

Report to:	Planning Committee
Date of Meeting:	14 December 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0233
Planning Proposal:	Erection of Replacement Primary School with Associated Car Parking, MUGA Sports Pitch, Biomass Boiler House, Sprinkler Tank, CCTV Cameras and Access Road.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Cairns Primary School
Woodland Crescent
Cambuslang

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: Ross Blair
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**
RES6 – Residential Land Use Policy
CTY1 – School Modernisation Proposal
ENV11 – Design Quality Policy
ENV30 – New Development Design Policy
ENV 37 - Sustainable Urban Drainage Systems
DM1 – Development Management

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

◆ Consultation(s):

Halfway Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

British Telecom

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

Roads & Transportation Services

TRANSCO (Plant Location)

Community Resources

Education Resources

Estates Services

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 The application site is located within the Cairns residential area of Cambuslang. The site lies to the west of St Cadoc's Primary School on land much of which has been cleared and lies vacant. It includes the former Gilbertfield community hall which is now unused and will be demolished to make way for the proposed new school.
- 1.2 The site is bounded by Lilybank Avenue to the north, Woodland Crescent to the south, by public open space to the west and by a blaes football pitch and vacant land (formerly housing) to the east. An existing after school care facility lies to the east of the blaes pitch. The site is generally flat, however along its northern edge the site sits at the top of a fairly steep embankment above Lilybank Avenue. The site is generally rectangular in shape and has a gross area of approximately 1.77ha with the floorspace of the school being some 3,351 square metres.

2 Proposal(s)

- 2.1 A detailed planning application has been submitted for the erection of a two storey school and nursery, including a new outdoor Multi Use Games Area (MUGA) pitch. This will be a replacement for the existing Cairns Primary School. The new building will be situated towards the centre of the site at a point which maximises the distance between the school and the neighbouring residential properties on Lilybank Avenue and Woodland Crescent. The MUGA pitch will be located at the north of the site.
- 2.2 The new school will be bounded by a galvanised steel mesh fence extending to 2.4 metres in height. The MUGA pitch, which will not be floodlit, will be bounded by a 5 metre high mesh fence. A fenced off area to the north east of the site, adjacent to the MUGA pitch will accommodate a water tank (for the sprinkler system) and a bio-mass boiler, with a bin store being located slightly to the south of these on the eastern edge of the school. This plant area and the school kitchen will be served by a service road running north from the main entrance to the school. Three CCTV security cameras are proposed for the development – one at the south west corner of the site overlooking the southern and western elevations of the school, one to the north west of the site covering the northern side of the school and the MUGA pitch and one to the south east covering the car park and main entrance as well as the eastern edge of the school. Each camera will be mounted on a 6 metre high pole.
- 2.3 The main vehicular and pedestrian access will be provided from a new access road to be taken off of Woodland Crescent at the south east corner of the school. The new access road will join with the currently redundant Ivybank Avenue which will then form a loop back onto Woodland Crescent. An additional pupil entrance, for pedestrians only, will be provided on the northern edge of the site on Lilybank Avenue. This will include flights of steps to take pupils up the steep embankment at this location. Vehicular access will be taken only from the south at the main school entrance and will lead into a car park which will provide 63 parking spaces. A bus drop-off point will be provided at a lay-by on Ivybank Avenue adjacent to the school. Access to the new nursery will be taken from the main entrance to the school. The nursery will share the proposed vehicular access and car park.
- 2.4 The proposed school will be of a contemporary innovative design and shape and will use a range of materials including brick with metal cladding, aluminium roof, and powder coated aluminium window frames. A mix of colours will be utilised to give the school an attractive and modern appearance. The building has been designed to maximise natural heat and ventilation to create a comfortable and sustainable environment for the pupils and staff of the school.

- 2.5 In conjunction with this planning application, the applicant has submitted a Phase 1 Habitat Survey, a bat survey, a tree survey, a soil quality survey and a Site Investigation desk study. The Habitat Survey identified that the site has low to moderate ecological value however the buildings on the site may provide suitable features for roosting bats. Subsequent bat surveys found evidence of one roosting bat within the site which would therefore require the applicant to apply for a European Protected Species disturbance license which may result in subsequent mitigation measures.

3 Background

3.1 Local Plan Status

The application site is identified as being within the residential area of Cairns, Cambuslang in the South Lanarkshire Local Plan. The relevant policy in this regard is RES6 (Residential Amenity), which considers the impact of proposals in relation to residential amenity. In relation to design matters Policies ENV11 (Design Quality), ENV30 (New Development Design) and DM1 (Development Management) are applicable. Policies CTY1 (School Modernisation Proposal) supports the principle of the redevelopment of the school and nursery. Policy ENV37 requires the use of sustainable urban drainage systems (SUDS) which will be relevant in this case. A full discussion of the proposal against these policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant.

