

Report

Report to:	Special Planning Committee
Date of Meeting:	7 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	HM/05/0022
Planning Proposal:	Residential Development

1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : Turner & Townsend Project Management Ltd
- Location : Earnock High School
Wellhall Road
Hamilton

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Outline Permission – Subject to Conditions (based on the conditions attached).

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Keppie Planning Ltd
- ◆ Council Area/Ward: 45 Earnock
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy RES1 – Residential Areas General

◆ Representation(s):

- ▶ 1 Objection Letter
- ▶ 1 Support Letter

◆ Consultation(s):

Strathclyde Police - Community Safety Dept. (SLC)

Coal Authority Mining Reports Office

Environmental Services

Leisure Services (Arboriculture)

Roads and Transportation Services (Hamilton Area)

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

Scottish Power - use 'Power Systems'

Scottish Gas, Digital Records Department 'TRANSCO'

Scottish Water

West of Scotland Archaeology Service

Hillhouse & Earnock Community Council

Sports Scotland

Planning Application Report

1 Application Site

- 1.1 This application relates to the site of Earnock High School which is located on Wellhall Road in the south-western part of the town. The site is surrounded mainly by residential properties on Royellen Avenue/Rederech Crescent to the west, Earnock Gardens to the south, Lady Watson Gardens to the south east and Woodfoot Road/Jura Gardens to the east. A church also abuts the site to the east (to the south of Jura Gardens), whilst a petrol station and a group of shops sit on either side of the Wellhall Road frontage.
- 1.2 The application site also contains an existing pub which is situated alongside the present access to the school.

2 Proposal(s)

- 2.1 Outline planning consent is sought for the residential use of the site, accessed via a spur from the existing Wellhall Road/Hillhouse Road roundabout through land currently occupied by the Avon pub.

3 Background

3.1 Government Policy/Advice:

- 3.1.1 SPP3 'Planning for Housing' encourages the re-use of previously developed land in preference to greenfield land provided that a satisfactory residential environment can be created.
- 3.1.2 National Planning Policy Guidance 11 entitled 'Sport, Physical Recreation and Open Space' advises of a general presumption against the redevelopment of playing fields and sports pitches and confirms that they should not be redeveloped except where alternative provision of equal community benefit and accessibility would be available or where there is a clear over provision in the wider area.

3.2 Local Plan Status

- 3.2.1 The site is covered by Policy RES1 of the adopted local plan which seeks to protect the residential amenity of the area. Proposals involving residential development will therefore be acceptable in principle.

3.3 Planning Background

- 3.3.1 This proposed development forms part of the SLC Public Private Partnership involving the construction of new schools across the area. It is intended that the pupils from Earnock High will be transferred to a new school to be built in Blantyre.
- 3.3.2 A separate outline application for residential development of the site was lodged in May 2004 (HM/04/0370), proposing that access be taken at three separate access points, namely the existing school access on Wellhall Road, a new access on Rederech Crescent and a new access through a Church car park on Woodfoot Road. That proposal has since been revised and the application is also being considered on this agenda.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – advise that the formation of a forth arm from the roundabout is the preferred access option for the proposed development. Improvements to the roundabout will be required and the approach and entry widths of Wellhall Road (eastbound) will require to be improved, as will the entry width on Hillhouse Road. The proposal will assist in improving road safety and will also improve the operation of the adjacent roundabout by removing the arm into Jura Gardens, access to which would be taken from the proposed new road. The removal of the existing pub access would also be beneficial in terms of road safety. In terms of wider traffic impact, it is recognised that this development would have an impact on overall journey times along Wellhall Road. It is the Council's longer term objective to construct a link road at Peacock Cross and a revised traffic management system around Almada Street. However, more immediate short term mitigation measures will be required to improve capacity on this busy road network and to this end a contribution of £35k will be made towards such improvements.
Response: Noted. The capital contribution shall be incorporated into the sale of the land by the Council to the developer.
- 4.2 **Environmental Services** – have no objections to the proposal subject to a contaminated land survey being carried out.
Response: This will be covered by condition.
- 4.3 **Scottish Water** – object to the application unless the applicant either pays for upgrading of existing infrastructure or promotes a scheme that does not compromise the quality or quantity of discharge.
Response: This aspect will be dealt with more fully at detailed application stage. However, in further discussion about the schools projects generally, Scottish Water have indicated that the existing system should be able to accommodate the proposed development.
- 4.4 **SEPA** - raise the issue of foul drainage and request that consent is withheld until Scottish Water confirm that acceptance of foul drainage arising from the development will not cause or contribute to the premature operation of existing consented storm overflows and that sufficient capacity exists within the network.
Response: As mentioned above, Scottish Water have indicated that the existing system will be able to accommodate the proposed development in light of the existing level of development on the site.
- 4.5 **Power Systems** – advise that they have an operational sub-station and underground cables within the vicinity of the development. Without knowing whether the plant will be affected by any proposed development, they have no option but to object at the present time.
Response: Again, this matter would be dealt with fully as part of any detailed application. Any alteration to statutory undertakers apparatus requires to be agreed with the operator and paid for by the developer.
- 4.6 **West of Scotland Archaeology Service**- no issues raised.
Response: Noted.
- 4.7 **TRANSCO**- No issues raised.

