

	<h1>Report</h1>	Agenda Item <h2>8</h2>
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Report to: **Planning Committee**
 Date of Meeting: **25 August 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0253
 Planning Proposal: Erection of Replacement Primary School, Nursery, Grass and MUGA Pitches, Associated Car Parking, Infrastructure and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease (Scotland) Ltd
- Location : Crawforddyke Primary School
Eastfield Road
Carluke
ML8 4NZ

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: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Proposal CTY1: Primary School Modernisation
 - Policy RES6: Residential Land Use
 - Policy DM1: Development Management
 - Policy ENV30 : New Development Design

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

- ◆ Consultation(s):

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

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SportScotland

Roads and Transportation Services (South Division)

Carluke Community Council

Community Resources

Planning Application Report

1 Application Site

- 1.1 The application site (approximately 1.95 hectares) relates to land associated with the existing Crawforddyke Primary School at Eastfield Road in Carluke. The site consists of the existing school buildings and surrounding play area and grass football pitch. The main school building is two storey in height with a flat roof. It is roughly L-shape with random projections and has a utilitarian box like appearance. To the rear are huts whilst the front is marked by a line of mature trees. The perimeter is defined by a metal palistrade fence. Topographically the site is relatively flat with a slight north/south slope. The surrounding area is predominately residential in character serviced by a network of feeder roads.
- 1.2 The site is bounded to the east and north by extensive amenity/recreational areas (with ancillary footpath network) and to the south and west by Eastfield Road and beyond by two storey terraced dwellings.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a replacement school with associated landscaping, roads infrastructure, a multi-purpose games court and a replacement grass pitch. Access to the site is to be taken off Eastfield Road with separate accesses for vehicles and pedestrians. It is proposed to form 48 parking spaces (plus 3 disabled). A cycle rack will be installed close to the car park.
- 2.2 The new school will be two storey in height with elevations finished in facing brick and timber cladding. All roofs will be mono-pitched and clad in aluminum. The building will be rectangular in shape with a central projection which will be clad in timber to provide visual interest, whilst the rest of the building will have a brick finish. It will contain 10 classrooms, a play room, gym hall, dining room, offices and storage space. The principle elevation and entrances will front onto Eastfield Road.
- 2.3 A multi-use pitch (18m by 36m) is to be located in the north-west corner. An equipped nursery play area will be located to the front of the building. The remaining play ground will comprise a mixture of hard and soft landscaping.
- 2.4 The existing school will remain in operation during construction of the new school and will thereafter be used as a decant facility for the schools modernization programme. Once the decant role has been fulfilled the existing school will be demolished and a grass football pitch (81m by 54m) formed in its place. A 2.4 m high weld mesh fence will be established around the perimeter.
- 2.5 In addition to plans the applicant has enclosed supporting statements on drainage, flood risk, habitat, ground conditions and energy efficiency. In that respect to accord with the objectives of energy efficiency and renewables a combined gas/biomass boiler system and light sensors will be utilised.

3 Background

3.1 Local Plan Status

- 3.1.1 In the South Lanarkshire Local Plan (Adopted) the relevant Policies are RES6: Residential Land Use, ENV30: Development Design, DM1: Development Management and Proposal CTY1: Primary School Modernisation. Policy RES6 aims to protect the residential character of the area from inappropriate uses. Proposal CTY1 identifies the application site as part of the Council's modernisation

programme. Policies ENV30 and DM1 promote high quality, sustainable designs which respect the local context and avoid adverse impact upon amenity and road safety.

3.2 **Relevant Government Advice/Policy**

3.2.1 None relevant.

3.3 **Planning History**

3.3.1 None Relevant.

4 **Consultation(s)**

4.1 **Roads and Transportation Services** – the Divisional Engineer has no objections to the application, subject to a number of conditions relating to access and parking provision.

Response: Noted. I propose to attach conditions to any consent granted in relation to access and parking.

4.2 **Environmental Services** – no objections subject to conditions relating to noise assessment and dust control.

Response: Noted. If consent is granted appropriate conditions can be attached.

4.3 **Scottish Water** – no objection subject to the installation of a Sustainable Urban Drainage System (SUDS).

Response: If permission is granted a condition covering SUDS can be attached.

4.4 **Community Resources (Arboricultural Manager)** – Poplars on the site are in decline and in the future could represent a hazard. Therefore a replacement scheme is recommended.

Response: A suitable condition can be used to cover this matter.

4.5 **Education Resources** – No objections.

Response: Noted.

4.6 **SEPA** – No objections subject to conditions relating to the verification of the flood risk.

Response: Appropriate conditions can be applied.

4.7 **Roads and Transportation Services (Flooding Unit)** - No objections.

Response: Noted.

4.8 **SportScotland** – No objections subject to provision of the grass pitch (81m by 54m) to replace the existing facility.

Response: Noted. The submitted plans show the indicative position of the replacement pitch on the site of the existing school. A condition will require the pitch to be provided once the school is demolished.

4.9 **Carlisle Community Council** – No response received.

