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| Report to: | Planning Committee |
| Date of Meeting: | 7 September 2010 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | HM/10/0346 |
| Planning Proposal: | Erection of 2 Storey Primary School, Installation of CCTV Cameras and Associated Car Parking, Playground, Landscaping and MUGA Pitch |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : Council Depot
Summerlee Road
Larkhall
ML9 2UH

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

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

3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**
Policy CTY 1 – Primary School Modernisation Proposal
Policy RES 6 – Residential Land Use
Policy DM 1 – Development Management
Policy ENV 30 – New Development Design
Policy ENV35 – Water Supply
Policy ENV 36 – Foul Drainage and Sewerage
Policy ENV 37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):

| | | |
|---|---|-------------------|
| ▶ | 0 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comments Letters |

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

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

Roads & Transportation Services H.Q. (Geotechnical)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site relates to the former roads depot at Summerlee Road, Larkhall. The site is approximately 1.6 hectares and is relatively flat with a marginal fall from north west to south east. The site is bounded to the west by Summerlee Road beyond which the land drops steeply to the railway line at Merryton Station and to the east by open countryside which forms part of the Larkhall community growth area. There are residential properties located to the north west and to the south of the application site and there are no mature trees within the site.
- 1.2 The site is currently occupied by a variety of office buildings, temporary accommodation, storage units and parking areas with turning circles for roads depot vehicles.
- 1.3 A number of technical and supplementary reports e.g. Design and Geotechnical, accompany the application.

2 Proposal(s)

- 2.1 This detailed planning application proposes the erection of a 2 storey primary school, installation of CCTV cameras and associated car parking, playground, landscaping and MUGA pitch.
- 2.2 All existing buildings will be demolished and the site cleared for the new school. An element of the existing accommodation to the south will be maintained during construction of the new school for use as site accommodation.
- 2.3 A number of road improvements are proposed by the Roads department for Summerlee Road to be implemented when the site is vacated including new traffic signals at the junction of Summerlee Road and an improved pedestrian pavement however these do not form part of this application.
- 2.4 A new site entrance will be located approximately 20 metres to the south of the existing site access off Summerlee Road. Car parking which takes account future expansion of the school and public access will be located on the western side of the application site adjacent to Summerlee Road. The playground will be located on the eastern side of the playground and a new MUGA (multi use games area) pitch with a 5 metre fence enclosure is proposed to the south of the site, directly connected to the school playground and surrounded by a planted zone. The pitch location allows the opportunity for community access in relation to the adjacent Larkhall community growth area. A shared surface area will be located to the north of the proposed school and will provide a drop off point for service vehicles for deliveries/uplifts and refuse collection.
- 2.5 In terms of landscaping there will be a new planting belt along part of the southern and western boundaries to act as a privacy barrier between the school and adjacent neighbouring properties and to conceal car parking, bin storage and sprinkler tanks. There will be a landscaped area to the north of the site to provide an outdoor classroom and environmental garden.
- 2.6 The new school will be two storey and will be of a modern design with a single pitch roof sloping down towards the playground to the east. This will accommodate both the primary school and the nursery, the latter of which is located on the western side

of the proposed school. The ground floor will accommodate 7 classrooms, assembly hall/stage, kitchen and dining area, office, stores, cloakroom and toilets. The upper floor will accommodate 7 classrooms, library, staff room, break out rooms/go spaces, tutorial room, plant, book stores and toilets.

- 2.7 Externally the building will be finished in buff and white facing brickwork, grey aluminium standing seam roof, grey PPC aluminium windows, black insulated metal cladding panels and a glazed curtain wall system will coloured film inserts.
- 2.8 There will be 2 column mounted CCTV cameras in close proximity to the north west and south west corners of the proposed school. A chamber for future CCTV provision will be located towards the north eastern side of the proposed playground.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the South Lanarkshire Local Plan the application site is affected by both Policy RES6 – Residential Land Use and Policy DM1 – Development Management. Policy RES6 states that the Council will resist any developments which will be detrimental to the amenity of these areas. Policy DM1 requires that all applications for planning permission shall take fully into account the local context and built form. Policy ENV37 – Sustainable Urban Drainage Systems promotes the use of SUD systems. Policy ENV30 – Development Design requires all new development to promote quality and sustainability in its design, whereas Policies ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that any development is satisfactorily served by both a suitable water supply and foul and surface water sewerage infrastructure.
- 3.1.2 In addition to the above the existing Glengowan School has been identified in the South Lanarkshire Local Plan as a Primary School Modernisation Proposal (CTY 1).