Response: Noted

- 4.8 **SportScotland** – refer to government advice which presumes against the loss of playing fields and point out that the current development proposal will result in the loss of one full size blaes pitch and a grass pitch. However, SportScotland are also aware of wider proposals by the Council to offset the loss of pitches at various schools by providing enhanced facilities at the new schools and to undertake upgrading works at Jock Stein recreation ground which is located in neighbouring Hillhouse. They are satisfied that these proposed works will be of at least equal community benefit and therefore consistent with government advice. However, there needs to be an assurance that these works will be delivered to an agreed timescale and to an appropriate standard. Without such a guarantee, SportScotland would object to the application as it stands.

SportScotland also highlight the importance of providing open space, including for informal recreation, within the development site in accordance with the Council's Residential Development Guidelines.

Response: This matter has been the subject of discussion between the Council and SportScotland and it has been agreed that the most appropriate vehicle to secure the timeous delivery of the proposed and upgraded facilities at the Jock Stein recreation ground is an Agreement under Section 69 of the Local Government (Scotland) Act 1973. At time of writing, the signing of such an Agreement is imminent and a verbal update shall be given at Committee. In terms of open space provision within any future development, any such proposals will have to comply with the Council's Residential Development Guidelines in all respects.

- 4.9 **Strathclyde Police** - No response.
- 4.10 **Coal Mining Authority Reports Office** - No response.
- 4.11 **Leisure Services (Arboriculture)** – Advise that there are a number of important trees within the site which should be retained.
Response: A tree survey will be required as part of any reserved matters.
- 4.12 **Hillhouse and Earnock Community Council** - No response.

5 Representation(s)

- 5.1 One letter of objection and one letter of support have been received from local residents.
- 5.2 Grounds of objection can be summarised as follows:

(a) Nearby residents will suffer disturbance from traffic noise.

Response: Traffic noise will be no greater than normally expected within an urban residential area.

(b) The proposals show alterations to Jura Gardens (existing entrance closed, new entrance formed). This is a private road, therefore these alterations cannot be carried out.

Response: The submitted plan indicates how these improvements could be made with the agreement of the owners. However, they do not form part of the current proposal and are not critical to the success of the proposed access arrangements.

(c) Why is this access required when there is already an existing access to the school?

Response: The existing access is not so well located in relation to nearby access points and the Hillhouse Road roundabout, making right hand turns exiting the site particularly difficult without permanent traffic controls which in turn could not be implemented without seriously impeding traffic flows. The proposed access represents the best option in terms of traffic and pedestrian safety as well as ensuring the ease of traffic flows within this busy area.

- 5.3 The **letter of support** highlights the high volume of traffic on Woodfoot Road as well as the problems of congestion at the shops on Wellhall Road and at the adjacent junction with Royellen Avenue, located immediately to the west of the school entrance. Support is given to the access arrangements proposed as part of this application as opposed to the proposed access points proposed in the initial application (see para 3.2.2).

