

Report

Report to:	Special Planning Committee
Date of Meeting:	22 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/05/0449
Planning Proposal:	Erection of New School and Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : inspireED
- Location : Carluke High School
Carluke

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: Capita Percy Thomas
- ◆ Council Area/Ward: 10 Carluke/Whitehill
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
- Policy RES1: Residential Areas

- ◆ Representation(s):
▶ 0 Objection Letters

◆ Consultation(s):

Environmental Services

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

Scottish Water

Architecture and Design Scotland

Carluke Community Council

Roads and Transportation Services (South Division)

Roads & Transportation Services H.Q.(Transportation)

Sports Scotland

Planning Application Report

1 Application Site

- 1.1 The application site relates to the existing Carluke High School located on the eastern edge of the settlement boundary of Carluke. The total site area is 4.99 hectares and there are vehicular and pedestrian access points from Carnwath Road (A721), which is the main entrance, and from Cairneymount Road in the north-eastern corner. The Carnwath Road entrance accesses a bus turning area and car park bounded by landscaped areas. Within the school curtilage beyond the car parking area is an existing public Leisure Centre containing a swimming pool, a fitness suite, gym hall, meeting rooms and some classroom space utilised by the school. The Leisure Centre has brick elevations and a sloping metal panelled roof. To the north and east of the Leisure Centre is the main school building which comprises of a series of interconnected wings. Whilst some of the smaller buildings are single-storey, the main complex is 4 storeys in height and flat roofed. The predominant external materials are brick and roughcast. In terms of its design, it is utilitarian and unappealing. To the east of the school building and Leisure Centre is a full-sized grass football pitch and to the north of the grass pitch is a hard court. To the west of the buildings are additional car parking and a landscaped area.
- 1.2 In terms of the surrounding area, the site is bounded to the south by residential dwellings and Carnwath Road, to the east (boundary at this point is steeply embanked up towards adjoining land), by agricultural land and scrubland, to the north by dwellings and vacant land subject of an outline consent for housing, to the west by sheltered housing, a janitor's house and landscaped area currently within the curtilage of the school.

2 Proposals

- 2.1 The site of the existing Carluke High School will be redeveloped as part of the Council's Schools Modernisation Programme to invest in new secondary schools. The programme for works involves the phased demolition of the existing school and redevelopment of the new building to ensure that pupils and staff can remain on site thereby avoiding the disruption of temporary decampment. The Leisure Centre will be retained and managed separately by the Leisure Trust.
- 2.2 The design and function of the new building orientates around a central street corridor, aligned on north-west/south-east axis. The street incorporates a dining hall, assembly room and drama studio. Linking out on either side of the street are 3 teaching blocks, each 3 storeys in height, and a single-storey administration block. The northern end of the corridor is terminated by a games hall and gymnasium. Externally, the most prominent building will be the street corridor which will be higher than the other blocks and distinguished by a rounded roof. The other buildings will be pitched roof apart from the games block which will incorporate a shallow arched roof. The external finish of the development comprises metal and timber cladding and brickwork with large areas of glazing and metal roofing.
- 2.3 The new school is to be built on the site of the existing sports pitches and, once finished, the existing school will be demolished. Within the area of the demolished school, a full-sized all-weather football pitch with floodlighting will be established. The pitch is to be bounded by a 5m high fence. A smaller 7-a-side grass pitch is to be laid out to the south of the artificial pitch.

- 2.4 The landscaping plan involves new tree planting, the creation of biodiversity areas and outdoor study areas. New car parking will be laid out in the south-western section whilst the existing car parking and bus turning area to the front of the Leisure Centre is to be retained. Vehicle access from the north-west will now be restricted to emergency use only.

3 Background

3.1 Local Plan Policy

In the adopted Lower Clydesdale Local Plan, the site is covered by Policy RES1: 'Residential Areas'. The priority is to protect residential amenity and ensure that new developments do not have an adverse effect upon local character and amenity.

3.2 Relevant Government Guidance/Advice

NPPG11: 'Sport, Physical Recreation and Open Space' recommends that demand for recreation be met and that existing sports pitches and open space should be retained. If recreational land is displaced by development, alternative facilities of similar quality and accessibility should be provided elsewhere.

3.3 Planning History

Earlier this year, a planning application (CL/05/0248) for a new school and sports centre was lodged. However, this particular proposal attracted 54 letters of objection and a petition against it containing 1172 signatures because it involved the demolition of the existing Leisure Centre and there was a perception that the proposed new facilities were below the standard of the existing. In recognition of this, the application was withdrawn.

