

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>13 February 2018</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application No	CL/17/0383
Planning Proposal:	Erection of Primary School Building Incorporating Nursery, Formation of MUGA Sports Pitch, Formation of Vehicular Access and Car Parking, Landscaping and Boundary Fencing

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Land at Elsrickle  
Biggar

## 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 attached)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 2 - Climate Change  
Policy 3 - Green Belt and Rural Area  
Policy 4 - Development Management and Place Making  
Policy 15 - Natural and Historic Environment

**Development Management, Place Making and Design supplementary guidance**

**Green Belt and Rural Area supplementary guidance**

**Natural and Historic Environment**

## **supplementary guidance**

### ◆ Representation(s):

▶	0	Objection Letters
▶	0	Support Letters
▶	1	Comments Letters

### ◆ Consultation(s):

Black Mount Community Council

Roads & Transportation Services (Flood Risk Management Section)

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

Environmental Services [e-consult]

Roads Development Management Team

West of Scotland Archaeology Service

# Planning Application Report

## 1 Application Site

- 1.1 The application site, (extending to approximately 0.77 hectares) comprises part of an existing agricultural field, located to the north of the A721 at the western edge of Elsrickle village. The open site sits slightly elevated above the adjoining road, on gently sloping ground devoid of any trees or natural vegetation. An agricultural field gate currently provides access to the farmland at the south western edge of the site. Existing stob and wire fencing encloses the majority of the site and topographically, the land generally slopes downwards from north to south.
- 1.2 The site is bounded to the north by further open farmland, by a recently constructed agricultural shed and associated land to the west and by existing residential properties of various ages to the south and east. A vacant area of ground identified as a future housing site adjoins the site to the north east. Planning consent was granted for the first phase of this site to be developed (11 houses) in 2014, under planning consent CL/14/0460.

## 2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a school building to replace the existing historic Walston Primary School, a traditionally built property located within the rural area approximately 1 Km to the north west of the current application site. Walston Primary was identified as needing a major revamp to meet the new Primary Schools' Design and Building Performance standards. To meet these compulsory standards the existing school would have required a complete rebuild, however the existing school site was deemed undersize to accommodate the new facilities and increased floorspace envisaged. The existing Walston School building will however be retained during the construction phase of the new premises. The new school building will be built on the central part of the proposed site, with a MUGA pitch constructed on land immediately adjoining the new building to the north east.
- 2.2 The proposed replacement school building will be a 1000 sq metre footprint (821 sq metre gross internal floor area), single storey, rectangular, timber frame building incorporating 2 classrooms, a nursery room and a gym hall. The new building will also contain the administrative block, a plant room, a central activity area/library and kitchen/dining facilities. External finishes are proposed to be rendered blockwork, render carrier boards and a standing seam roof. The principal entrance to the school is proposed to be taken at the eastern end of the building, adjacent to the proposed vehicular access and parking area.
- 2.3 The car parking for the school site is proposed to be served by a new vehicular access taken from the south westernmost point of the site, directly onto the A721. The submitted plans indicate that a formalised drop off point and 16 no. car parking spaces (including a DDA space) are proposed within the site. Pedestrian access to the site is proposed to be taken direct from the A721, with a new footway created along the full frontage of the site. Further, the provision of a footpath link to the proposed housing site to the north east of the site has been considered by the applicant, with an area of land made available for any future link to be easily provided. Landscaping will consist of a mixture of soft and hard landscaping and a MUGA pitch facility will be laid out alongside the proposed school building to the north east. A range of 1.8 metre high weldmesh panel, 1.5 metre high vertical timber and 1.2 metre timber post and rail security fencing will be installed around the perimeter of the school playground area.

- 2.4 In addition to the submitted plans the applicant has submitted a supporting Planning and Design Statement, an Ecology Report and a Drainage and SUDS Strategy report. In order to accord with the objectives of energy efficiency and renewable energy, solar pv panels are proposed to be positioned on the south facing roof structure and the supporting Design Statement also states that the proposals will incorporate ground source heat pumps.