3.3 Planning Background

- 3.3.1 There have been no planning applications on this site in the last ten years.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – has no objections to the proposed development subject to conditions being imposed relating to the lining and signing of the new access road, traffic calming measures, pedestrian crossing points and the car parking arrangements.

Response: Noted. Appropriate conditions will be attached to any consent granted.

- 4.2 **Roads and Transportation Services HQ (Flooding Unit)** – has no objections subject to conditions relating to the need for a Flood Risk Assessment and SUDS provision as well the need for the design criteria guidance being satisfied.

Response: Noted. Appropriate conditions will be attached to any consent granted and the design criteria guidance will be forwarded to the applicant.

- 4.3 **Estates Services** – has no objection.

Response: Noted.

- 4.4 **Environmental Services** – have no objections to the proposal so long as conditions are attached to any consent relating to noise, dust, air quality, contaminated land and floodlighting along with advisory notes regarding noise, demolition and food safety.

Response: Noted. Where appropriate these conditions or informatives will be attached to any consent granted. However as there will be no floodlighting of any part of the school or the MUGA pitch there is no requirement for the applicant to provide details for floodlighting and this condition shall not be attached.

- 4.5 **Education Resources:** – no objections.

Response: Noted.

- 4.6 **Community Resources (Arboricultural Manager):** This consultee was involved directly with the applicant from the beginning of the design and planning process and undertook the tree survey and report submitted with the application.

Response: Noted. The details submitted identified trees which should be retained and those which can and should be felled. If planning consent is granted an appropriate condition shall be imposed to control this aspect of the development.

- 4.7 **Scottish Water** – has no objections to the proposed development.

Response: Noted.

- 4.8 **Scottish Environmental Protection Agency (SEPA)** – has no objections to proposed development so long as a condition is attached to the consent relating to surface water drainage (SUDS). Advice was also provided in relation to foul drainage, foul and surface water drainage and regulatory requirements.

Response: Noted. If planning consent is granted an appropriate SUDS condition shall be imposed.

- 4.9 **Scottish Natural Heritage (SNH)**: SNH have no objections to the proposed development and agree with the recommendations of the Bat Survey reports submitted with the application and further recommend that another survey be undertaken if the works have not commenced by September 2011, a year after the first survey.

Response: Noted. An advisory note will be attached to the consent should it be granted reflecting SNH's advice regarding the protection of bats.

- 4.10 **Scotland Gas Networks** - no objections.

Response: Noted.

- 4.11 **Halfway Community Council** – no reply to date.

Response: Noted.

- 4.12 **Scottish Power** – no objections.

Response: Noted.

- 4.13 **BT Cellnet** – no objections.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press due to the nature or scale of the proposed development. One letter of objection has been received from an adjoining neighbour.

- 5.2 The grounds of objection are summarised below:

- a) **There will be an increase in traffic causing parking, traffic and disturbance problems for the neighbouring residential properties in Lilybank Avenue.**

Response: The vehicle entrance point and drop off area have been located off Woodland Crescent to minimise any impact on Lilybank Avenue which is a narrow residential road. Although there may be an increase in traffic and parking on Lilybank Road close to the proposed pupil's pedestrian access, after consultation Roads and Transportation Services were satisfied that the proposed development is acceptable and would not be detrimental to road safety.

- b) **There will be an increase in noise levels.**

Response: It is anticipated that the noise levels will be very similar to that at the existing Cairns Primary and the adjacent St Cadoc's Primary. Although it is recognised that the siting of the new school will clearly alter existing noise levels for those properties now closer to the new school it is not considered that this is sufficient reason to justify the refusal of this planning application or that this effect would have an adverse impact on existing levels of residential amenity in the area.

- c) **The size and appearance of the proposed building is greater than at present and will overshadow the entire site.**

Response: The school has been set back as far as possible, close to the centre of the site, in order to minimise any potential overshadowing of the neighbouring residential properties. The closest point of the school to the houses on Lilybank Avenue is 45 metres and given this level of separation it is not considered that the height of the school is likely to have an adverse impact on the residential amenity of adjoining properties.