4 Consultation(s)

- 4.1 **Roads & Transportation Services** – an assessment is required of existing and predicted transport modes, walking routes and, where necessary, appropriate safety measures should be introduced. Parking and cycle provision to comply with Roads & Transportation Services' guidelines. Need to consider how the school can continue to function during the construction period. Turning templates required to ensure bus and service vehicles can be accommodated within the site and any revised access routes. Access gates/fencing to be set back at least 6m from any junction to ensure that vehicles can pull off the road safely.

Response: It has been agreed with Roads & Transportation Services that these matters can be satisfactorily addressed by means of conditions.

- 4.2 **Sportscotland** – do not object in principle, however they have highlighted concerns regarding the proximity of an adjacent nursing home to the proposed sports pitches. In particular, evening use could impact upon residential amenity. They have also indicated that the retention of the Leisure Centre as well as separate indoor sports provision for the school amounts to duplication of facilities and cannot be judged to be best value. A condition should be imposed to ensure that the all-weather pitch has a synthetic surface.

Response: Within the nursing home/sheltered housing complex, there are mature trees situated alongside the boundary with the school. These trees, along with additional landscaping, will mitigate the effect of noise and light. Also, conditions can be applied to ensure the floodlights are suitably cowled and that no hardboards are positioned around the pitch perimeter to ensure noise is minimised. A condition can also be incorporated relative to surface treatment. The Leisure Centre is well used and open to the public during the day, unlike facilities at other schools which are only open to the public after school hours. It is important that the school has access to

sport when required and equally that the public service is not disrupted. Therefore, I do not accept that there has been duplication at the expense of best value.

- 4.3 **SEPA** – surface water should be treated in accordance with the principles of sustainable urban drainage. The development should comply with guidelines on construction, demolition and pollution control. They also need a reassurance from Scottish Water that existing capacity in the consented storm overflows and sewage treatment works is sufficient.

Response: Noted. A copy of the consultation response has been passed to the applicant who has been asked to take note of these issues. If planning permission is granted, the requirements of SEPA and Scottish Water shall be incorporated as conditions.

- 4.4 **Environmental Services** – construction noise and working hours shall be in compliance with current standards. Prior to demolition, a survey of asbestos should be carried out and, if discovered, removed under the terms of existing regulations. An action plan should be formulated in the event of contamination being encountered. Measures should be implemented to minimize the effect of lighting and noise upon surrounding properties.

Response: Environmental Health have separate legislation to control construction noise. A site investigation has concluded that contamination risks are unlikely. Environmental Health have subsequently agreed with the conclusion of the report. The other matters can be addressed by condition if consent is granted.

- 4.5 **Scottish Water** – are involved in discussions with the applicant on a suitable mitigation scheme to allow connection to their network.

Response: These discussions have still to be concluded and therefore a condition can be applied to ensure that sewerage and surface water disposal is to the satisfaction of Scottish Water.

- 4.6 **Architecture + Design Scotland** - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- ◆ The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
- ◆ Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- ◆ Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- ◆ The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- ◆ A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

4.7 **Carluke Community Council** – no response received.

Response: Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and the application was advertised in the local newspaper, following which no representations were received.

6 Assessment and Conclusions

6.1 The proposal involves the demolition of the existing school and replacement with a new building, together with a full-sized all-weather sports pitch, a 7-a-side grass park, landscaping and parking. The existing Leisure Centre will be retained on site and managed separately by the Leisure Trust.

6.2 The application site is covered by a residential land use policy in the local plan. This policy aims to protect residential amenity and the local character. There is already an existing school on site with all the associated activity and the replacement school will not result in any significant change in current circumstances. I am satisfied that the rearranged layout and position of the sports pitches will not adversely affect amenity as long as suitable conditions are implemented and, therefore, the local plan policy will not be compromised. The school and new car parking will be built upon current sports pitches, however new facilities will be relocated elsewhere within the site in recognition of government guidance contained in NPPG11: 'Sport, Physical Recreation and Open Space'.

6.3 Roads & Transportation Services require further assessments to be carried out on transport modes and walking routes. Scottish Water has still to reach agreement on sewerage provision. Consequently, these are issues which will have to be addressed, however these can be conditioned accordingly if planning permission is approved.

6.4 Archaeology and ecological surveys have been completed and there are no archaeological issues, however, avoidance of demolition during the nesting season and bat surveys are measures which have been recommended and SNH has endorsed these recommendations which can be covered by the use of conditions.

