

	<h1>Report</h1>	Agenda Item <h2>5</h2>
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Report to: **Planning Committee**
 Date of Meeting: **1 December 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/09/0471
 Planning Proposal: Erection of New Primary School

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : Newfield Primary School, Muirhead, Stonehouse

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: Holmes Partnership
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 Policy CTY 1 – Primary School Modernisation Proposal
 Policy RES 6 – Residential Land Use Policy
 Policy DM 1 – Development Management Policy
 Policy ENV 29 – Development Design

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 1 Comments Letter

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Roads & Transportation Services H.Q. (Geotechnical)

Scottish Water

Sportscotland

Education Resources

Stonehouse Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to land associated with the existing Newfield Primary School which is located on Muirhead in Stonehouse. The site is located within the school grounds, it measures approximately 1.6 hectares and is essentially rectangular in shape. The site is bounded on all sides by residential properties. Vehicular and pedestrian access to the site is via Muirhead.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a new primary school within the site. The proposal involves a tandem build project whereby the new school building would be erected on the existing blaes sports pitch with a new sports pitch measuring 60 metres x 40 metres being formed on the footprint of the existing school building following its demolition. The submitted details show an indicative location of the new pitch located to the east of the new school building, however, its exact position would be confirmed at a later date. The proposal forms part of Phase 2 of the South Lanarkshire Council Primary Schools Modernisation Programme.
- 2.2 The new school building would be located to the west of the existing school building and would incorporate a floor area of approximately 2276 square metres. The main part of the building would be single storey in height with additional height incorporated into the building in the gym area. The building would be of a contemporary design incorporating a mix of flat and mono-pitched aluminium standing seam roofs. The exterior walls of the building would be finished partly in dark brown facing brick and partly in white facing brick and the windows and doors would be finished in aluminium.
- 2.3 The building would incorporate 8 classrooms, gym with changing facilities, kitchen, dining room, GP room, boiler plant room, toilets, office/storage facilities and a playroom. The proposal also incorporates a playground with associated landscaping and an environmental garden. The site would be accessed via Muirhead onto a one way system within the school grounds and car parking would be provided both within the school grounds and along the front of the site.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within a residential policy area in the adopted 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 29 – 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 relevant.

3.3 Planning History

3.3.1 There is no recent planning history relating to this site.

4 Consultation(s)

4.1 **Environmental Services** – have no objections to the proposal subject to conditions and informatives relating to potential noise from the outdoor pitch and construction activities, dust mitigation and health and safety matters relating to the demolition of the existing school and the operation of the new school.

Response: Noted and any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

4.2 **Roads and Transportation Services (Hamilton Area)** - have no objections to the application subject to conditions requiring the provision of acceptable visibility splays, pedestrian guardrails, appropriate street markings, adequate car parking, footway provision and appropriately located gates. They have also advised that the existing lighting column on Muirhead at the proposed drop off area would have to be re-located as part of the proposal.

Response: Noted and any consent granted would incorporate appropriately worded conditions to address the matters raised.

4.3 **Roads & Transportation Services H.Q. (Flooding)** – have no objection to the proposed development subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self certification document.

Response: Noted and any consent granted would incorporate a condition to ensure the provision of a sustainable urban drainage system as part of the development. A copy of the required self certification document would also be forwarded to the applicant's agent.

4.4 **Roads & Transportation Services H.Q. (Geotechnical)** – have no objections to the proposal. There are no issues with retaining structures or slopes which might need verification by analysis and there are no mineral support issues which need to be addressed prior to planning consent being granted.

Response: Noted.

4.5 **Scottish Water** – no response to date.

Response: Noted.

4.6 **Sportscotland** – have no objections to the proposal subject to the replacement pitch being properly constructed. A condition should be imposed in any grant of planning permission requiring the submission of full details of the proposed pitch (which should be of dimensions 60mx40m excluding run-offs) including method of construction, drainage and surface gradients for the written approval of the Council prior to the commencement of development. In addition, a condition should be imposed requiring that the new pitch be fully operational within 1 year of the new school opening. It is noted that a grass pitch is proposed, Sportscotland recommends that primary school pitches have a synthetic surface, as these offer far greater playing capacity, it would also offer much more scope for use of the pitch by the community outwith school hours.