- d) **There will be an increase in vandalism, racist behaviour and other anti-social behaviour making the objector a "prisoner in her own home".**

Response: Whilst the objector's concerns are noted, these concerns are for the police and any other relevant agency, including the school(s), to deal with and are not material planning considerations. Notwithstanding it is hoped that a new school in this location, with all of its security measures, as opposed to a disused community centre, will increase the supervision of the area and potentially reduce the applicant's concerns. The applicant has been in close consultation with the Police's Secure By Design officer to enhance security measures around the new school with a view to minimising the potential for vandalism/antisocial behaviour.

- e) **The new footpath at the school will adversely affect the privacy of the objector's home as pupils will be able to look straight into her living room window.**

Response: The footpath opposite the objector's house lies outwith the application site and will not be affected by the development. The new pupil pedestrian access on the north side of the school would be located opposite 35 Lilybank Avenue, and not opposite the objector's property. The proposed new footpath would be located across the road from any adjoining residential properties and it is not considered that this location would be detrimental to the residential amenity of the area.

- f) **The footpath opposite the objector's house has water continually running down it which goes under the objector's house and her neighbours. This water comes from an underground stream. Should this stream/water be blocked or disturbed it may adversely affect the objector's and neighbour's property.**

Response: No works will be undertaken on the footpath referred to by the objector. Notwithstanding this any works undertaken by the applicant will require to take account of any existing underground water conditions to ensure that none of the adjoining residential properties are affected. The Council's Flooding Unit has asked for a Flood Risk Assessment for the development and in addition the applicant will be required to independently approve the proposed works in line with the Council's drainage design criteria if consent is granted.

- g) **Traffic levels, noise and mess during the construction phase will have an unacceptable impact on the local residents.**

Response: It is clear that there will be a temporary period of disruption during the construction of the new school building. Whilst a condition shall be imposed to

control dust, if planning consent is granted, it is considered that these concerns would largely be dealt with by Environmental and Roads and Transportation Services legislation. However it should be noted that the construction access will be off of Woodland Crescent not Lilybank Avenue thus there will be limited traffic impact on the objector's property.

The letter of objection has been copied and is available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The proposal involves the erection of a new primary school on a vacant site at Woodland Crescent/Ivybank Avenue/Lilybank Avenue in the Cairns area of Cambuslang. The main planning considerations in determining the application are compliance with the local plan, the proposal's impact on residential amenity, ecology and road safety.
- 6.2 Local plan proposal CTY1 – Primary School Modernisation Proposal confirms that a replacement building for Cairns Primary School will be located in this area of Cairns as part of the Council's commitment to modernise its entire primary school stock by 2016. The proposed development therefore supports this commitment.
- 6.3 The site is also affected by Policy RES6 – Residential Land Use which seeks to protect the residential amenity of an area by resisting developments which would adversely affect it. At present the application site is largely vacant with an unused community hall at its centre. The site lies immediately adjacent to the existing Cairns Primary School and St Cadoc's Primary School. Given the history of the site, its existing use and its location next to these primary schools it is considered that the proposed development would not be introducing a new use to the area and would not, in general terms, adversely affect the amenity of the area.
- 6.4 Policy RES6 also identifies more specific criteria against which development proposals should be assessed in terms of any detrimental impact on residential areas, namely; visual impact, noise, smell, air pollution, disturbance and traffic or public safety. In terms of visual impact it is noted that the proposed building will be located towards the centre of a large site and it is therefore considered that, despite being at a higher level to the properties in Lilybank Avenue, it will not have an unacceptable visual impact. The proposed building is considered to be an attractive and interesting building through the use of a combination of modern materials, colours, a number different elevations and varying heights and rooflines set within well designed and attractive hard and soft landscaping. Whilst the proposed development may introduce an element of noise, disturbance and traffic levels to an area which has been vacant and quiet since the demolition of the flats and the closure of the community hall it is considered acceptable given the local context of the site and that it will not have an unacceptable detrimental impact on the residential amenity of the neighbouring properties or the wider area by virtue of these issues. It is also considered that the development will have no additional impact in terms of smell or pollution.
- 6.5 In terms of traffic generation, parking and noise, it is considered that the size of the site can satisfactorily accommodate the required car-parking and pedestrian accesses. Furthermore, a new bus drop-off area will be provided on Ivybank Avenue to serve the school. It is anticipated that the location of the school in the centre of the site will minimise any adverse noise impact on the neighbouring properties and it

is proposed that the area will be covered by CCTV cameras to control use outwith school hours. As a result it is considered that there will be no material adverse effect on the character or amenity of the area.