3.2 Relevant Government Guidance/Advice

- 3.2.1 Given the scale and nature of the proposal there is no government guidance/advice directly applicable.

3.3 Planning History

- 3.3.1 There is no recent planning history relative to this site.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton Area)** - have offered no objections to the proposal subject to standard conditions relating to provision for a turning space, formation of a footway and sightlines being adhered to. In addition the vehicle and pedestrian gates should open inwards at the school. It is also commented that traffic signals should be installed at Hamilton Street and Hamilton Road junction and that traffic signals, traffic calming and the new footway design are to be constructed on a rechargeable basis by the contractor and the developer and that work will be phase with the traffic lights being installed prior to the school construction works commencing. Furthermore traffic calming and the footway are to follow after the school has been constructed.

Response: Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate. It should be noted however that

the traffic signals, traffic calming and new footway are outwith the application site therefore planning conditions cannot be imposed in this regard. These issues will be addressed through the use of advisory notes.

- 4.2 **S.E.P.A. (West Region)** - have offered no objection to the proposal, subject to the imposition of conditions relating to the discharge of surface water in accordance with the principles of the sustainable urban drainage system (SUDS) manual (C697) published by CIRIA. In addition construction and demolition works should be carried out with due regard to the SEPA's guidelines on avoidance of pollution. Additionally it is advised that the applicant should contact Scottish Water with regard to the discharge of foul and surface water drainage to the public sewerage system. No objections have been raised to the proposed development on flood risk grounds.

Response: Noted. These requirements can be addressed through the use of planning conditions, where appropriate.

- 4.3 **Scottish Water** – have offered no objection to the proposal and have confirmed that the Water Treatment Works currently has the capacity to service the proposed development. In addition the principal of S.U.D.S is supported and technical approval will be required.

Response: Noted and an informative would be attached to any consent granted advising the applicant to make contact with Scottish Water as requested.

- 4.4 **Environmental Services** – no objections subject to standard conditions relating to noise and a contaminated land investigation assessment report and a standard informative relating to noise.

Response: Noted.

- 4.5 **Roads & Transportation Services H.Q. (Geotechnical)** – no objections subject to conditions to ensure that the recommendations of the mineral stability report are carried forward into the design, that remediation of contaminants is carried out in accordance with the reports. In addition no construction work shall commence until the bing material along the eastern boundary has been investigated for spontaneous or induced combustion to the satisfaction of South Lanarkshire Council as Planning Authority. The investigation shall include additional loss on ignition or calorific value testing if required and shall make recommendations on the re-use of the material. The recommendations of the approved report shall be carried forward into the design.

Response: Noted. These requirements can be addressed through the use of planning conditions

- 4.6 **Roads & Transportation Services H.Q. (Flooding)** - no objection to the proposed development subject to design criteria relating to Sustainable Urban Drainage Systems and Flood Risk being satisfied through the completion of self certification documentation.

Response: Noted. A copy of the self certification document has been sent to the agent.

- 4.7 **Education Resources** – have offered no objection to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out and the application was advertised due to the scale and nature of operations. No letters of representation were received in connection with the proposals.

