

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>8</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **6 July 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No            HM/10/0262  
 Planning Proposal:      Installation of MUGA Sports Pitch and Associated Fencing  
    (Amendment to HM/08/0594)

## 1 Summary Application Information

- Application Type :        Detailed Planning Application (Amend)
- Applicant :                South Lanarkshire Council
- Location :                 Townhill Primary School  
Melfort Road  
Hamilton

## 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:        RMJM
- ◆ Council Area/Ward:        18 Hamilton West and Earnock
- ◆ Policy Reference(s):      **South Lanarkshire Local Plan**  
Policy CTY 1 – Primary School Modernisation  
Policy RES 6 – Residential Land Use  
Policy DM 1 – Development Management  
Policy ENV 30 – New Development Design

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

## Environmental Services

# Planning Application Report

## 1 Application Site

- 1.1 The application site relates to land associated with the existing Townhill Primary School, Melfort Road, Hamilton. The site, which is largely rectangular in shape is located to the south of Melfort Road and is bounded predominately by residential properties.
- 1.2 Vehicular and pedestrian access exists from Melfort Road and there is another pedestrian access from Luss Brae.

## 2 Proposal(s)

- 2.1 Detailed planning consent has already been granted for the erection of a new primary school within the application site, reference HM/08/0594. The current proposal seeks planning permission to install a Multi Use Games Area (MUGA) sports pitch and associated fencing.
- 2.2 The proposed MUGA pitch will be located at the western corner of the school site adjacent to the grass sports pitch, approximately 37 metres from the nearest residential property. The pitch will be 36 metres long and 18 metres wide, approximately 648 square metres and will be surrounded by a 5 metre high weldmesh fence.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 The application site is located within a residential policy area in the South Lanarkshire Local Plan and is identified as a Primary School Modernisation Proposal. The relevant policies in terms of the assessment of the application are Policies RES 6 – Residential Land Use Policy, CTY 1 - Primary School Modernisation Proposal, DM 1 – Development Management Policy and ENV 30 – Development Design. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

### 3.2 Relevant Government Guidance/Advice

- 3.2.1 None directly relevant.

### 3.3 Planning History

- 3.3.1 Planning consent was granted for the erection of a new primary school on 16 December 2008, reference HM/08/0594.

## 4 Consultation(s)

- 4.1 Environmental Services – no objections to the amended proposal subject to the imposition of standard informatives relating to noise, contamination and demolition and pest control.  
Response: Noted. It is advised that these requirements can be addressed through the use of planning conditions and informatives, where appropriate.

## **5 Representation(s)**

- 5.1 Statutory Neighbour Notification was undertaken and no objections have been received.

## **6 Assessment and Conclusions**

- 6.1 This application relates to the installation of a MUGA pitch and associated fencing for a new primary school within the grounds of the existing Townhill Primary School and is part of Phase 2 of South Lanarkshire Council's Primary Schools' Modernisation Programme. The determining issues in consideration of this application are its compliance with local plan policy and its impact on the amenity of adjacent properties.
- 6.2 In terms of local plan policy, the application site is located within a residential land use area and is identified as a Primary School Modernisation Proposal. Indeed the principle of a new school at the site has already been established with the issue of consent HM/08/0594. The proposals therefore do not raise any policy issues in terms of principle.
- 6.3 In terms of the details associated with the amended proposal, Policies DM 1 – Development Management and ENV 30 – Development Design are relevant to the assessment of the application. Policy DM 1 generally requires new development to have due regard to the layout, form, design and local context of the area and Policy ENV 30 requires all new development to promote quality and sustainability in its design.
- 6.4 The proposed installation of the MUGA sports pitch and associated fencing are considered to be small in scale when compared with the proposed school itself. In addition no objections have been received as a result of both the consultation and neighbour notification processes. I am satisfied that the amended proposal meets the terms of the relevant policies.
- 6.5 In summary, the amended proposal is a small component of the wider project to modernise schools in the Council's area. The proposal raises no contentious issues from a land use or amenity perspective. The issue of consent is therefore fully justified and I recommend that planning consent be issued.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies CTY 1 – Primary School Modernisation, RES 6 – Residential Land Use Policy, DM 1 – Development Management and ENV 30 – Development Design of the South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**14 June 2010**

**Previous References**

- ◆ HM/08/0594

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Environmental Services

15/06/2010

- ▶ Representations  
None

**Contact for Further Information**

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

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E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## Detailed Planning Application (Amend)

PAPER APART – APPLICATION NUMBER : HM/10/0262

### **CONDITIONS**

- 1      This decision relates to drawing numbers:  
3174.60 (00) 001  
3174.60 (00) 702
- 2      The development hereby permitted shall be started within three years of the date of this permission.
- 3      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.

### **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.

For information only

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