### **3 Background**

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

- 3.1.1 For the purposes of determining planning applications the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP) and its associated Supplementary Guidance (SG).

- 3.1.2 In the South Lanarkshire Local Development Plan (Adopted) the application site lies outwith the settlement of Elsrickle, within the rural area where Policy 3: Green Belt and Rural Area applies. Other relevant policies are 2: Climate Change, 4: Development Management and Place Making and 15: Natural and Historic Environment. Supplementary Guidance produced by the Council are also a material consideration when determining planning applications. The appropriate SG's in assessing this application are Development Management Place Making & Design, Green Belt and Rural Area, and Sustainable Development and Climate Change.

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

- 3.2.1 None.

#### **3.3 Planning History**

- 3.3.1 There are no records of any recent planning applications covering the site.

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

**Roads and Transportation Services** – no objections, subject to the provision of adequate access and car parking provision. In addition, a Traffic Regulation Order will require to be promoted for the introduction of a temporary 20mph speed limit, associated road markings and speed activated signs linked with the operation of the school and the transportation of children.

**Response:** Noted. Relevant conditions would be added to any consent issued to cover the roads issues raised. The submitted plans indicate that the car parking provision meets Roads guidelines.

- 4.2 **Environmental Services** – no objections, subject to the attachment of a planning condition to restrict the noise levels emitted from the schools heating, ventilation and air handling units and the attachment of an informative to cover construction noise.

**Response:** Noted. Relevant conditions and informatives would be added to any consent issued to cover potential noise issues on the site.

- 4.3 **Roads and Transportation Services H.Q. (Flooding)** – no objections, subject to the provision of an adequate SUDS scheme and the carrying out of a flood risk assessment.

**Response:** Noted. The applicant has submitted a Drainage and SUDS Strategy Report and detailed plans of the proposed SUDS scheme for the site, explaining how the issues of drainage and flood risk will be addressed.

- 4.4 **WOSAS** – no objections, subject to the developer securing the implementation of a programme of archaeological works in accordance with a written scheme of investigation, agreed by WOSAS and the planning authority.  
**Response:** Noted. Relevant conditions would be added to any consent issued to cover the archaeological issues raised. The applicant has been made aware of the comments from WOSAS.
- 4.5 **SEPA** – initially objected to the application on the grounds of lack of information on aspects of the foul drainage proposals, principally to determine if a discharge of sewage effluent to the receiving stream is potentially consentable. A number of subsequent discussions have taken place between the applicants and SEPA regarding the type of foul drainage system that would be best utilised to serve the development. These discussions have resulted in the applicant proposing to utilise a biodisc treatment package foul drainage scheme, with the resultant effluent being discharged to a total soakaway arrangement, all designed to be in accordance with SEPA's standards. As a result of the submission of the amended foul drainage arrangements SEPA have now confirmed that they are able to remove their objection to the application, as in principle the applicant has demonstrated that the amended drainage system is consentable. With regard to flooding SEPA have no objection to the proposals as no flood risk is immediately apparent from the information submitted with the application.  
**Response:** Noted.
- 4.6 **Blackmount Community Council** – have raised a number of concerns relating to the size of the new building proposed and the resultant need to retain the existing village halls for community use; the lack of future proofing for the premises; clarification of the anticipation of further development on the site; the visual impact of the proposed building, particularly in respect of external finishes; and concerns over drainage and existing utilities, with issues relative to flooding and water supply previously experienced by residents.  
**Response:** With regard to the size of the building relative to community use, the premises have been designed to increase the available space for community use to serve the local community. Associated comments over the need to retain and fund the existing local halls are noted; however are not material to the assessment of the current application. With regard to the future proofing of the premises the Council's School Modernisation Team have confirmed that the proposed space provided across the two classrooms exceeds the regulatory requirements for the number of pupils presently enrolled at Walston Primary. Further, the analysis of historic pupil roll information, trends and pupil projections for the local area, generated by future known housebuilding proposals, indicates that the pupil roll is not predicted to exceed the working capacity. In terms of the anticipation of further development within the site, the original landowner is seeking to ensure that he continues to have vehicular access to his land once the school premises are constructed. There are no plans at this time to seek any further development within the current application site itself and any future proposals would require to be assessed on their own individual merits.
- The comments over the external finishes are noted, however a planning condition would be attached to any consent, requiring written approval for all external materials and colours. Finally, the comments over the potential flooding and water supply pressure issues are noted, however SEPA have confirmed that they are satisfied with the information submitted by the applicant with regard to flood risk. The issues relating to the quality of the water supply are issues for the relevant infrastructure provider, Scottish Water to address, to ensure that the new development and existing customers within the village remain unaffected by approval of the new building.