6 Assessment and Conclusions

- 6.1 The application proposes the demolition of the existing primary school and seeks consent for the erection of replacement school, installation of CCTV cameras, landscaping, car parking and associated works, including a MUGA pitch (multi use games area). The key issues in the assessment of the application are whether the proposal accords with government guidance and advice, local plan policy and its impact on residential amenity.
- 6.2 In terms of local plan policy, the application site is an existing roads depot within an area designated as residential within the South Lanarkshire Local Plan. At present the depot can operate twenty four hours a day seven days a week depending on road related matters. It is also, from a visual perspective not the most attractive land use. Clearly the proposal presents an opportunity to comprehensively redevelop and enhance the amenity of the site. From a land use and policy perspective the local plan acknowledges that schools are a component of a residential area and therefore the introduction of a new school raises no issues from a land use point of view. Furthermore, the South Lanarkshire Local Plan also identifies the school as being a Primary School Modernisation Proposal (CTY 1) albeit on its present site. The spirit therefore of the proposal is therefore reflective of local plan policy.
- 6.3 In terms of impact on amenity I am confident that this will be positive. The scale, orientation and proximity of the proposed school in relation to surrounding properties is such that I am of the opinion that there will be no adverse impact on either neighbouring properties, in terms of overlooking or overshadowing, or the character of the area in general, resultant from the school building itself. Indeed I am confident that the majority of residents will view the redevelopment of the depot and a positive improvement.
- 6.4 No adverse comments have been received from the statutory consultees and no third party letters of representation have been received, the latter suggesting qualified support for the proposal from residents that are most likely to be affected.
- 6.5 In conclusion, the proposal forms part of the wider project to modernise schools in the Council's area. A new school will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Government. The proposal, from a planning point of view is satisfactory. Accordingly, in view of the above, it is recommended that planning consent be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with policies RES6 – Residential Land Use, DM 1 – Development Management, ENV 30 – Development Design, ENV 35 – Water Supply, ENV 36 – Foul Drainage and Sewerage and ENV 37 – Sustainable Urban Drainage Systems of the Adopted South Lanarkshire Local Plan. The proposal also forms part of the wider project to modernise schools within South Lanarkshire Council's area.

Colin McDowall
Executive Director (Enterprise Resources)

23 August 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Neighbour notification letter dated 14 July 2010
- ▶ Advert dated 29 July 2010
- ▶ Habitat and protected species survey 2010
- ▶ Geotechnical assessment dated May 2010
- ▶ Environmental Site Assessment dated November 2009
- ▶ Drainage impact and flood risk assessment dated May 2010
- ▶ Mineral stability assessments – May 2010 (Draft) and July 2010 (Final).
- ▶ Design statement dated July 2010

▶ Consultations

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| Education Resources | 23/07/2010 |
| Roads & Transportation Services H.Q. (Flooding) | 28/07/2010 |
| Environmental Services | 22/07/2010 |
| Roads and Transportation Services (Hamilton Area) | 14/07/2010 |
| S.E.P.A. (West Region) | 19/08/2010 |
| Scottish Water | 24/08/2010 |
| Roads & Transportation Services H.Q. (Geotechnical) | 19/08/2010 |

- ▶ Representations
None

Contact for Further Information

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

Murray Reid, Planning Officer, Hamilton Area Office
Ext 3521 (Tel :01698 453521)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
AL(00)121
AL(00)120 A
AL(00)100 B
AL(01)100 A
AL(01)101 A
AL(02)100
AL(02)110
AL(01)102A
AL(03)100A
AL(03)101A
AP(09)100A
AP(09)101A
AP(09)102A
LL(90)02
- 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 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.
- 7 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 6 above, shall be erected and

thereafter maintained to the satisfaction of the Council.

- 8 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.
- 9 Development shall not commence until an assessment of the potential for the proposed use to cause noise nuisance including, if applicable, noise produced by the ventilation equipment, to occupants in neighbouring properties, has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 10 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities has been submitted to and approved by the Council as Planning Authority. The report shall identify any measures required to ensure that there is minimal noise impact on neighbouring properties and shall include issues such as management of the facilities and hours of operation. Any measures required to minimise noise shall be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 11 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.
- 12 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority.
- 13 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 requirements.