Response: Due to the length of time that the existing school building would be utilised as a decant facility for Stonehouse Primary School and the time period involved in future demolition works the Council's Education Resources requested a relaxation of Sportscotland's condition requiring the new pitch to be fully operational within 1 year of the new school opening and requested that this time period be extended to 3 years. Whilst Sportscotland considered that 3 years is a long time for

a school not to have access to outdoor space for PE they agreed to the amended time period suggested by the Council as the new school would benefit from the provision of a better quality pitch than the blaes pitch which is currently in place. The applicant has confirmed in writing that the new pitch would have a synthetic surface in line with SportsScotland's recommendation rather than grass and any consent granted would incorporate appropriately worded conditions to address the matters relating to the provision of the new pitch.

- 4.7 **Education Resources** – have no objections to the application. As discussed, Education Resources requested a relaxation of SportsScotland's condition requiring the new pitch to be fully operational within 1 year of the new school opening and requested that this time period be extended to 3 years which has been agreed by SportsScotland.

Response: Noted and any consent granted would incorporate appropriately worded conditions to address matters relating to the provision of the new pitch.

- 4.8 **Stonehouse Community Council** – have no objections to the application, however, they have raised the following observations:

- (a) **The application makes no mention of when the future 60m x 40m grass sports pitch will be installed and the drawings only make mention of “future” sports pitch. Details of the completion of the sports pitch should be clearly indicated as a condition within the planning consent and should go as far as detailing a specific time scale i.e. within three months of school build completion.**

Response: Any consent granted would incorporate a condition to ensure that the new pitch is fully operational within 3 years of the new school opening as discussed and agreed with SportsScotland.

- (b) **There is no mention of any lighting for the sports pitch area. This should be included within the application as it would offer local clubs and societies the use of a community area.**

Response: No artificial lighting is proposed for the pitch.

- (c) **Full details of road cleaning and construction operational times should be detailed within the planning application and full details of the boundary fencing should be detailed within the planning conditions.**

Response: I am satisfied that the matters relating to road cleaning and boundary fencing could be adequately addressed through the use of appropriately worded conditions incorporated into any consent granted. In addition, an informative could be attached to any consent granted advising the applicant of acceptable hours for construction activities at the site.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and one letter of comment was received in relation to this application. The matters raised are summarised as follows:

- (a) **During the construction period what arrangements have been made for construction staff to park their cars and as the existing school is not closing until the new school is built, how and where will the pupils travelling by car be dropped off.**

Response: The applicant is currently investigating suitable off-site staff car parking so as not to add to the current congestion issues on Muirhead. Any

consent granted would incorporate a condition requiring the submission of details relating to the phasing and proposed construction programme including the strategy for site staff car parking and the proposed route for construction traffic.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The application relates to the erection of a new primary school within the grounds of the existing Newfield Primary School and the proposal forms part of Phase 2 of the South Lanarkshire Council 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 policy area in the adopted South Lanarkshire Local Plan and is identified as a Primary School Modernisation Proposal. The relevant policies covering the site in this instance are Policies RES 6 – Residential Land Use Policy and Policy CTY 1 - Primary School Modernisation Proposal. As the application site relates to an area of land located within the grounds of an existing educational facility and within an area designated for residential development and the site is identified as a Primary School Modernisation Proposal the site's proposed use as an educational facility is considered to be acceptable and in accordance with the above policies. It is considered, therefore, that the proposal raises no policy issues.
- 6.3 In terms of the detail of the proposal Policies DM 1 – Development Management Policy and ENV 29 – 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 29 requires all new development to promote quality and sustainability in its design. I am satisfied that the scale and general layout of the new school is acceptable, that the building is of a high quality design incorporating a suitably high standard of finish materials and that its design will be in keeping with existing development in the surrounding area. I am also satisfied that the building will be positioned in an acceptable location with a sufficient distance proposed between the building and adjacent residential properties to ensure that there will be no adverse impact on those properties in terms of overlooking, overshadowing or loss of general outlook. Furthermore, Roads and Transportation Services are satisfied that the proposal raises no traffic or road safety issues and that the required car parking can be accommodated within the site. Again, I am satisfied that the proposal meets the terms of the above policies.
- 6.4 In summary, the proposal forms part of the wider project to modernise schools in the Council's area and is considered to be acceptable and in accordance with local plan policy. I, therefore, raise no objection to the proposal and recommend that planning consent be granted.