## 5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and the advertisement the application in the local press due to the non-notification of neighbours and due to the nature or scale of development, one letter of representation has been received. The issues raised are summarised below:

**(a) Visual impact. The submitted plans suggest a utilitarian design is proposed. This design solution, viewed with the recently constructed industrial looking building and associated containers to the west of the site will characterize the north of the village as an urban industrial estate, not in keeping with its rural location. The applicant should be encouraged to select materials which are more sympathetic to the immediate environment.**

**Response:** The comments in regard to the design of the proposed school are noted, however they are subjective. The building adjoining the site to the immediate west is an agricultural type storage shed, finished in external materials typical of many agricultural structures located within the rural area. The proposed school building has been designed to minimise its visual impact on the immediate streetscape and the wider surrounding rural area by utilising a simplistic shape and form with a shallow roof pitch, finished externally with both traditional and modern materials. The use of traditional render with numerous areas of glazing and fenestration detailing will help to break up the scale of the 56 metre long frontage of the building onto the A721 whilst the 7 metre height will ensure satisfactory siting in terms of visual impact. Further, the full range of external materials will require to be submitted for written approval prior to works commencing on site, providing an opportunity to ensure an acceptable palette of external materials is utilised for this rural site. In addition, the boundary treatments and the landscaping details proposed will ensure further satisfactory integration of the new building within the local streetscape and surrounding area. In many ways the internal layout of the new school has informed the external design and appearance of the proposed building, however it is considered that the applicant has satisfactorily taken into account the local vernacular character and appearance of the surrounding area in its design.

**(b) Infrastructure. The existing water supply is considered to be operating at its limits and is subject to frequent repair work. Further, the submitted drainage assessment report is for a site in East Kilbride, undermining confidence in the planning process.**

**Response:** The comments in respect of the water supply are noted, however do not warrant refusal of the application. The issues of poor water supply pressure in Elsrickle have been raised previously with Scottish Water, however the view of this service is that the relevant infrastructure provider has a duty to ensure that adequate infrastructure is provided for both existing customers and for new developments. With regard to the submission of a drainage assessment report for a site in East Kilbride this error in submission by the applicant has been rectified by the removal of the report from the application file. The correct drainage assessment report has now been submitted for the site and this oversight by the applicant should not undermine confidence in the planning process.

- 5.2 This letter has been copied and is available for inspection in the usual manner and on the planning portal.

## 6 Assessment and Conclusion

- 6.1 Detailed planning permission is sought for a primary school building to replace the existing rural Walston Primary School at a site located adjacent to the A721 at Elsrickle. The proposal also involves construction of a MUGA pitch, car parking with

drop off area, hard and soft play areas, landscaping and a new vehicular access off the A721. The main considerations in determining this application are its compliance with local plan policy, its impact on the visual and residential amenity of the surrounding area, and the impact on road safety.

