

Report to:	Planning Committee
Date of Meeting:	26 January 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CL/09/0458
Planning Proposal:	Demolition of Existing High Mill/Victoria Park School and Erection of 1 and 2 Storey Replacement School with Associated Parking and Playground Areas

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : High Mill/Victoria Park School
Market Road
Carluke
ML8 4BE

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):
 - ▶ 3 Objection Letters
 - ▶ 0 Support Letter
 - ▶ 0 Comments Letter

- ◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Roads and Transportation Services (South Division)

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

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 The application site (approximately 1.78 hectares) relates to land associated with High Mill Primary School and Victoria Park Special Needs School at Market Road in Carluke. The site is triangular in shape and bounded on three sides by roads, Market Street to the west, Chapel Street to the east and Glamis Avenue to the south. At the northern point of the site Market Street and Chapel Street merge into Belstane Road. The predominant surrounding land use is residential. In the northern half, the site comprises a Victorian complex of single and 2 storey buildings built of stone and slate. The building features arched windows, projecting louvre vents and prominent tower with a weather vane. The older buildings contain Victoria Park School. Adjoining Victoria Park to the south is a modern (1950s) conglomeration of 3 storey flat roofed blocks with abutting and linking single and two storey wings. These buildings contain High Mill School. An equipped play area is located in the northern triangular edge of the site. There is no current games facility within the school grounds.
- 1.2 The topography has a north/south slope. The gradient remains relatively constant until the southern boundary where it is embanked above Glamis Avenue. There is limited existing on-site parking available with most staff and visitors having to use the surrounding streets.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the demolition of the existing school complex and the erection of a replacement building incorporating the two schools. The building would be broadly rectangular in shape with an open central courtyard located in the widest southern section of the site. The design concept revolves around two conjoining L-shapes. The L-shape to the north is single storey and will contain High Mill whilst the two storey L-shape to the south contains Victoria Park and shared accommodation. The main shared entrance will be taken from the Market Road elevation. Internally the three distinct areas will be linked by internal corridors. The roof is mono pitched and slopes down to the central courtyard which will be landscaped as an open play/education area. Externally the building will be finished in brickwork, coloured curtain walling and glazing.
- 2.2 A car park with 32 spaces would be formed within the school grounds with access taken from Market Road. Two further separate drop off zones comprising of 6 and 10 spaces respectively would also be created, again accessed from Market Road. Kitchen deliveries will take place from Chapel Street.
- 2.3 Landscaping will consist of a mixture of soft and hardscaping with individual trees planted adjacent to the southern and northern boundaries. Fencing will be installed along the perimeter of the campus.
- 2.4 In addition to plans the applicant has enclosed supporting statements on drainage, flood risk, bat survey, ground conditions, parking study and energy efficiency. In that respect to accord with the objectives of energy efficiency and renewable energy a combined gas/biomass boiler system and light sensors will be utilised.
- 2.5 The new building will be built in two phases to allow the retention of Victoria School on site. The existing modern brick building containing High Mill will be demolished first with the pupils decanting to a vacant school in the locality. Once the first phase

is built, Victoria Park will move to the new build allowing the demolition of the existing older building and the transfer of Victoria Park to their new accommodation and the commencement of the final phase of the new build.

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: New 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 School Modernisation Programme. Policies ENV30 and DM1 provide guidance on detailed matters and seek to 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.

3.3 Planning History

- 3.3.1 None relevant.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – no adverse comments as adequate parking has been allocated within the layout. A drainage system should be provided to prevent water flowing into or out of the site.
Response: Noted.
- 4.2 **Environmental Services** – no objections subject to conditions relating to ventilation, waste control, floodlighting, dust mitigation and contaminated land investigations.
Response: Noted. If consent is granted, appropriate conditions can be attached to address these issues.
- 4.3 **Scottish Water** – no comments received.
Response – A standard condition requiring the developer to show the site can be served by a sewerage and water scheme would be attached to the consent if granted.
- 4.4 **Roads and Transportation Services H.Q. (Flooding)** – no objection subject to the implementation of a Sustainable Urban Drainage System (SUDS) which accords with the Council's design criteria guidance.
Response: If consent is granted this matter can be covered by condition.
- 4.5 **SEPA** – no objection subject to the implementation of a SUDS scheme with two levels of treatment (filter drains) for the service road.
Response: This matter can be addressed by an appropriate condition if consent is granted.
- 4.6 **Scottish Natural Heritage**: agree with the bat survey report that there is a low potential for use by roosting bats in the High Mill Primary School and as such that phase of the demolition can proceed. Regarding Victoria Park further survey work is required before demolition can proceed on this school. The survey reported that the school buildings have moderate potential to be used by roosting bats. Further surveys should be carried out during the active season for bats (April to September)

to evaluate fully whether these buildings contain roosts. The results of the survey should be used to inform any mitigation measures required. Any planning consent granted to this application should therefore make clear that no permission is given for demolition of Victoria Park Primary School until these requirements have been met. Scottish Natural Heritage can advise further on the survey results. A licence is required from Scottish Natural Heritage before undertaking some types of survey on European Protected Species. If a bat roost is found in the buildings it is likely that a licence will be required from the Scottish Government before the buildings can be demolished.