Response: Noted

5. **Representation(s)**

5.1 Following the carrying out of statutory neighbour notification no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The main determining issues in this instance are the extent to which the proposal complies with the adopted local plan and its effect on the amenity of the area.
- 6.2 The site lies within a residential area where Policy RES 6 of the South Lanarkshire Local Plan applies. This policy requires the amenity of existing residential areas to be protected from the introduction of inappropriate uses. The application site consists of the existing school grounds. I am satisfied that a primary school is an entirely appropriate use within this residential area. More specifically the site is affected by proposal CTY1: Primary School Modernisation which identifies it as part of the Council's modernisation programme. Accordingly, the proposal is compatible with land use policy and is acceptable in principle.
- 6.3 Policies ENV30 and DM1 aims to give full consideration to local surroundings and avoid adverse impacts upon amenity and road safety whilst promoting high quality, sustainable designs. The proposal relates to a replacement school on the site of an existing school therefore there will be no significant changes in circumstances affecting the locality in respect of the new proposal. The design is more compact, cohesive, and visually attractive than the existing. The proposed building will be set a sufficient distance from the nearest dwellings thereby ensuring that amenity and privacy can be adequately protected. The renewable energy efficiency measures meet Council and National Standards. The MUGA and grass pitches will be available for community use. I am satisfied that this will not generate any adverse residential amenity issues, especially given similar uses already operate at the school. Therefore in considering the above I conclude the proposed development is consistent with relevant local plan policies and proposals.
- 6.4 The new school will provide a new up-to-date school with facilities to present day standards and with its new access, drop-off and turning facilities will remove conflict with other road users. There have been no adverse comments from consultees and no objections have been received from the local community.
- 6.5 I conclude that the proposal complies with local plan policy is acceptable in terms of impact on local amenity, I therefore welcome this improvement in local educational facilities.

7 Reasons for Decision

- 7.1 The proposal complies with Policies RES6, ENV30, DM1 and proposal CTY1 of the South Lanarkshire Local Plan (Adopted) and there would be no adverse impact on the residential or visual amenity of the area.

Colin McDowall
Executive Director (Enterprise Resources)

18 August 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Community Resources 18/06/2009
 - Environmental Services 06/07/2009
 - Scottish Water 03/07/2009
 - Roads and Transportation Services (South Division) 26/06/2009
 - SEPA (West Region) (Flooding)
 - Roads & Transportation Services HQ (Flooding)
 - SportScotland
- ▶ Representations
 - None

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 ML11 7JT
Ext 3186 (Tel :01555 673186)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 The development hereby permitted shall be started within three 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 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.
- 4 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.
- 5 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.
- 6 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 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 Dropped kerbs and guardrails shall be provided, to the specification of the Council as Planning Authority, at the entrance to the school car park, with dropped crossings for disabled access.
- 8 That signing and lining details for the school entrance area shall be submitted to and approved by the Council and thereafter implemented by the developer prior to the occupation of the development hereby approved.
- 9 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 10 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 nearby dwellings, 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.

- 11 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities and other activities within the site 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.
- 12 Prior to development commencing on site, details of the proposed floodlighting scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling (including colouring); lux contours/distribution diagrams and column type/colour. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning 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 the development hereby approved shall not be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a sewerage and water scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority.
- 15 That before development starts, full details on the design of the pump house, gas meter, bin store, cycle racks and nursery play area, shown on the approved site plan, shall be submitted to and approved by the Council as Planning Authority.
- 16 This decision relates to drawing numbers:
AL (00) 105B, AL (03) 101, AP (09) 101, AP (09) 102, AP (09) 103, AL (02) 101, AL (02) 102
- 17 Prior to the commencement of work, details of the location, design and specification of the replacement grass pitch shall be submitted to and approved by the Council as Local Authority. For the avoidance of doubt the pitch shall measure a minimum 81m by 54m and incorporate appropriate run-off areas and lateral strip.
- 18 That the grass pitch approved under the terms of condition 17 above, shall be completed within six months of the demolition of the existing school within the

application site and in any event within 5 years from the date of this Consent.

- 19 That prior to the commencement of work, a report and plans confirming the culvert flood relief level, road, watercourse (bed, water and bank) levels along with minimum platform or FFL to verify that flood risk is low shall be submitted to and approved by the Council as Planning Authority in consultation with SEPA.
- 20 That the existing overland flow pathways shall be maintained in perpetuity.
- 21 That prior to any work starting on site, a bat survey shall be undertaken by a recognised consultant. A survey, incorporating any mitigation measures, shall be submitted for the approval of the Council as Planning Authority and thereafter implemented to its satisfaction. If a bat roost be found during construction/demolition, then the roost must not be disturbed and an appropriate licence shall be obtained from the Scottish Government as early as possible and before work proceeds

REASONS

- 1 To comply with the terms of the Town and Country Planning etc. (Scotland) Act 2006.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interest of public safety.
- 8 In the interest of public safety.
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 To minimise noise disturbance to adjacent occupants.
- 11 To minimise noise disturbance to adjacent occupants.
- 12 To minimise the risk of nuisance from light pollution to nearby occupants.
- 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 that the development is served by an appropriate effluent disposal system and water supply.
- 15 In the interests of amenity and in order to retain effective planning control.
- 16 For avoidance of doubt.
- 17 The position of the replacement grass pitch shown on the site plan is indicative only and details and specifications have not been submitted.
- 18 To ensure the availability of adequate outdoor sports facilities.
- 19 To ensure that the application site and surrounding properties are not affected by adverse flood risks.
- 20 To protect the application site and surrounding properties from adverse flood risks.
- 21 To ensure the on-going viability of bats, a European Protected Species.

For information only

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