

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 November 2006</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/06/0510
Planning Proposal:	Erection of School Together with Associated Access and Car Parking

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease Ltd
- Location : Wester Overton Primary School  
Ashkirk Road  
Strathaven

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent – 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: Holmes Partnership
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (adopted)**

Policy LR1 – Indoor/ Outdoor Recreation  
Facilities

CTY3 – Nursery Provision

Policy LR6 – Rights of Way

Policy DC1 – Development Control – General

Policy RES5 – Residential Amenity

SLP6 – Development Control General

SLP10 – Sustainable Urban Drainage Systems

### **South Lanarkshire Local Plan (Finalised Plan)**

CTY1 – School Modernisation Proposal

CTY3 – Community Facility Provision Policy

RES 6 - Residential Land Use Policy  
CTY 4 - Sports Pitch Strategy Proposal  
ENV 36 - Sustainable Urban Drainage Systems  
DM 1 - Development Management Policy

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

- ◆ Consultation(s):

Strathaven Community Council

Environmental Services

Roads and Transportation Services (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

Sports Scotland

West of Scotland Archaeology Service

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

## **Planning Application Report**

### **1 Application Site**

- 1.1 Wester Overton Primary School is situated within the northern area of Strathaven. The site is within an established residential area. To the north of the site is an area of open land with a footpath connecting Hogan Drive with Westbarns Road. To the south, east and west the site is bounded by roads and housing.
- 1.2 The existing school building is a single storey building which has been extended with modular temporary accommodation. The existing building sits within the south-eastern corner of the school grounds. There is a gentle incline running from the south to the north of the site.
- 1.3 Vehicle access to the site is from Ashkirk Road at the southern end of the site which leads into a staff car parking area. At various points around the site, pedestrian access is provided.

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

- 2.1 Full planning permission is sought for the demolition of the existing building and erection of replacement primary school with all weather sports pitch.
- 2.2 Phase 1 of the Council's Primary School Modernisation Programme for 24 new build schools was approved by the Council's Executive Committee on 12 February 2004. The Modernisation Programme is necessary in order to provide improved educational facilities within South Lanarkshire. Many of the existing school buildings require substantial investment in order to bring them up to the standard required for modern day teaching. In this case it has been concluded that a new build school is more cost effective than refurbishing the existing building. A tandem build is proposed whereby the existing school will be utilized during the construction of proposed building.
- 2.3 The proposed school is a two storey, 'L- Shaped' two-storey building and is to be sited to the north-west of the existing school. The facility includes the primary school, nursery and an all weather pitch to the east of the proposed school building. A scheme of hard and soft landscaping is shown indicatively on the drawings.
- 2.4 Access to the site is via the existing access from Ashkirk Road. This access will provide vehicle access to the car parking and delivery areas. A separate emergency services access/ bus turning area is proposed from Westbarns Road at the north-west of the site. A new bus vehicle drop-off lay-by is proposed on Ashkirk Road. Pedestrian access is proposed via Hogan Drive and alongside the vehicle access at Ashkirk Road.
- 2.5 An all weather sports pitch, with access for the community, is to be constructed on the eastern side of the site, close to the pedestrian access on Hogan Drive. No details of the form of enclosure have been submitted. This aspect of the proposal can be conditioned. It is proposed that the sports pitch will be open to the community and be available outside of school hours.
- 2.6 Nursery provision is proposed as part of the proposed educational operation.

### **3 Background**

- 3.1 The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are: DC1 – Development Control General, which has regard to design; LR1 – Indoor/ Outdoor Recreation Facilities, which has regard to the provision of these facilities; CTY3 – Nursery Provision; SLP6 – Development Control General, which has regard to design; RES5 – Residential Amenity, which considered the impact of proposals within residential amenity; SLP10 – Sustainable Urban Drainage Systems, which encourages the use of SUDS. A full discussion of the proposal against these policies, and related policies in the Finalised SLLP, is contained in Section 6 of this report.

### **4 Consultation(s)**

- 4.1 **SLC Environmental Health Services** - have offered no objections to the application and have commented on noise levels and hours of operation during the construction of the development.  
**Response:** Noted. These matters will be brought to the applicants' attention via the attachment of advisory notes.
- 4.2 **SLC Roads and Transportation** – raised no objections in principle subject to amendments to the access arrangement.  
**Response:** Noted. A revised plan has been submitted to address Roads and Transportation Services comments. In addition conditions will be attached to any consent issued.
- 4.3 **SEPA** - no response to date.
- 4.4 **Power Systems** - no objection subject to the protection of its assets.  
**Response:** Noted. Advisory notes to be attached.
- 4.5 **Scottish Gas (Transco)** - no objection subject to the protection of its assets.  
**Response:** Noted. Advisory notes to be attached.
- 4.6 **Scottish Water** - no objection subject to the protection of its assets and the disposal of surface water being via SUDS.  
**Response:** Noted. Conditions/advisory notes should be attached to any consent issued.
- 4.7 **West of Scotland Archaeology Service** - no response to date.
- 4.8 **Sportscotland** - having regard to their statutory remit, Sportscotland do not object to the proposal.  
**Response:** Noted.
- 4.9 **Community Resources (Access Officer)** - raised no objections to the minor route change to the footpath at the north of the site.  
**Response:** Noted.
- 4.10 **Strathaven Community Council** – no response to date.

### **5 Representation(s)**

- 5.1 Following neighbour notification no letters of representation were received.

