

	<h1>Report</h1>	<b>Agenda Item</b>
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Report to: **Planning Committee**  
 Date of Meeting: **23 March 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/10/0091  
 Planning Proposal: Alterations To Access Arrangements (Amendment To Planning Consent HM/09/0471)

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : Mr Andy Stronach
- Location : Newfield Primary School  
Muirhead  
Stonehouse  
ML9 3HQ

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

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

Environmental Services

Roads and Transportation Services (Hamilton Area)

Education Resources

# **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, 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 Detailed planning consent has already been granted for the erection of a new primary school within the application site, reference HM/09/0471. The current proposal seeks planning permission to primarily revise the access arrangements associated with the previous consent.
- 2.2 It was originally proposed to access the site via Muirhead by means of a one way system within the school grounds with a separate entrance and exit with car parking being provided both within the school grounds and along the front of the site. The amended arrangements will again provide a one way system within the school grounds however there will only be one access point for vehicles to access and exit via Muirhead Street. Car parking will still be provided both within the school grounds and along the front of the site.
- 2.3 It should be noted that the bin store and sprinkler pump house arrangements have also been revised, bollards have been added in front of the boiler room and the electrical sub station location updated. In addition the landscaping arrangements have been altered slightly by the repositioning of four proposed trees.

## **3 Background**

### **3.1 Local Plan Status**

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

### **3.3 Planning History**

- 3.3.1 Planning consent was granted for the erection of a new primary school on 3 December 2009, reference HM/09/0471.

## **4 Consultation(s)**

- 4.1 **Environmental Services** - no objections to the amended proposal subject to the imposition of the planning conditions and informatives for the previous consent,

reference HM/09/0471, regarding 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. The present application however is to essentially alter the access arrangements and therefore any conditions must be related to this aspect only. The conditions imposed in relation to consent HM/09/0471 are however still relevant.

- 4.2 **Roads and Transportation Services (Hamilton Area)** - no objections to the amended proposal subject to the imposition of the planning conditions for the previous consent, reference HM/09/0471, requiring the provision of acceptable visibility splays, pedestrian guardrails, appropriate street markings, adequate car parking, footway provision and appropriately located gates. In addition 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. Any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.3 **Education Resources** - no objections to the application stating that their original comments are still applicable.

**Response:** Noted

## 5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken in respect of the proposal and one letter of representation has been received. The issue raised can be summarised as:

- (a) **Objection on the number of on street car parking spaces for teachers contrary to previous advice given at school meeting.**

**Response:** The amended proposal when compared with the consented scheme will not increase the number of on street car parking spaces. In addition Roads and Transportation Services are satisfied that the amended proposal raises no traffic or road safety issues.

## 6 Assessment and Conclusions

- 6.1 This application relates to the provision of new access/egress arrangements for a new primary school within the grounds of the existing Newfield Primary School and is part of Phase 2 of South Lanarkshire Councils 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 land use area and is identified as a Primary School Modernisation Proposal. Indeed the principle of a new school at the site has already been established with the issue of consent HM/09/0471.
- 6.3 In terms of the details associated with the amended proposal, Policies DM 1 – Development Management 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.

- 6.4 The proposed revisions to the access arrangements are relatively minor in scale when compared with the proposed school itself. In this regard I am satisfied that the amended proposal meets the terms of the relevant policies especially as Roads and Transportation Services are satisfied that the amended proposal raises no traffic or road safety issues.
- 6.4 In summary, the amended proposal is a small component of the wider project to modernise schools in the Council's area. The revised access arrangements are satisfactory and raise no contentious issues from a land use or road safety perspective. The issue of consent is therefore fully justified and I recommend that planning consent be issued.

## **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, DM 1 – Development Management and ENV 29 – Development Design of the South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**3 March 2010**

### **Previous References**

- ◆ HM/09/0471

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan

- ▶ Consultations

Roads and Transportation Services (Hamilton Area)	02/03/2010
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Environmental Services	08/03/2010
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Education Resources	03/03/2010
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- ▶ Representations

Mr K J Welsh, 48 Muirhead Road, Stonehouse ML9 3HQ	05/03/2010
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### **Contact for Further Information**

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

Murray Reid, Planning Officer, Brandon Gate, Hamilton

Ext 3521 (Tel :01698 453521 )

E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 This decision relates to drawing numbers:  
LL (90 )01  
AL (00) 101A  
AL (00) 106B  
AL (00) 105C  
AL (00) 108B  
AL (01) 102D  
AL (01) 101F  
AL (01) 103A  
AL (01) 104A  
AL (02) 101E  
AL (02) 102E  
AL (02) 103  
AL (02) 104  
AL (03) 101C  
AL (03) 102C  
AL (03) 103C  
AL (03) 104C  
AP (09) 101  
AP (09) 102  
AP (09) 103  
AP (09) 104
- 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 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.
- 5 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.
- 6 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

