

Report

Report to:	Planning Committee
Date of Meeting:	13 August 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0824
Planning proposal:	Erection of five classroom extension with ancillary accommodation, additional external works to perimeter fence, MUGA pitch, car park and landscaping.

1 Summary application information

Application type:	Detailed planning application
Applicant:	South Lanarkshire Council
Location:	St Charles' Primary School Harvester Avenue Cambuslang G72 7ZU

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: Jonathan Wilson
- ♦ Council Area/Ward: 14 Cambuslang East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2015**
Policy 4 Development management and placemaking
Policy 6 General urban area/settlements

Supplementary Guidance 3: Development Management, Placemaking and Design

Policy DM1 Design

**Proposed South Lanarkshire Local
Development Plan 2**
Policy 3 General Urban Areas
Policy 5 Development Management and
Placemaking
Policy DM1 New Development Design

◆ **Representation(s):**

▶	9	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

Halfway Community Council

Planning Application Report

1 Application Site

- 1.1 The application site covers an area of approximately 9800 sqm (0.98ha) and consists of the existing St. Charles Primary School in Newton Farm village. The site is surrounded by residential dwellings directly to the south, east and west and is also opposite a roundabout to the south with further housing beyond. To the north-east is a wooded area and open space. In addition, to the south-east is an area of vacant land which has been recently flattened and thinned out by the landowner.

2 Proposal(s)

- 2.1 The application relates to the extension of an existing school. The extension will be a permanent replacement to an existing temporary extension which will be moved to the north of the site for the extent of the build. The new extension will be two storey and will house 5 classrooms and associated facilities.
- 2.2 The moving of the temporary building was originally included in the proposal, however, it has since been established that the works are permitted development.

3 Background

3.1 Local Plan Status

- 3.1.1 The site is within the established residential settlement of Newton and is, therefore, subject to Policy 6 – General Urban Area/Settlements. Policy 4 - Development Management and Place Making applies to all applications.
- 3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 3 and 5 are relevant.

3.2 Planning Background

The school was established by virtue of planning application CR/09/0160 granted in December 2009.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management)** – no objections subject to the provision of appropriate parking spaces and the implementation of a Traffic Management Plan (TMP) during construction.
Response: Noted. These conditions have been attached.
- 4.2 **Roads and Transportation Services (Flood Risk Management)** – no objections subject to the provision of SUDs facilities.

Response: Noted. This condition has been attached.

4.3 **Scottish Water** – no objections

Response: Noted.

4.4 **Halfway Community Council** – no response to date.

Response: Noted

4.5 **Environmental Services** – no objections.

Response: Noted

5 Representation(s)

5.1 Following statutory neighbour notification and advertisement in the East Kilbride News, 9 letters of objection have been received. The points raised are summarised as follows:

(a) **The proposal will reduce value of property and impede view.**

Response: Neither matter is a material planning consideration and cannot be taken into account in the assessment of the application. However, in planning terms, the proposed extension is a significant distance from the nearest residential properties and considered to be acceptable.

(b) **The school is already busy and the increase of 160 pupils will exacerbate this.**

Response: Education Resources have confirmed that the ratio of playground to pupils is suitable. In addition, the increased number of children can be managed appropriately.

(c) **The proposal will result in a loss of daylight and privacy to the neighbouring properties together with the loss of natural horizon.**

Response: The proposed extension is a significant distance from the nearest residential properties. There are no window to window distances within 20 metres.

(d) **The playground is 4 metres from the nearest residential properties. This extension will dramatically increase noise impact.**

Response: Whilst the footpath entrance is close to the residential properties, the playground is separated from the boundary by a landscaped area which is approximately 18 metres away.

(e) **The area around Newton has changed dramatically over the last 7 years and has permanently changed the locality from a rural area to an urbanised area.**

Response: The locality has been developed in line with the approved development plans.

(f) **A number of works have already been carried out to enable construction works. These do not have planning permission and have resulted in the loss of habitat and trees and the increase of noise, smell and the generation of dust. This has also resulted in damage to existing buildings. In addition, the works to move the existing extension have already been carried out.**

Response: The works outwith the site have not been carried out by the Council in relation to the proposal. These works, which do not require planning permission,

have been carried out by the landowner and have been checked on site by both Education Resources and Planning Services. Any alleged damage to property would be a separate legal matter between the relevant parties. As these works do not require planning permission, no ecological reports have been submitted to the Planning Service, however, these have been raised with Scottish Natural Heritage and the Council's Countryside and Greenspace. Education Resources have advised that the proposed site compound will be located within the site on the current MUGA pitch. The works to move the temporary extension do not require planning permission.

(g) A number of properties in the locality have not been notified, why not?