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 This application relates to the site of Earnock High School which is to close down as part of the school renewal programme. The proposal entails the use of the land for residential development, accessed via a new arm from the existing Hillhouse/Wellhall Road roundabout. A separate application for the same land use but involving different access arrangements is also being considered on this agenda.
- 6.2 The main issues to be assessed in determining this application relate to compliance with local plan policy, satisfactory access provision, traffic generation and loss of playing fields.
- 6.3 In policy terms, the site lies within a residential area where proposals involving residential development will obviously be acceptable in principle. Access is proposed through land currently occupied by the Avon pub. This arrangement represents the preferred option in terms of road safety and maintaining an acceptable traffic flow within this increasingly busy local road network. Indeed, the proposal would potentially improve the operation of an adjacent roundabout junction at Woodfoot Road/Wellhall Road by removing the poorly positioned entrance to Jura Gardens.
- 6.4 In terms of the wider traffic impact, a contribution of £35k will be taken from this development towards the implementation of short term mitigation measures designed to improve capacity on this busy road network. In the longer term it is intended that a link road will be constructed at Peacock Cross in order to alleviate congestion.
- 6.5 The site presently contains a blaes pitch and a grass playing field. Government policy presumes against the loss of playing fields and sports pitches unless it can be

demonstrated that there would be no loss of amenity and that alternative provision of equal community benefit and accessibility would be available. In this respect the Council have prepared and submitted to SportScotland a strategic statement in which the issue of sports pitch provision in the Hamilton area is considered. This statement has been produced to address the loss of pitches at various school sites resulting from the rebuilding programme and advises that the Council are committed to providing enhanced facilities at the new/upgraded schools and to undertake works at the Jock Stein recreation ground involving both upgrading of existing facilities and the provision of new facilities. The Jock Stein ground is located approximately 1 mile from Earnock School and will serve the same community. The delivery of these facilities both timeously and to a specified standard has been agreed with SportScotland and is to be formalised by legal agreement. SportScotland are satisfied that the end result will be the provision of facilities of at least equal benefit to those presently available.

6.6 In view of the above, I recommend that consent is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

23 June 2005

Previous References

♦ HM/04/0370

List of Background Papers

▶ Application Form	
▶ Application Plans	
▶ Consultations	
Environmental Services	10/02/2005 18/02/2005
Roads and Transportation Services (Hamilton Area)	20/05/2005
S.E.P.A (West Region)	No date
Scottish Power – use ‘Power Systems’	No date
Scottish Gas, Digital Records Department	No date
Scottish Water	No date
West of Scotland Archaeology Service	No date
SportsScotland	No date
Leisure Services (Arboriculture)	No date

► Representations

Representation from : S. Campbell, 3 Jura Gardens, Hamilton, ML3 7JZ, DATED 22/12/2004

Representation from : Robert Fox, 12 Royellen Avenue, Earnock, Hamilton, ML3 8HQ, DATED 02/03/2005

Contact for Further Information

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

Lynda Dickson, Planning Officer, Brandon Gate, Hamilton

Tel: Ext 3521 (01698 453521)

