

Report

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Report to:	Planning Committee
Date of Meeting:	7 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	HM/05/0142
Planning Proposal:	Erection of Replacement Primary School and Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mowlem PLC
- Location : Chatelherault Primary School
Silvertonhill Avenue
Hamilton

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

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Atkins
- ◆ Council Area/Ward: 49 Silvertonhill
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy RES1 – Residential Areas – General

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

◆ Consultation(s):

Hamilton Centre/Ferniegair Community Council

Environmental Services

Leisure Services

Roads & Transportation Services H.Q.(Transportation)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

British Telecom

Planning Application Report

1 Application Site

- 1.1 The application site is located within the Silvertonhill area of Hamilton at Chatelherault Primary School. The application site is approximately 3 hectares in size and is largely bounded by residential property on all sides.
- 1.2 The site fronts onto Silvertonhill Avenue and is irregular in shape. Chatelherault Primary School is located within the centre, adjacent to the site's southern boundary. It is a sloping site and the gradient increases from Silvertonhill Avenue towards the western boundary of the site. The existing school buildings are positioned towards the back of the site and are at a higher level to the parking area which is located towards Silvertonhill Avenue.
- 1.3 The north and western boundaries of the site are edged by a belt of mature woodland. Vehicular access to the site is off Silvertonhill Avenue and is positioned at the southern end of the site's frontage.

2 Proposal(s)

- 2.1 This planning application seeks detailed consent to demolish the existing school buildings and to erect a new replacement primary school and nursery. The new school would be split level and would have an overall footprint of approximately 4,230m². It would provide 12 classrooms, 4 Special Educational Needs (SEN) classrooms, nursery, library, gym/assembly hall, information and communication technology (ICT) room, kitchen and dining area and offices. Externally there would be an all weather pitch, pupils garden, separate playgrounds to serve the lower and upper playgrounds, and a safe fall surfacing area for the nursery. A staff car park and pick up and drop off area would be provided adjacent to the southern boundary of the site and the existing vehicular access off Silvertonhill Avenue to these areas would continue to be used. A separate access however would be formed just north of the midpoint of the frontage to allow service delivery to the school.
- 2.2 It is intended that the new school will be constructed while the existing school remains operational. The existing buildings would then be demolished to make way for the car parking, all weather pitch and pupils' garden. As a result the proposed building would be erected towards the front of the site. It would form an 'L' shape and would be two storeys in height to the front and single story to the rear. The front elevation of the building would contain the highest section which would range in height from approximately 11-14.5 metres. Two thirds of the building would be approximately 11-11.5 metres in height and the remaining third approximately 14.5 metres. The roofline of the school however would slope away from Silvertonhill Avenue and the eaves would range from approximately 7 metres at the southern end of the building to approximately 8 metres at the northern end. The closest dwellinghouse to this elevation would be approximately 36 metres away and it would be opposite the lower section of this elevation with the higher section orientated to face onto the open space between Hawksland Walk.
- 2.3 The proposals also include an extensive landscaping scheme including new tree and shrub planting along the boundaries of the site. The new all weather pitch would be located adjacent to the northern elevation of the school and beside Silvertonhill Avenue. This pitch would not be floodlit or let out on a formal basis to the community.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is situated within an area identified as being primarily residential in use in the Hamilton District Local Plan. Policy RES1 states that developments that would be detrimental to the amenity of residential areas will be resisted.

3.2 National Planning Policy Guidance

- 3.2.1 Scottish Planning Policy 1 – The Planning System sets out the wider objectives of the planning system. These include sustainable development (including promoting the re-use of previously developed land, protecting and enhancing areas for recreation and supporting better access by public transport, cycle and foot); economic competitiveness; social justice (including the creation of strong vibrant and healthy communities and the promotion of local facilities); environmental quality; design and integrated transport.

3.3 Planning History

- 3.3.1 No recent site history.

4 Consultation(s)

- 4.1 **Leisure Services** – the Council's Arboricultural Officer has indicated that two trees are likely to be affected by the proposal. However, subject to the imposition of conditions to protect these trees and the adjoining woodland during construction and the implementation of a scheme of replanting, he does not object to the proposed development.

Response: Noted. If planning permission is granted these requirements shall be imposed as conditions.

- 4.2 **Transco** – has no objection to the proposed development

Response: Noted.

- 4.3 **Power Systems** – has no objection to the proposed development.

Response: Noted.

- 4.4 **Scottish Water** – has no objection to the proposed development and recommends that a Sustainable Urban Drainage System (SUDS) is considered as part of the scheme.