- 6.6 In terms of open space and vegetation it is noted that a phase 1 habitat survey and a tree survey of the site has been undertaken and trees to be retained and protected have been identified, as have those which are in a poor condition and should be removed. Bat surveys have also been undertaken and there is a need for a licence under the terms of the European Protected Species Directive to protect the roosts and habitats of bats in the area. Recommendations have also been made for proposals to enhance the habitat for bats. No other significant ecological features have been identified and there will be no loss of play spaces. Given the above and the requirements placed on the applicants it is concluded that the proposed development will satisfy this criteria.
- 6.7 As regards servicing of the site, vehicular access and parking will be formed to meet Roads and Transportation Service's requirements. In addition pedestrian and cycle access will be improved from Woodland Crescent/Ivybank Avenue via the new access road, as will public transport with the construction of the bus drop-off area.
- 6.8 In terms of road safety, after consultation Roads and Transportation Services are satisfied that the proposed development is acceptable subject to appropriate conditions being imposed. It is therefore concluded that the proposed development satisfies all the necessary criteria and complies with Policy RES6 of the adopted Local Plan.
- 6.9 In terms of design, the proposal is a contemporary style and is to be constructed from a variety of materials, resulting in a high quality building, which will be a significant improvement on the existing school buildings. Policy ENV29 (New Development Design) of the Local Plan states that new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to character of the urban or rural environment in which it is located. The proposed development will include a sustainable urban drainage scheme, and renewable energy technology in the form of a biomass boiler which forms part of the heating system. As described above, the design of the development is considered acceptable and the proposal therefore complies with Policies ENV11, ENV29, ENV37 and DM1 of the Local Plan. In relation to amenity impacts, I am satisfied that the proposal will not have an adverse impact on the amenity currently enjoyed by local residents.
- 6.10 One letter of objection was received in relation to this planning application. However as set out in section 5 above it is considered that none of the concerns raised are sufficient to justify refusal of this planning application.
- 6.11 The proposed development will provide a modern and attractive building which will accommodate improved facilities to serve the needs of the local community. It will compliment the plans for the wider regeneration of Rutherglen and Cambuslang and the proposal complies with the adopted South Lanarkshire Local Plan. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposed development will provide a new primary school which will provide a valuable facility for the local community and the planning application accords with

Colin McDowall
Executive Director (Enterprise Resources)

1 December 2010

Previous References

♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan adopted 2009

▶ Consultations

Environmental Services	15/10/2010
Education Resources	15/10/2010
Roads and Transportation Services	01/11/2010
Scottish Water	15/10/2010
British Telecom	19/10/2010
S.E.P.A. (West Region)	07/10/2010
SP Energy Network	26/10/2010
Roads and Transportation Services (Flooding Unit)	18/11/2010
Estates Services	17/11/2010
Transco	26/10/2010
SNH	26/11/2010
Community Resources	12/10/2010

▶ Representations

Representation from : Miss Joanne Grainger, 27 Lilybank Avenue
Cambuslang G72 8QP, DATED 19/10/2010

Contact for Further Information

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

Bill Kerr, Planning Officer, King Street

Ext 5141, (Tel :0141 613 5141)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
3174.80 (EX) 001 RevA;
3174.80 (GA) 001 RevG;
3174.80 (GA) 002 RevA;
3174.80 (GA) 100 RevF;
3174.80 (GA) 102 RevC;
3174.80 (GA) 300 RevC;
3174.80 (GA) 301 RevF;
3174.80 (GA) 400 RevB;
3174.80 (90) 700 RevA;
3174.80 (90) 701 RevA;
- 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 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.
- 4 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.
- 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 the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 7 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.
- 8 Prior to the commencement of works a Flood Risk Assessment (FRA) is required

in accordance with section 4.2 of the Council's Sustainable Drainage Systems design criteria guidance note. This document should be submitted for the Council's approval as Planning and Roads Authority with the certificates contained within Appendix 3 and 4 being completed by the FRA author and an independent checker respectively. It should be noted that due to the nature of the proposed development it is considered to be essential civil infrastructure as defined in Scottish Planning policy and as such any Flood Risk Assessment carried out should consider a 1 in 1000 Year Critical Storm Event when defining the future flood risk to the Application Site.

- 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 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.
- 11 (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.
- 12 That before the development hereby approved is completed or brought into use, the new vehicular access 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.