E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

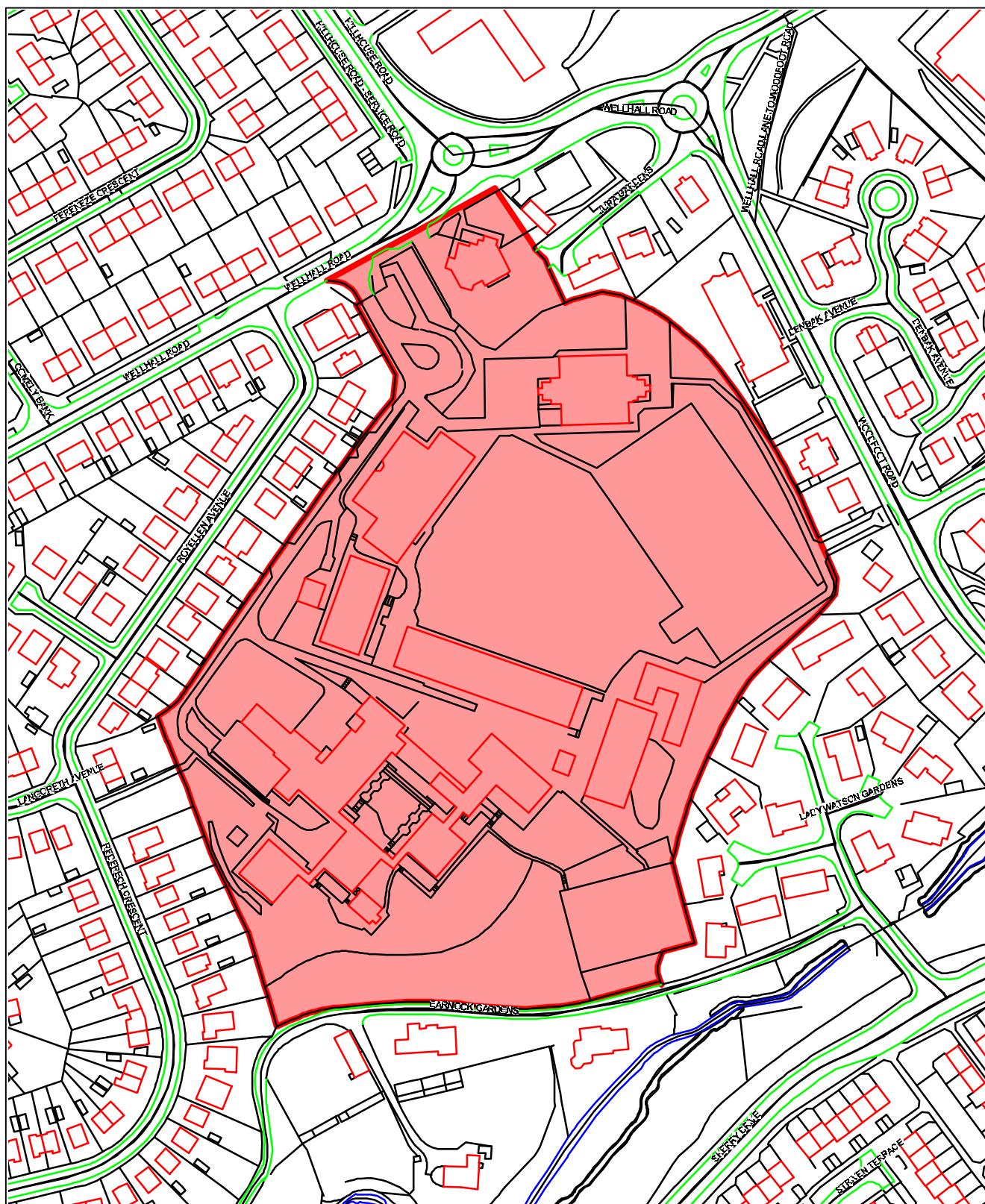
- 1 That before the expiration of three years from the date of this outline permission and before any development starts, a written application and plans in respect of the following Reserved Matters shall be submitted to and approved by the Council as Planning Authority:
 - (a) a site layout plan at a scale of 1:500 showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), walls, fences, landscaping, open space and recreational provision;
 - (b) plans and elevations of each house and garage type showing their dimensions and type and colour of materials;
 - (c) a detailed tree survey and landscaping plan showing the location, species, condition and ground spread of existing and proposed trees, shrubs and hedges;
 - (d) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
 - (e) detailed cross-sections of existing and finished ground levels and finished floor levels, in relation to a fixed datum, preferably ordnance datum.
- 2 That the only vehicular access to the application site shall be taken directly from the Wellhall Road/Hillhouse Road roundabout as shown on the approved plan and the existing vehicular access from Wellhall Road into the school shall be permanently closed.
- 3 that the reserved matters application required under the terms of condition 1 above shall include details of all works required in connection with the provision of an access from the Hillhouse Road/Wellhall Road roundabout, including all off site road works.
- 4 That the development hereby permitted shall be started either within five years of the date of this permission or within two years of the date on which the last of the reserved matters are approved, whichever is the later;
- 5 That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 1 above, shall be made to the Council as Planning Authority.
- 6 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 7 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.

- 8 That the reserved matters required to be submitted under the terms of condition 1 above shall comply with the terms of the Council's approved Residential Development Guide.
- 9 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.
- 10 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.

REASONS

- 1 Consent is granted in outline only.
- 2 In the interest of road safety
- 3 In the interest of road safety
- 4 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 5 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 6 To ensure the protection and maintenance of the existing mature trees within the site
- 7 To ensure the site is free from contamination
- 8 In the interests of amenity.
- 9 To ensure the provision of a satisfactory land drainage system.
- 10 To ensure the provision of a satisfactory sewerage system

For information only



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