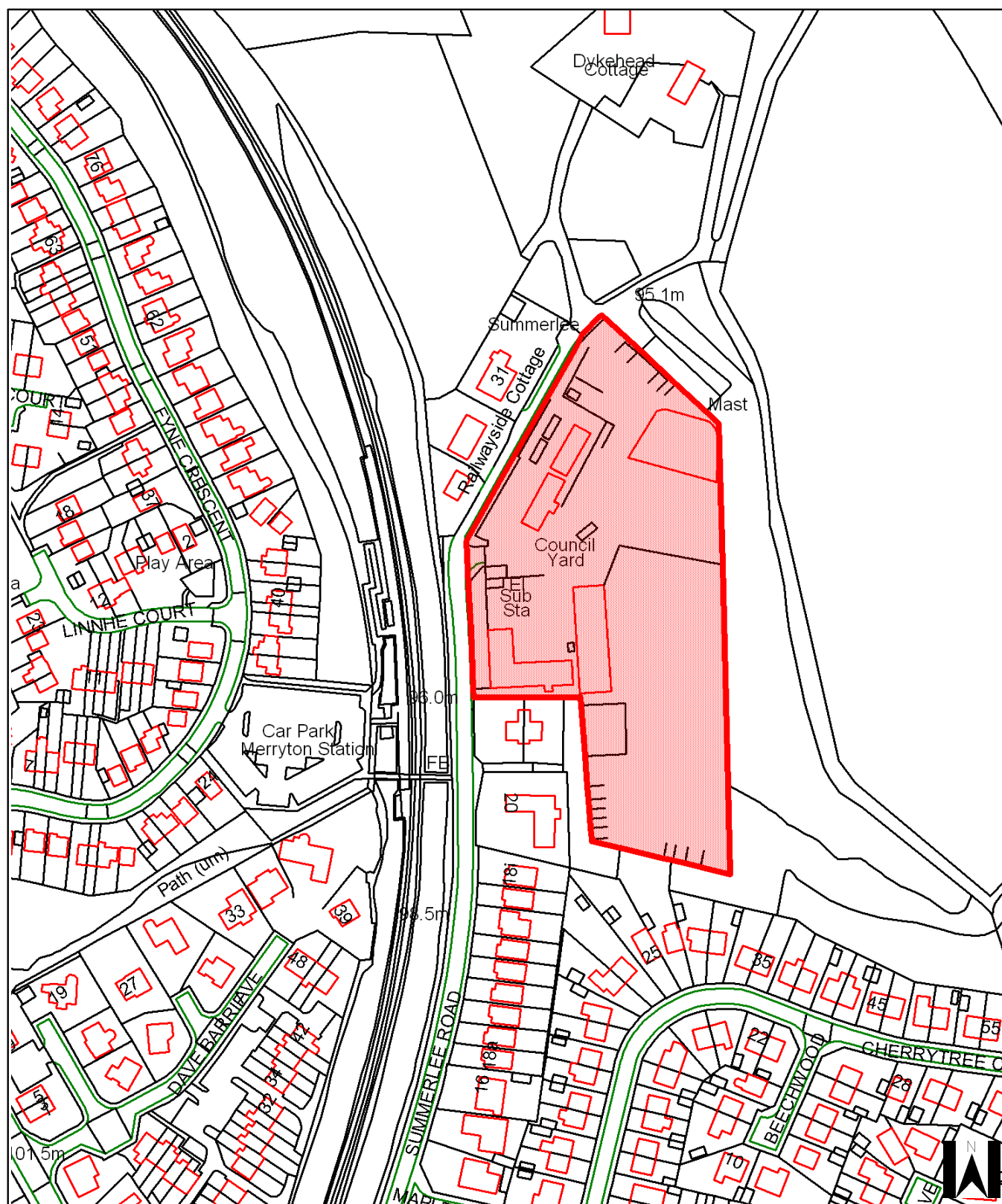
- 14 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 15 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 14 above.
- 16 That no construction work shall commence until the bing material along the eastern boundary has been investigated for spontaneous or induced combustion to the satisfaction of South Lanarkshire Council as Planning Authority. The investigation shall include additional loss on ignition or calorific value testing if required and shall make recommendations on the re-use of the material. The recommendations of the approved report shall be carried forward into the design.
- 17 That the recommendations of the mineral stability report shall be carried forward into the design.
- 18 That the remediation of contaminants is carried out in accordance with the Geotechnical and Environmental Assessment reports dated November 2009 and May 2010 respectively.
- 19 That before the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 20 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the south east side of the site between 18 and 22 Summerlee Road to the specification of the Council as Roads and Planning Authority.
- 21 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 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.
- 22 The vehicle and pedestrian gates should open inwards at the school.
- 23 Prior to the commencement of works on site, details of the traffic calming device that is required to be installed adjacent to the footway at 18-22 Summerlee Road, shall be submitted to and approved in writing by the Council.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 To minimise noise disturbance to adjacent occupants.
- 10 To minimise noise disturbance to adjacent occupants.
- 11 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 12 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 13 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.
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the appropriate future development of the site.
- 17 To ensure the mineral stability of the site.
- 18 To ensure the site is free from contamination.
- 19 In the interests of public safety.
- 20 In the interests of public safety.
- 21 In the interests of road safety.
- 22 In the interests of traffic and public safety.
- 23 In the interests of public safety.

For information only



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