- 13 That give-way markings and associated signs at the junction of Woodland Crescent and the new access road hereby approved shall be provided to the satisfaction of the Council as Planning and Roads Authority.
- 14 That pedestrian crossing points be provided to the satisfaction of the Council as Planning and Roads Authority at the junction of Woodland Crescent and the new access road. In addition school zig zag markings and appropriate pedestrian guard rails at each of the pupil entrances on Lilybank Avenue and Woodland Crescent shall be provided to the satisfaction of the Council as Planning and Roads Authority.
- 15 That pedestrian crossing points be provided at the junction of the new access road and Ivybank Avenue to the satisfaction of the Council as Planning and Roads Authority. This area may also have to be hatched and worded to discourage vehicles from stopping at the entrance to the school parking area.
- 16 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 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 In the interests of amenity.
- 6 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7 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.
- 8 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 9 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.
- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 12 In the interest of public safety
- 13 In the interests of traffic and public safety.
- 14 In the interest of public safety
- 15 In the interests of traffic and public safety.
- 16 To ensure the provision of adequate parking facilities within the site.

CR/10/0233

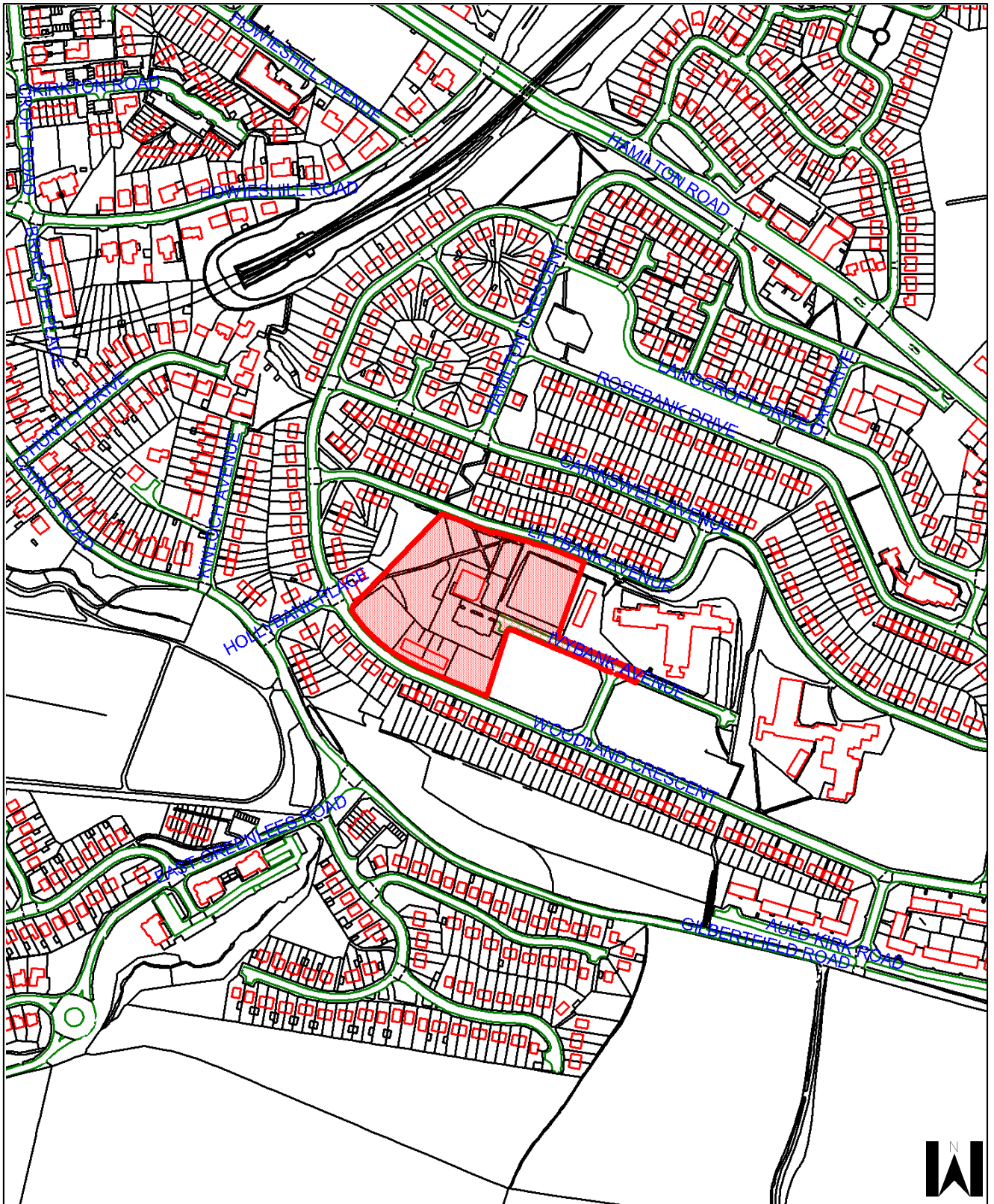
Woodlands Crescent, Cairns, Cambuslang

Planning and Building Standards Services

Scale: 1: 5000

For information only

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