Response: Noted. Conditions requiring further survey work on bats will be attached if planning permission is granted.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification 3 letters of objection were received from the same household. The points raised are summarised as follows:-

(a) Limited off-street parking at the school results in on – street parking during school hours. Market Road is therefore effectively reduced to a single 2-way lane and they are forced to drive out into oncoming traffic from a total blind spot where they cannot see approaching cars. At busy periods the road can become totally congested with traffic also entering/exiting the school car parks. The new development allows for only 10 new off-road parking/drop-off spaces for High Mill Primary directly opposite their property which is inadequate to deal with the levels of traffic that would be generated.

Response: Current off street parking is limited to a small informal parking area that accommodates around 12 spaces. The proposal involves the creation of 48 spaces which is a vast improvement on the current situation. Roads have confirmed this complies with their parking standards.

(b) It is contended that if other vehicles identified in the parking survey are school related rather than parking by the general public this would mean there would be 11 more vehicles than the total staff figure, 22 more than the proposed staff parking spaces and 11 more than the combined staff drop-off/pick-up spaces. Market Road will be the sole access for both schools, presumably resulting in increased traffic. They are concerned that this and any on-road parking adjacent their driveway which may be forced by shortage of on-site parking will mean that the present safety hazards as described may not only remain unresolved but could even get worse. They would like to know if there are any plans for parking restrictions in Market Road or any other proposals which would effectively restrict parking outside their property.

Response: The parking survey was carried out by a specialist company on a typical school day. The school provided staff car registration numbers to help distinguish staff cars from those of the general public. Drop off/pick up surveys were carried out at 10 different areas around the school and were carried out throughout the day. Roads have accepted the methods and findings of the survey and agree the proposed parking levels are acceptable. As such they have not offered any objections or raised public safety concerns. The situation of on-street parking will be subject to on-going monitoring and if need be consideration will be given to the introduction of parking restrictions.

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 and road safety of the area.
- 6.2 The site lies within an area where residential Policy RES6 of the South Lanarkshire Local Plan applies. The 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 aim 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 removal of the visually unattractive blocks constituting High Mill Primary School will result in improvements to the streetscene. The demolition of the attractive Victorian building is unfortunate however taking account of the site constraints, the functional requirements of a modern school and the need to enhance on-site parking, retention is considered impractical. In considering the current incongruous juxtaposition of an unsympathetic modern building next to a traditional school the proposed replacement is preferable as it will result in a design which is more compact cohesive and harmonious than the existing. The existing level of amenity enjoyed by surrounding residents will not be compromised. The renewable energy efficiency measures meet Council and National Standards.
- 6.4 The new school will provide a new up-to-date school with facilities to present day standards and its new access, drop and turning facilities will improve on the existing situation. There have been no adverse comments from consultees and I am satisfied that the proposed layout and parking provision address the concerns raised by the objectors.
- 6.5 I conclude the proposal complies with local plan policy and is acceptable in terms of impact on local amenity and road safety. I therefore welcome this improvement in local educational facilities and recommend that planning permission be granted.

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 or on road safety.

Colin McDowall
Executive Director (Enterprise Resources)

7 January 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 03/11/2009
 - S.E.P.A. (West Region) 26/11/2009
 - Scottish Natural Heritage 04/12/2009
 - Roads & Transportation Services H.Q. (Flooding) 01/12/2009
 - Roads & transportation Services H.Q. (Area Manager) 03/11/2009
- ▶ Representations
 - Representation from : Mr & Mrs John Herlihy, 51 Market Road, Carluke, ML8 4BE, DATED 11/11/2009
 - Representation from : Mr John Herlihy, 51 Market Road, Carluke, ML8 4BE, DATED 13/11/2009
 - Representation from Mrs M Herlihy, 51 Market Road, Carluke, ML8 4BE DATED 13/11/2009

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

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:AL(00) 101, LL(90) 01, AL (01)101, AL(01)102, AL(03)103, AL(03)101, AL(03)102, AP(09)101, AP(09)102, AP(09)103, AP(09)104 and AL(00)105.
- 2 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 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.
- 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 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 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.

- 11 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.
- 12 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 13 Before the school is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The school shall not be brought into use until the ventilation systems are operational in accordance with the approved details.
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.
The ventilation system shall:
 - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
 - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
 - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 14 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 15 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.
- 16 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.
- 17 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11)' - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

- 18 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.
- 19 That before development starts, full details on the design of the bin store, shown on the approved site plan, shall be submitted to and approved by the Council as Planning Authority.
- 20 That no demolition work shall proceed at Victoria Park School (currently scheduled for demolition in Phases 1B and 2 according to sketch in the Design Statement produced by the Holmes Partnership) until further bat survey work has been carried out, and depending on the findings, any required mitigation agreed and implemented in consultation with SNH.
- 21 All workers shall be made aware of the possibility of encountering individual bats during demolition of the buildings. If bats are found, all work shall stop in that part of the building and advice sought from an ecologist or SNH.

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 amenity and in order to retain effective planning control.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In the interests of amenity and in order to retain effective planning control.

- 9 To ensure the provision of a satisfactory land drainage system.
- 10 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.
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 In order to retain effective planning control
- 13 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 14 To minimise nuisance, littering and pest problems to nearby occupants.
- 15 To minimise the risk of nuisance from light pollution to nearby occupants.
- 16 To minimise the risk of nuisance from dust to nearby occupants.
- 17 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 18 To ensure that the development is served by an appropriate effluent disposal system and water supply.
- 19 In the interests of amenity and in order to retain effective planning control.
- 20 To ensure the on-going viability of bats, a European Protected Species.
- 21 To ensure the on-going viability of bats, a European Protected Species.



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