Response: All properties within the required 20 metre buffer area have been notified. A number of additional properties have also been notified as they are directly opposite. Notification was carried out on 3 June 2019. In addition, the application was advertised in the Rutherglen Reformer on 12 June 2019. All the details of those notified is on the planning portal.

(h) The residents should be advised as to who will provide them with compensation for the upheaval with the proposed works. Residents should not be made to live within a construction area and, therefore, our house should be compulsory purchased.

Response: Construction is an accepted part of any development and the applicants (in this instance Education Resources) are subject to the usual controls in terms of hours of operation and health and safety.

(i) There is a discrepancy in the orientation and positioning of the site in the drawings.

Response: The drawings have been checked on site and with the relevant mapping systems and are accurate.

(j) Minutes from the meeting with the case officer and the residents on 20 June 2019 should be provided.

Response: The above meeting was a normal Q and A meeting to provide information relating to the planning application and no minutes were taken. For the record, the issues discussed related to providing the application plans, the process for submitting representations, details on the neighbour notification process, issues relating to works outwith the site and the history of the locality in planning terms. The case officer asked for information to be submitted in writing and this was subsequently provided together with follow up letters to which the relevant responses were sent.

(k) The proposal will result in the overdevelopment of the site and a reduction in the playground space.

Response: The extension is in proportion with the site. A sizeable playground, including a MUGA pitch, will be maintained. In addition, the extension will be constructed using similar materials to the existing building to ensure it appears as if original. The extension will permanently replace a temporary extension which has been in situ for approximately 4 years.

(l) A number of representations haven't been listed on the portal.

Response: All the representation received are now on the portal. Usually letters appear approximately two days after they have been received to allow for redaction of personal information.

- (m) **The temporary classrooms are being relocated to directly opposite the bedroom windows on Newton Farm Road.**

Response: As discussed, the relocation of the portacabins does not require planning permission and they will only be in situ for the length of construction.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application for detailed planning permission are the proposal's compliance with the adopted local development plan, and its relationship with both the properties recently constructed in the vicinity and those which have been in situ for a number of years.
- 6.2 The adopted South Lanarkshire Local Development Plan identifies the site as within Newton village. For the purposes of this application, policies 4 and 6 are relevant. Policy 4 – Development Management and Placemaking, Policy 6 – General Urban Areas and Policy DM1 – Design require that all planning applications take account of the local context and built form and are compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. All developments require to have no significant adverse impact on the local environment and to enhance its quality and appearance. The site relates to the existing school at St. Charles Primary which is located between Newton Farm Road and Harvester Road. The proposal will result in a permanent extension to the school. To make way, an existing temporary portacabin extension will be relocated to the east of the site for the duration of the construction.
- 6.3 The proposed extension will be constructed along the south-western boundary of the site facing the existing roundabout on Harvester Avenue. The structure will be two storey and will house 5 classrooms – 2 on the ground floor and 3 on the upper floor. The new extension will be approximately 9.6m high and will have a floor space of approximately 250 sqm. The buildings comprise a link piece to the existing building and the classroom block which includes additional toilets and escape stair. The new classroom block is a similar height to the existing two storey building facades. The curved form is due to the proximity to the boundary fence and curved road at the roundabout. This allows the extension to be pushed to the boundary thereby maintaining usable playground space. This also provides an architectural focal point for the area. The development will raise no privacy issues and the existing car park and access can accommodate the proposal.
- 6.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 3 and 5 in the Proposed plan.

- 6.5 None of the statutory consultees have objected to the proposal and none of the matters raised through representations would justify refusal of the planning application. Given this, it is recommended that detailed planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 4, 6, 12 and DM1 of the South Lanarkshire Local Development Plan 2015 and policies 3, 5, 11 and DM1 of the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 1 August 2019

Previous references

- ◆ CR/09/0160

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 3 June 2019
- ▶ Consultations
 - Roads Development Management Team ...07.2019
 - Environmental Services 10.06.2019
 - Roads Flood Risk Management 21.06.2019
 - Scottish Water 07.06.2019
- ▶ Representations Dated:
 - James Gibson, 65 Leighton Court, Newton Farm Road, Cambuslang, G72 6WL 18.06.2019
 - Mr David Gray, 24 Newton Farm Road, Cambuslang, South Lanarkshire, G72 7UJ 01.07.2019
 - Mrs Joan Reilly, 73 Leighton Court, Newton Farm Road, Cambuslang, Glasgow, South Lanarkshire, G72 6WL 16.06.2019
 - David Gray, 20 Newton Farm Road, Cambuslang, Glasgow, South Lanarkshire, G72 7UJ 26.06.2019
 - Cora Zonfrillo, Via Email 25.06.2019

David Gray, By Email	02.07.2019
Mr Lindfield, No Address Given	02.07.2019
David And Branda Gray, No Address Given	02.07.2019
Cora Zonfrillo, 20 Newton Farm Road, Cambuslang, Glasgow, South Lanarkshire, G72 7UJ	02.07.2019

Contact for further information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455048
Email: iain.morton@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

Reason: 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.

02. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. 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 designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

04. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. 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 Condition4 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

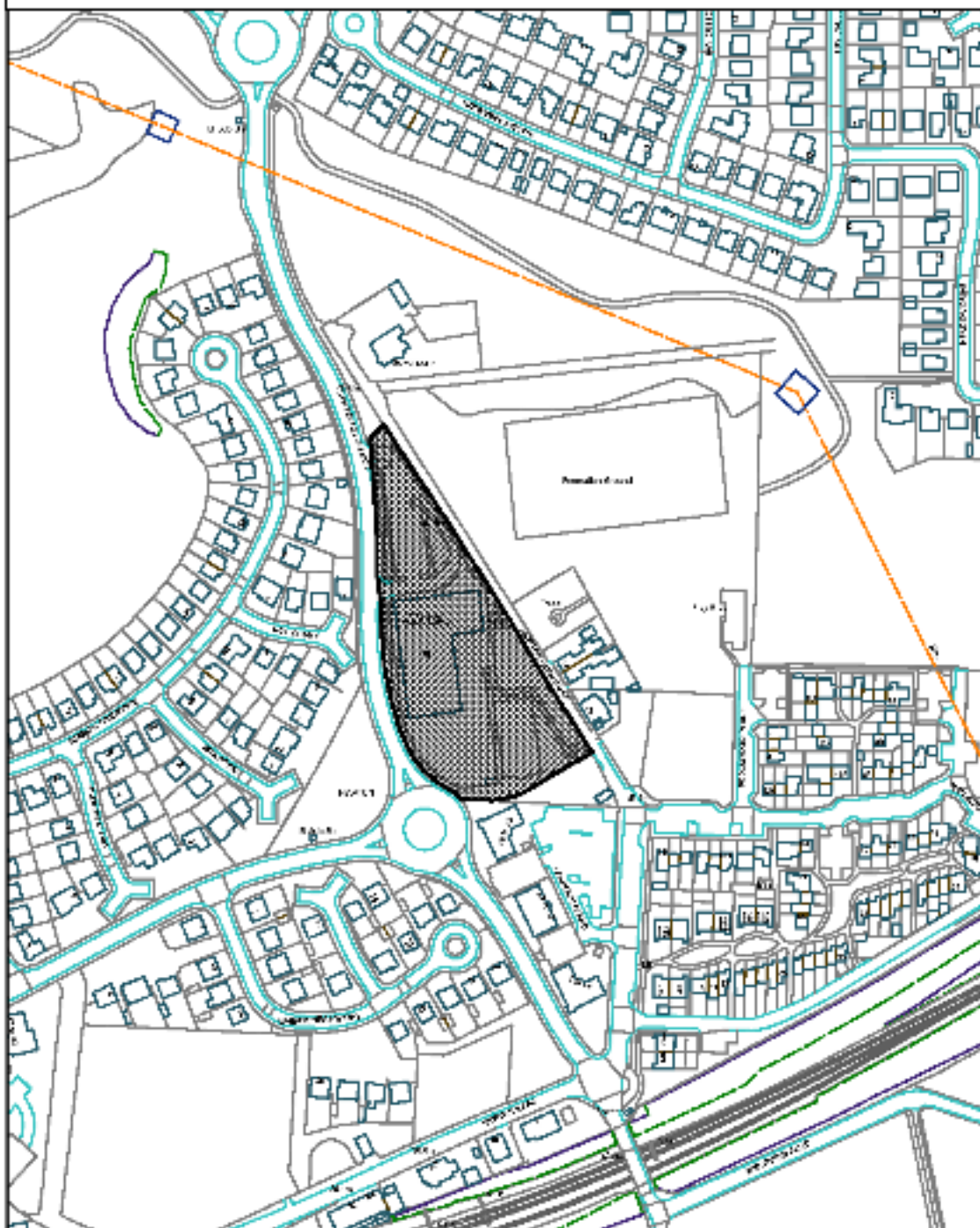
06. That before any development commences on site a Traffic Management Plan (TMP) shall be submitted to and approved by the Council as Planning Authority and thereafter shall be maintained to the satisfaction of the Council. The TMP shall include a compound layout, car parking facilities and wheel washing facilities. In addition, unless otherwise agreed, all works (including vehicle movements) shall be prohibited at the following times:

08:45hrs - 09:15hrs

14:45hrs - 15:15hrs

P/19/0824

St Charles Primary School, Harvester Avenue, Cambuslang



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Scale
1:2,000
Date
10/07/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development