- 6.2 The application site lies within the rural area on the western edge of the settlement of Elsrickle, where Policy 3 - Green Belt and Rural Area of the South Lanarkshire Local Development Plan applies. The aim of the Local Development Plan is to limit development in the rural area to that which is required to locate in the countryside in order to protect the dispersed settlement pattern and character of the area. However, consideration will be given to development where it is shown that there is a specific locational requirement and established need for a proposal. Further, in the Rural Area limited expansion of an existing settlement may be appropriate where the proposal is proportionate to the scale and built form of the settlement, it is supportive of the sustainability of the settlement and a defensible settlement boundary is maintained.
- 6.3 The current Walston Primary School building is located in an isolated part of the rural area, approximately 1 Km to the north west of the village of Elsrickle. This means that many of the local children have to be driven to and from the school, including those that are resident in Elsrickle, the largest local settlement. In addition, it should be noted that the Walston Primary has been identified as needing a major revamp to meet the new Primary Schools' Design and Building Performance standards. To meet the new standards the existing school would have to be subject to a complete rebuild, however the existing school site was deemed undersize to accommodate the new facilities and increased floorspace envisaged. In view of this, it has been concluded that a new site for a school within the village of Elsrickle would provide an opportunity to develop a bespoke building which would offer the full range of facilities sought in a modern primary school. The village of Elsrickle has historically developed in a linear form, along the course of the A721. The site proposed for the school adjoins the western edge of the settlement and is considered to represent a proportionate rounding off of the village that will have no notable adverse impact on either the existing settlement or on the designated Special Landscape Area. As a result it is considered that the proposal complies with Policy 3.
- 6.4 Policy 4: Development Management and Place Making of the adopted local development plan aims to give full consideration to the effect development has on its surroundings and to minimise and avoid adverse impacts upon amenity and road safety whilst promoting high quality, sustainable designs. With regards to design, the existing school cannot be retained due to the building being physically constrained and unfit for modern education purposes. This proposal will result in a purpose built school of modern design, suitable for current educational needs and represents notable improvements in terms of the schools energy efficiency. The modern design of the proposed school is also considered to successfully express current architectural fashion and given the nature of architectural styles and uses surrounding the school site, the new building will not affect the character of the local area. The proposed layout of the new school premises and adjoining MUGA pitch is considered to be acceptable, and will have no notable impact on either residential or visual amenity.
- 6.5 Policy 15: Natural and Historic Environment and associated Supplementary Guidance identifies a hierarchy of natural and historic designations where different degrees of protection will be required. An extended Phase 1 Habitat Survey has been submitted with the application, confirming that no potential ecological issues were identified and therefore the proposals will have limited local ecological impact. Within Special Landscape Areas, applicants are encouraged to design and site developments in a manner that ensures the landscape is not damaged, and to use the area's characteristics to inform the design concept. Policy NHE16 - Landscape advises that

development proposals should maintain and enhance landscape character, the pattern, scale and design of development within the landscape, the setting of settlements and buildings within the landscape, the historical qualities of the area and its sensitivity to change and skyline and hill features, including key views. The single storey school proposed has been designed in the form of a long rectangular block, reflecting the basic shape and form of agricultural type buildings typically found in the rural area. External materials are proposed to be a mixture of both modern and traditional materials, samples of which would be submitted for written approval prior to works commencing on site, ensuring satisfactory integration of the new building within the existing streetscape. The design concept is, therefore, deemed to be consistent with Policy 15 and its supplementary guidance.

- 6.6 Policy 2: Climate Change and the associated Supplementary Guidance seeks to, where possible, minimise and mitigate against the effects of climate change and sets out a range of criteria which new development should consider to achieve this. The proposed development is consistent with the criteria relevant to this type of development at this location in particular as it involves the development of an edge of settlement site; being sustainably located in terms of access to public transport; provides opportunities for active travel routes; and avoids areas of medium to high flood risk. The proposed development is therefore considered to be consistent with Policy 2 and with the guidance set out in the supplementary guidance.
- 6.7 In conclusion, the proposal complies with the adopted South Lanarkshire Local Development Plan and represents a further phase of the Council's Schools Modernisation Programme. It would result in improved educational and community facilities for the local area whilst residential amenity and road safety will not be adversely affected and the scale and design of the facility is considered to be of a high quality. The proposals are considered to be an acceptable form of development for the site and it is therefore recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies 2, 3, 4 and 15 of the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance. There would not be an adverse impact on amenity or road safety.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