- 6.5 This project is an integral element of South Lanarkshire Council's schools modernisation programme which aims to improve educational standards. The proposal will replace a poor quality building with a modern and improved structure which can better serve the needs of school children and the wider community. I consider the proposal to be acceptable in terms of its impact on amenity and welcome the provision of improved facilities.

Iain Urquhart
Executive Director (Enterprise Resources)

12 August 2005

Previous References

- ◆ CL/05/0248 (withdrawn)

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (South Division) 08/07/2005
 - SEPA 25/07/2005
 - Architecture of Design Scotland 24/05/2005
 - Sportscotland 15/07/2005
 - Environmental Services 28/07/2005
 - Scottish Water 01/08/2005
- ▶ 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. 3186 (Tel : 01555 673186)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

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 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.
- 5 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 3 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That no trees identified as being retained on the approved plans shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 7 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.
- 8 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.
- 9 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 buildings 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.

- 10 That before the development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within or external to the site.
- 11 That before the development starts an assessment of the existing walking routes to the school site, together with a scheme identifying all the infrastructure required to enable these routes to safely accommodate the likely demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided.
- 12 That before the development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 13 That before the development starts a revised internal layout which ensures, adequate servicing and that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the approved layout shall be constructed.
- 14 That minimum parking provision, for all uses (including the Leisure Centre), within the development site should comply with the Council's Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 15 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 'Guidelines for Development Roads'.
- 16 That before the development starts 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 Planning Authority.
- 17 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved.
- 18 That no gates or other obstructions shall be erected within the first 6 metres of the access roads as measured from the edge of the public road.
- 19 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.
- 20 Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and shall be agreed with the Council as Planning Authority in consultation with SEPA.

- 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; the additional flow arising from the development will not cause or contribute to the premature operation of consented storm overflows and; the Mauldslee Sewerage Treatment Works has sufficient capacity to deal with surface and foul water from the development.
- 22 That before the development starts, details of the surface finishes, fencing and floodlighting for the all weather sports pitch shall be submitted to and approved by the Council as Planning Authority.
- 23 That before the development starts a Floodlighting and Noise Impact Assessment regarding the design and use of outdoor facilities shall be submitted to and approved by the Council as Planning Authority and the facilities shall not be operated until the recommendations of this report are implemented to the satisfaction of the Council.
- 24 Before the floodlighting is brought into operation, the lamps shall be cowled to prevent spillage of light onto the adjacent properties, all to the entire satisfaction of the Council as Planning Authority.
- 25 That no hard boards shall be erected around the perimeter of the all weather sports pitch.
- 26 That prior to the demolition the existing structure shall be surveyed for the presence of materials containing asbestos and if any asbestos is identified then it shall be removed in accordance with existing regulations.
- 27 That prior to the commencement of development a bat survey shall be carried out and a Bat Method Statement shall be prepared and implemented in the event of any bats being found during site preparation works. The bat survey and method statement shall be submitted to the Council in order that the potential impact upon bats may be assessed in consultation with Scottish Natural Heritage.
- 28 That no demolition shall be carried out during the bird nesting season which runs through April to July in any year. If demolition can not be avoided during this period then the buildings shall be surveyed and if any nests, eggs and young birds are found then demolition shall not take place in the area of the find until the young have fledged or a contingency plan has been implemented to move the young to a suitable wildlife rehabilitation centre in consultation with Scottish Natural Heritage.

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 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 To ensure the protection and maintenance of the existing mature trees within the site
- 7 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 In the interest of public safety.
- 11 In the interest of public safety.
- 12 In the interest of public safety.
- 13 In the interest of public safety.
- 14 To ensure the provision of adequate parking facilities to serve the development.
- 15 In the interest of public safety.
- 16 In the interest of public safety.
- 17 In the interest of public safety.
- 18 In the interest of public safety
- 19 To ensure the provision of a satisfactory land drainage system.
- 20 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 off-site flooding.
- 21 To ensure the provision of a satisfactory sewerage system.
- 22 These details have not been submitted or approved.
- 23 To safeguard the residential amenity of the area.
- 24 In the interests of amenity.
- 25 To safeguard the residential amenity of the area and minimise the level of noise from the all weather sports pitch.
- 26 In the interests of public health.
- 27 To prevent the disturbance of bats and their roosts.
- 28 To prevent the disturbance and harm of birds.

For information only

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