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 RES 6 – Residential Land Use Policy, CTY 1 – Primary School Modernisation Proposal, DM 1 – Development Management and ENV 29 – Development Design of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

24 November 2009
Previous References
None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services	05/10/09
Roads and Transportation Services (Hamilton Area)	30/10/09
Roads & Transportation Services H.Q. (Flooding)	20/10/09
Roads and Transportation Services (Geotechnical)	17/11/09 & 23/11/09
Sportscotland	12/11/09 & 20/11/09
Education Resources	09/11/09
Stonehouse Community Council	09/11/09
Roads & Transportation (Geotechnical)	10/11/09

- ▶ Representations

Representation from : Mr Ian Phillips, 38 Muirhead, Stonehouse, ML9 3HQ, DATED
01/10/2009

Contact for Further Information

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton
Ext 3508 (Tel :01698 453508)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/09/0471

CONDITIONS

- 1 This decision relates to drawing numbers:
AL (00) 001
AL (00) 005

AL (01) 001
AL (01) 002
AL (03) 001
AL (03) 002
AP (09) 001
AP (09) 002
AP (09) 003
LL (90) 01

- 2 That 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.
- 4 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.
- 5 That before any work commences on the site, a scheme of landscaping shall be submitted to and approved by the Council as Planning Authority 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.
- 6 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.
- 7 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.
- 8 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 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 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.

- 10 That the school shall not be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 11 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.
- 12 Prior to development commencing on site, details of any 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 before the development hereby approved is completed or brought into use pedestrian guardrails with high visibility railings shall be installed at the exits from the school to the satisfaction of the Council as Planning and Roads Authority. Details of the guardrails shall be submitted to and approved in writing by the Council prior to any work commencing on site.
- 14 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 and constructed to the satisfaction of the Council as Planning and thereafter shall be maintained to the entire satisfaction of the said Authority.
- 15 That before the development hereby approved is completed or brought into use, the new vehicular access shall be constructed with a 6 metre radius kerb and a 6 metre wide carriageway and so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 16 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed to the rear of the drop off area to the specification of the Council as Roads and Planning Authority.
- 17 That the gates to the car park shall be set back 10 metres from the heel kerb.
- 18 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.

- 19 The surface of the access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 20 That the existing lighting column on Muirhead adjacent to the drop off area shall be re-located to the satisfaction of the Council as Planning and Roads Authority.
- 21 That before any work commences on site full details of the proposed pitch (which shall be of dimensions 60mx40m excluding run-offs) including method of construction, drainage and surface gradients shall be submitted to and approved by the Council as Planning Authority.
- 22 That the new pitch required under the terms of Condition 21 above shall be fully operational within 3 years of the new school opening to the satisfaction of the Council as Planning Authority.
- 23 That notwithstanding the terms of Condition 13 above before the development hereby approved is completed or brought into use school keep clear zig zag markings and pedestrian guard rails shall be installed over the entire site frontage excluding the drop off points to the satisfaction of the Council as Planning and Roads Authority.
- 24 Development shall not commence until details of all surface finishes to parking bays, parking courts and curtilage parking areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.
- 25 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.
- 26 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 27 That before any work commences on site details of the phasing of the development and proposed construction programme including the strategy for site staff car parking and the proposed route for construction traffic shall be submitted to and approved by the Council as Planning Authority.

- 28 That wheel washing facilities shall be installed at the entrance/exit to the site in order that all vehicles leaving the site are kept clear and free from debris. The applicant or subsequent operator(s) shall at all times be responsible for the removal of mud and other materials deposited on both the public and private highways leading to the site by vehicles entering or leaving the site.
- 29 That all disabled parking bays shall measure 6.0 m x 2.5 m to the satisfaction of the Council as Planning and Roads 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.
- 4 In the interests of the visual amenity of the area.
- 5 To safeguard the residential amenity of the area.
- 6 In the interests of amenity.
- 7 In the interests of amenity.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 To ensure the provision of an acceptable sewerage system.
- 10 To ensure the provision of an acceptable sewerage system.
- 11 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.
- 12 To safeguard the amenity of the area.
- 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 road safety
- 19 In the interest of public safety
- 20 In the interest of public safety
- 21 In the interests of amenity.
- 22 In the interests of amenity and in order to retain effective planning control.
- 23 In the interest of public safety
- 24 These details have not been submitted or approved.
- 25 To minimise noise disturbance to adjacent occupants.
- 26 To minimise the risk of nuisance from dust to nearby occupants.
- 27 In the interests of amenity.
- 28 To prevent deleterious material being carried into the highway.
- 29 To ensure the provision of adequate parking facilities to serve the development.

HM/09/0471

Newfield Primary School, Muirhead, Stonehouse

Planning and Building Standards Services

Scale: 1: 2500

For information only

For information only