Response: Noted. If planning permission is granted this requirement shall be imposed as part of the conditions of the consent.

- 4.5 **Environmental Services** – has no objection to the proposed development so long as conditions are imposed regarding the control of ventilation, noise, dust and the provision of an Action Plan if any contaminated material is encountered.

Response: The control of construction noise is an Environmental Services matter. However the remaining requirements shall be imposed as part of the conditions of the consent if planning permission is granted.

- 4.6 **Roads and Transportation Services** – has no objection to the proposed development so long as conditions are imposed regarding the provision of appropriate fencing to prevent pupils crossing the service road and parking and cycle provision is appropriately laid out.

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

- 4.7 **SEPA** – has no objection to this proposal on the understanding that the foul drainage is connected to the public sewer and that SUDS is implemented for the site.

Response: Noted.

- 4.8 **British Telecom** – has no objection to the proposed development.

Response: Noted.

5 Representation(s)

- 5.1 The Statutory Neighbour Notification procedure has been carried out and seven letters of objection have been received.

- 5.2 The grounds of objection are summarised as follows:

- (a) If the all weather pitch is used by other parties outwith school hours it would be likely to lead to disturbance and potential vandalism. The green area to the front of the school already generates considerable noise during the summer months until it floods in the winter.**

Response: Access to the pitch would be allowed outwith school hours. However this would be on an informal basis and the pitch would not be hired out or floodlit. It is therefore considered that the use of the new all weather pitch would not cause a significant difference to existing levels of amenity.

- (b) The proposed new 2.4 metre high palisade fence adjacent to the northern and western boundaries of the site is not acceptable for the following reasons:**

- it would make maintenance of this wall difficult.
- stability of the wall may be affected.
- it could be used as a ladder by vandals to gain access to adjoining properties.
- if a space is left between the wall and the fence a no-man's land will be created and this will become an eyesore.
- the cost of the fence should be spent on repairing the wall.
- the fence would act as a screen and repairs to the wall forgotten.

Response: The concerns of the objectors have been noted and the plans have been amended. The proposed fence has been removed and it has been replaced with a 2 metre wide band of mature planting to act as a security barrier. The existing stone boundary wall would be retained as part of the new school and as part of the construction programme the contractor is to carry out a condition survey and carry out any necessary remedial works.

- (c) During construction of the new school traffic will become a nightmare.**

Response: After consultation Roads and Transportation Services had no objection to the proposed development.

- (d) The Traffic Statement submitted with the application indicates that a possible analysis of junction impact is needed. This should be essential given the safety of children.**

Response: After consultation Roads and Transportation Services had no objection to the proposed development.

(e) The children of St. John's Primary School are also to become resident at this site towards the end of construction which will make road safety even more hazardous and play for the children constrained.

Response: There is no proposal at this time for the children of St. John's Primary School to utilise this site.

(f) There is lack of provision for a pick up and drop off area for parents who drive their children to school. This will have an adverse impact on Howlet Place and surrounding streets as these areas will become blocked by vehicles.

Response: A pick up and drop off area will be provided and after consultation, Roads and Transportation Services had no objection to the proposed development.

(g) In the past access has been taken by persons from the school grounds over the wall to 2 and 4 Cedar Crescent. The Council however erected a palisade fence along the site's south western boundary and this has generally stopped access by this route. It was agreed however that dense planting could potentially also be formed at this point in the future.

Response: Noted. The proposed development includes the provision of a 2 metre wide band of planting within the site adjacent to 2 and 4 Cedar Crescent and a condition shall be imposed that this planting will be implemented the Council's satisfaction.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The proposal involves the erection of a replacement school within the grounds of Chatelherault Primary School on Silvertonhill Avenue in Hamilton. There are no planning policy implications associated with the proposals and therefore the main planning considerations in determining the application are the impact on residential amenity and the road safety/traffic implications.
- 6.2 The new school would be larger in scale to the existing building and would include a two storey element within the design. However the current facilities are poor due to the age and design of the building and the increase in scale is considered essential in order to provide a high standard of accommodation to meet modern educational requirements.
- 6.3 Chatelherault Primary School is positioned within extensive school grounds and this has allowed the new school to be built whilst the existing school is operational. As a result the proposed new building would be located towards the front of the site and given its sloping nature, the design of the new school would be split level. The proposed new school would therefore be closer to properties adjacent to Silvertonhill Avenue. Nevertheless the proposal would be approximately 36 metres to the closest dwelling and would therefore more than meet the Council's Residential Development Guide requirement of 20 metres between habitable rooms. The two storey element would also be at a significant distance from adjacent houses, approximately 37 metres from the closest dwelling and would be orientated to face onto amenity space at Hawksland Walk. I am therefore satisfied that the scale of the proposed

development would be acceptable in terms of visual impact and outlook and that there would be no privacy or overshadowing problems.