## **6 Assessment and Conclusions**

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area and those contained in the Finalised Draft South Lanarkshire Local Plan.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area. Policy RES5 of the plans supports non-residential uses within residential area where there is no demonstrable harm to the residential amenity. It is considered that given the existing use of the site a replacement school is acceptable. As such, the proposal is considered to be in accordance with the Policy RES5. Similarly, the proposals conform to Policy RES6 of the SLLP (Finalised Draft).
- 6.3 Under the terms of the Finalised Draft Local Plan, Wester Overton Primary is one of the primary schools identified in the plan for redevelopment by 2016, as per Policy CTY1.
- 6.4 The scheme proposes the introduction of an all weather sports pitch and nursery facility. Policy LR1 of the adopted local plan states that the Council will protect existing indoor/outdoor recreation facilities within the plan area. The Council intends to allow the proposed new sports pitch to be open to the wider community outside of school hours. Although the proposed sports pitch is to be included within the grounds of the proposed school, it will remain open to the public. In light of this, the proposal complies with Policy LR1. Similarly, the proposal conforms with Policy CTY 3 of the adopted plan (nursery provision) and Policy CTY3 of the Finalised Plan (Community Facility Provision Policy), which seeks to promote the development of community facilities which bring together a range of different services in order to maximise the benefits of service integration, efficiency and convenience to the public. The Council has initiated a review aimed at maximising the benefits of the Schools Modernisation Programme in terms of future community use of facilities. This proposal includes nursery provision and the hall and dining room can be let to the community. This proposal, with nursery provision, halls for hire and community access to the all weather pitch contributes to the aspirations of the Council.
- 6.5 In terms of the design the proposal is of modern design and is to be constructed from a variety of materials such as facing brickwork, render, cladding, double glazed curtain walling, steel and aluminium standing seam roof. Policy DC1 – Development Control states that all proposals should take fully into account the local context and built form and that the development should be compatible in terms of scale, massing and the external materials of adjacent buildings and surrounding streetscape. Policy SLP6 – Development Control General also states that regard shall be had to local context, layout and form, and use of materials. It is considered that the proposed school complements and enhances the character of the area and therefore complies with Policies DC1 and SLP6 of the adopted plan and with policy DM 1 Development Management of the SLLP.
- 6.6 Alterations to the existing pedestrian/vehicle access have been made, which have been assessed by the Roads and Transportation Services, who are satisfied with the proposals subject to conditions.
- 6.7 Scottish Water is recommending that the surface water be disposed of via a SUDS system of drainage, which would comply with Policy SLP10 and Policy ENV 36 of the SLLP. This can be achieved via the use of conditions.

- 6.8 In conclusion, the proposed development complies with the terms of the adopted East Kilbride and District Local Plan and the Finalised Draft SLLP. A number of conditions have been attached. In light of the foregoing, it is recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposed development is located on land currently used for educational purposes and is identified as school to be redeveloped by 2016 within the SLPP. Having accepted the principle and considered the detailing of the proposal, it is considered to be in accordance with Policies LR1, CTY3, DC1, RES5, SLP6, SLP10 of the adopted East Kilbride and District Local Plan and Policies CTY1, CTY3, RES 6, CTY 4, ENV 36 and DM 1 of the Finalised Draft SLLP in that the proposed development will introduce an appropriate, safe and high quality replacement educational facility within this part of Strathaven.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

**14 November 2006**

## **Previous References**

- ◆ none

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - TRANSCO (Plant Location) 13/10/06
  - West of Scotland Archaeology Service 30/10/06
  - Sports Scotland 24/10/06
  - Scottish Water 16/10/06
  - Power Systems 12/10/06
  - Environmental Services 12/10/06
  - Roads and Transportation Services (East Kilbride Area) 31/10/06
  - Roads and Transportation Services (East Kilbride Area) 13/11/06
  - Community Resources 19/10/06
- ▶ Representations
  - None

**Contact for Further Information**

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

Allison Russell, Planning Officer, Civic Centre, East Kilbride

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**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 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.
- 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; (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.
- 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 no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 7 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.
- 8 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 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 That before development starts, details of any proposed means of illuminating the car parking area, shall be submitted and approved in writing by the Council as Planning Authority



- 10 That prior to the commencement of works, four copies of a plan, showing the location, size and specification of the new synthetic sports pitch hereby approved, shall be submitted to and approved by the Council as Planning Authority.
- 11 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 'Design Guidelines for Development Roads'.
- 12 That before any works commence on site, 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 Council as Planning Authority.
- 13 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 14 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.
- 15 That no development shall commence on site until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Roads and Planning Authority; such drainage arrangements will require to comply with the principles of Sustainable Urban Drainage Systems.
- 16 That the required drainage scheme shall be completed in accordance with the approved drainage details prior to the occupation of the school hereby approved
- 17 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.
- 18 Detailed drawings showing the design, construction and insulation of the entire ventilation system and any associated plant, including air intake, shall be submitted to and approved by the Council as Planning Authority before any work is commenced on the development.

Provision in accordance with the details thus approved shall be made prior to the commencement of the use and shall thereafter be permanently retained to the satisfaction of the Council as Planning Authority.

## 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 amenity and in order to retain effective planning control.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.

- 6 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 7 These details have not been submitted or approved.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 In the interests of residential amenity.
- 10 These details have not been submitted.
- 11 In the interests of public safety
- 12 In the interests of public safety.
- 13 To enable the Planning Authority to retain effective control
- 14 To ensure the provision of a satisfactory sewerage system.
- 15 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 to alleviate the potential for off-site flooding.
- 16 To ensure that the scheme for the disposal of surface water is provided timeously in relation to development of the site.
- 17 In order to retain effective planning control.
- 18 To safeguard the amenity of the occupiers of adjoining residential properties by preventing noise and vibration nuisance.

For information only

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