temporary Consent is hereby granted.
- 2 To secure satisfactory reinstatement of the site.
- 3 In the interest of road safety.
- 4 To ensure the provision of adequate parking facilities to serve the development.
- 5 To ensure the retaining wall and playground areas can bear the additional load of the temporary units.
- 6 In the interests of amenity.
- 7 To protect surrounding residents from audible construction activities at unsuitable times.

## **INFORMATIVES**

- 1 The applicant is required to consult with South Lanarkshire Roads &

Transportation Services prior to the unloading and placement of the temporary units to ensure that there is no disruption to traffic flows on Hyndford Road and Braxfield Road.

- 2      The applicant is advised that all works carried out on site must be carried out in accordance with BS5228 Parts 1-4 1984/1986, 'Noise control on construction and open sites'.  
The applicant is further advised that audible construction activities should be limited to:  
Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - No audible activity. The applicant is advised that Environmental Services may consider formally imposing these hours of operation by way of statutory notice should complaints be received relating to audible construction activity outwith these recommended hours and should such complaints may be justified by Officers from this Service.  
Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Atholl House, East Kilbride, G74 1LU. Telephone (01355) 806915
- 3      None of the above conditions will preclude formal action being taken by the Executive Director of Community Resources against the author of any nuisance, which may arise due to the operation of the proposed development.

For information only

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