**29 January 2018**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development Management Place Making and Design supplementary guidance



- ▶ Green Belt and Rural Area supplementary guidance
- ▶ Natural and Historic Environment supplementary guidance
- ▶ Neighbour notification letter dated 05.09.2017

▶ Consultations

Roads Development Management Team	06/10/2017
Black Mount Community Council	11/10/2017
Roads & Transportation Services (Flood Risk Management Section)	15/09/2017
West of Scotland Archaeology Service	19/09/2017
S.E.P.A.	13/10/2017
S.E.P.A.	28/11/2017
S.E.P.A.	11/12/2017
Environmental Services	07/11/2017

▶ Representations

Representation from : John & Ellen McCann  
Ministers Walk  
Elsrickle  
Biggar,  
DATED 25/09/2017

**Contact for Further Information**

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

Stuart Ramsay, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB

Ext 5267, (Tel: 01698 455267)

E-mail: [stuart.ramsay@southlanarkshire.gov.uk](mailto:stuart.ramsay@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That no consent is hereby granted for the type and distribution of external finishes as shown on the approved plan, and no work shall commence on site until samples of alternative materials have been submitted to and approved in writing by the Council as Planning Authority.
- 2 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 3 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 of the Council as Roads and Planning Authority.
- 4 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of the site onto the A 721, to the specification of the Council as Roads and Planning Authority.
- 5 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 43 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.
- 6 That before the development hereby approved is completed or brought into use, all of the parking and the bus drop-off spaces detailed on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 7 The surface of the vehicular accesses shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 8 That prior to any works commencing on site, details of a traffic management scheme during the construction and demolition phase indicating the circulation of vehicles and pedestrians during construction; the location of the site compound; and the location of parking areas for construction site workers and contractors, shall be submitted to and approved by the Council as Roads and Planning Authority and shall thereafter be implemented to the Council's satisfaction.
- 9 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.
- 10 That before the development hereby approved is completed or brought into use, school road markings shall be provided in association with;
  - a) the installation of new vehicle activated signage on the A721, Carnwath Road; and
  - b) the introduction of part time mandatory 20mph speed limit with flashing signage.