- 6.4 The proposals involve the formation of a new all weather pitch and the use of the pitch outwith school hours would be on an informal basis for residents in the area as the gate would be left open. The proposed pitch would be approximately 26 metres from the closest dwelling and would not be floodlit. It is therefore considered to be acceptable in terms of residential amenity.
- 6.5 In terms of traffic implications, Roads and Transportation Services have not raised any objections to the proposals. It is not anticipated that there will be any significant increase in the traffic volumes associated with the school compared to the current situation once it is complete and occupied and there would be adequate parking and drop off points.
- 6.6 The proposal forms part of the Council's modernisation programme for Primary Schools. It would result in a high quality modern facility and would replace an existing outdated school complex. It is not considered that there will be any adverse impact on residential amenity or road safety and I therefore recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

23 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Power Systems 30/03/2005
 - Roads & Transportation Services H.Q.(Transportation) 05/04/2005
 - Scottish Water 05/04/2005
 - TRANSCO (Plant Location) 22/03/2005
 - S.E.P.A. (West Region) 11/04/2005
 - British Telecom 14/04/2005
 - Leisure Services 20/05/2005
 - Environmental Services 29/03/2005

► Representations

- Representation from : T. McWilliam, 32 Cedar Crescent, Hamilton,
DATED 22/03/2005
- Representation from : Anne Buchanan, 30 Cedar Crescent, Hamilton, ML3 7LP,
DATED 22/03/2005
- Representation from : D.P. Mitchell B.Sc, 3 Laburnum Lea, Hamilton, ML3 7NA,
DATED 31/03/2005
- Representation from : T. Fraser Wallace, 9 Lady Mary Walk, Hamilton, ML3 7NY,
DATED 11/05/2005
- Representation from : Anne Buchanan, 30 Cedar Crescent, Hamilton, ML3 7LP,
DATED 12/05/2005
- Representation from : Mrs. Baxter, 1 Laburnum Lea, Hamilton, ML3 7NA,
DATED 12/05/2005
- Representation from : Robert A. K. Fisher, 4 Cedar Crescent, Hamilton, ML3 7LW,
DATED 16/05/2005

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
Tel: Ext 3561 (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 no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 3 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.
- 4 That before development starts, the Council's Arboricultural Officer shall be given 14 days notice of the start of any works.
- 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 Any trees to be removed as agreed under the terms of condition 1 above, must be replaced by semi-mature/mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 7 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 8 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.
- 9 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.
- 10 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.

- 11 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.
- 12 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 11 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 13 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.
- 14 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, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 15 That before the development hereby approved is completed or brought into use, all of the parking and manoeuvring spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council. Details shall also be provided to ensure that the service area is safely fenced off.
- 16 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.
- 17 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. This scheme shall consider the implementation of a Sustainable Urban Drainage System within the site.
- 18 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.
- 19 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.
- 20 That noise associated with the ventilation system 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.

- 21 That before the development is brought into use the ventilation system approved under Condition 19 above shall be installed and operative to the specification of Environmental Services and to the satisfaction of the Council as Planning Authority.
- 22 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.
- 23 That before development starts an Action Plan shall be formulated and be available in the event of any contaminated material being encountered.
- 24 That before development starts a detailed 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.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure the protection and maintenance of the existing mature trees within the site
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 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 interests of the visual amenity of the area.
- 8 In the interests of amenity.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 In the interests of amenity and in order to retain effective planning control.
- 11 These details have not been submitted or approved.
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 These details have not been submitted or approved.
- 14 In the interest of public safety
- 15 To ensure the provision of adequate parking facilities within the site.
- 16 In order to retain effective planning control
- 17 To ensure the provision of a satisfactory land drainage system.
- 18 To ensure the provision of a satisfactory land drainage system.
- 19 In the interests of amenity and in order to retain effective planning control.
- 20 To safeguard the amenity of the area.
- 21 To safeguard the amenity of the area.
- 22 In the interests of amenity and in order to retain effective planning control.
- 23 In the interest of public safety
- 24 In the interest of road safety