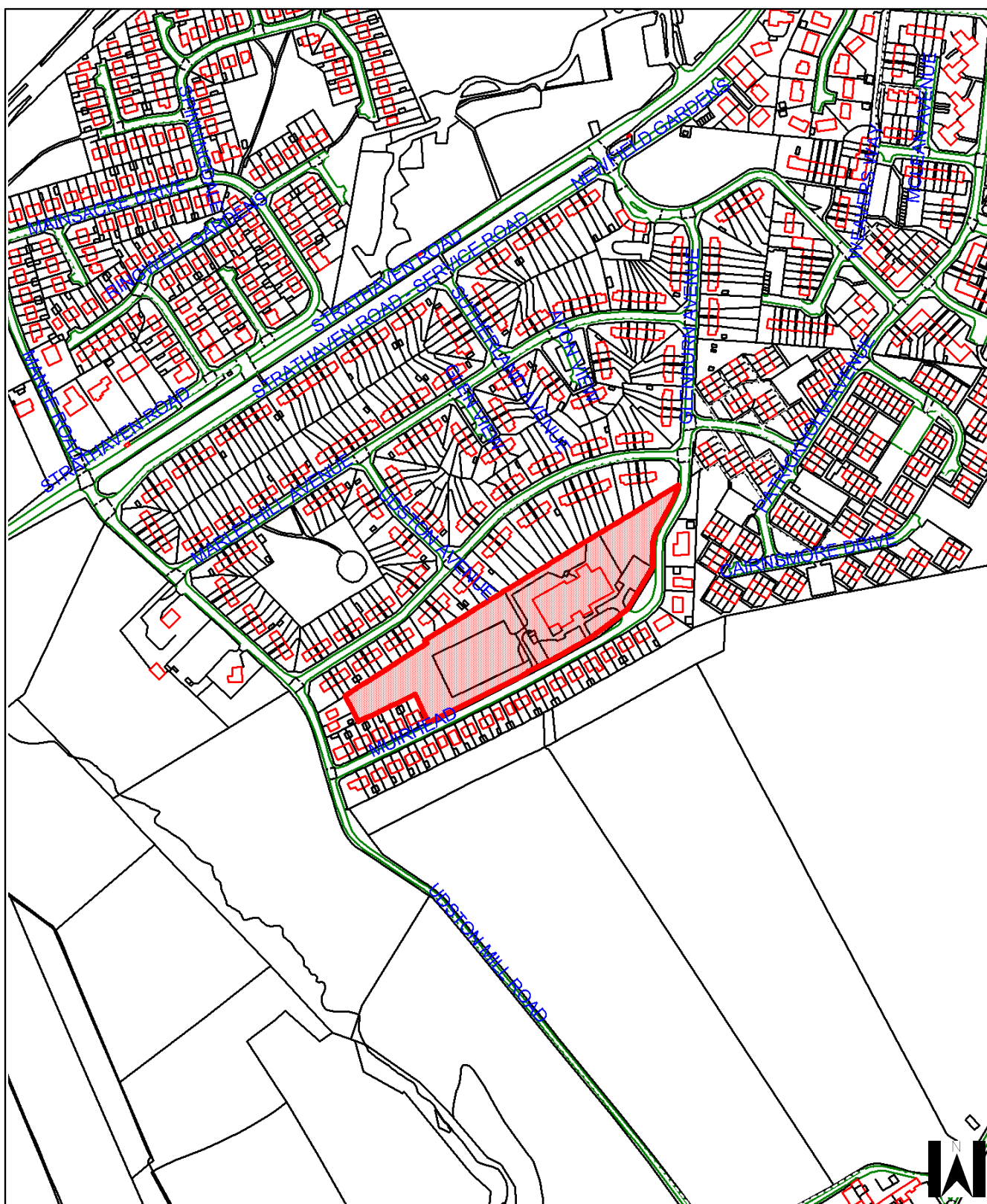
the school to the satisfaction of the Council as Planning and Roads Authority. Details of the guardrails shall be submitted to and approved in writing by the Council prior to any work commencing on site.

- 7 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.
- 8 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.
- 9 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.
- 10 That the gates to the car park shall be set back 10 metres from the heel kerb.
- 11 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.
- 12 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.
- 13 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.
- 14 That 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.
- 15 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.
- 16 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 shall be submitted to and approved by the Council as Planning Authority.
- 17 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 To safeguard the residential amenity of the area.
- 5 In the interests of amenity.
- 6 In the interest of public safety.
- 7 To ensure the provision of adequate parking facilities to serve the development.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 In the interest of public safety
- 11 In the interest of road safety
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 To prevent deleterious material being carried into the highway.
- 16 To ensure the provision of adequate parking facilities to serve the development.
- 17 To ensure the provision of adequate parking facilities to serve the development



**For information only**

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