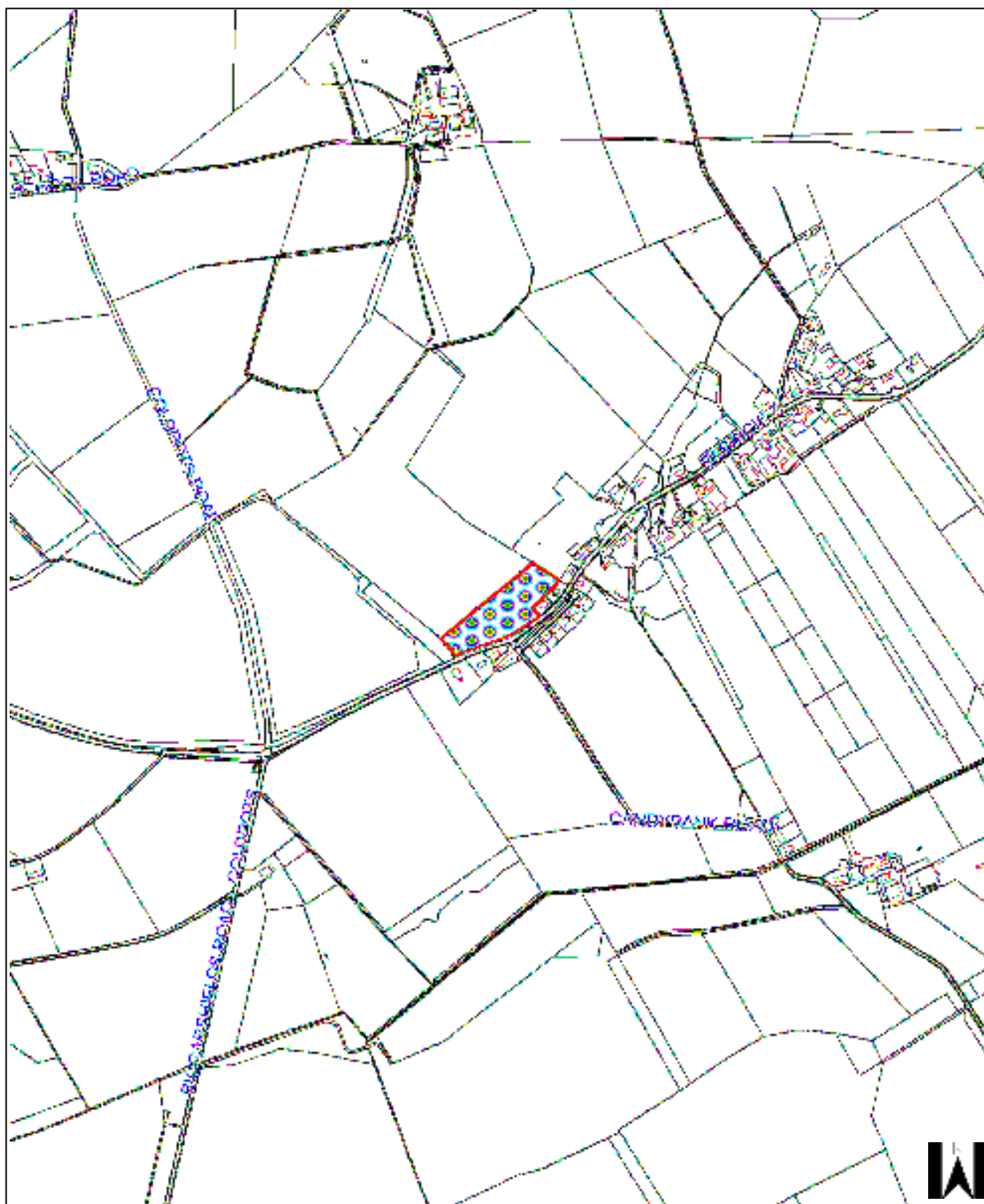
All works shall be in accordance with the guidance and specification of the Council as Roads Authority. The works shall be implemented through the promotion of a Traffic Regulation Order.

- 11 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 12 That the landscaping scheme hereby approved, indicated on drawing 60470271/001 Rev B (Landscape Design - General Arrangement), 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.
- 13 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority in agreement with the West of Scotland Archaeology Service.
- 14 Between the hours of 0800 and 2000 the measured noise rating level emitted from Heating Ventilation and Air Handling Units in connection with the School (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB when measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the measured noise rating level emitted from Heating Ventilation and Air Handling Units in connection with the School (LAeq (15mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB when measured in accordance with BS4142:2014 at buildings where people are likely to be affected.
- 15 That the school hereby approved shall not be occupied until the applicant provides written confirmation from SEPA to the Council as Planning Authority that the treatment of foul drainage at the site can be satisfactorily achieved. Unless otherwise agreed this shall consist of the provision of biological sewage treatment unit and discharge to a total soakaway.

## REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of amenity and in order to retain effective planning control.
- 3.1 In the interest of public safety
- 4.1 In the interest of public safety
- 5.1 In the interest of road safety
- 6.1 To ensure the provision of adequate parking and drop-off facilities within the site.
- 7.1 In the interest of public safety
- 8.1 In the interests of road safety.
- 9.1 In order to retain effective planning control
- 10.1 In the interest of road safety
- 11.1 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.
- 12.1 In the interests of amenity.
- 13.1 In order to safeguard any archaeological items of interest or finds.
- 14.1 In the interests of amenity.
- 15.1 To ensure the provision of a satisfactory sewerage system.

For information only



For information only