

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>23 January 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/06/0338
Planning Proposal:	Demolition of Existing Nursery and Erection of New Primary School

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Carillion Regional Building
- Location : 245-247 King Street  
Rutherglen

## 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 the Conditions Attached)

### 2.2 Other Actions/Notes

- (1) Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Atkins
- ◆ Council Area/Ward: 60 Burgh
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002  
Policy COM1 - Town & Village Centre Land Use  
Policy STRAT3 – Support for Town & Village Centres  
Policy ENV4 – Town & Village Centre Improvements  
Policy SLP6 – Development Control General  
South Lanarkshire Local Plan (Finalised Draft)  
Policy COM1 – Town Centres  
Policy SLP6 – Development Control General  
Policy ENV11 – Design Quality

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

Roads & Transportation Services H.Q. (Flooding)

West of Scotland Archaeology Service

Rutherglen Community Council

Environmental Services

Roads and Transportation Services (North Division)

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

Scottish Water

## Planning Application Report

### 1 Application Site

- 1.1 The application site comprises the area currently occupied by the MacDonald Centre and Nursery, situated between King Street and Victoria Street, Rutherglen. The site is rectangular in shape, measures 70 metres x 40 metres and is level. The MacDonald building currently occupies the King Street frontage and separate from this, on the Victoria Street frontage, there are 2 portacabins. The site is bounded by residential properties to the east; a Council Office and residential properties to the west; a mixture of commercial and residential properties to the south (on the other side of King Street); and fenced off Railway Property to the north (on the other side of Victoria Street). The site is currently accessed via Victoria Street.
- 1.2 The existing MacDonald Centre is a 3 storey stone built structure covering an area of approximately 400 square metres. The single storey portacabins occupy approximately 300 square metres. The boundary of the site is currently marked by a mixture of stone walls and metal fencing.

### 2 Proposal(s)

- 2.1 A detailed planning application has been submitted for the erection of a three and two storey L shaped building that will accommodate the new Burgh Primary School. On completion pupils would move from the existing primary school, located further along King Street.
- 2.2 The building and portacabins on the application site will be removed. The new school building will have the longest leg of the "L", measuring 45 metres, running north – south and lying on the east side of the site, with the shorter leg measuring 32 metres running east west, fronting on to Victoria Street. The latter section of the building will be 3 storeys in height and is the main teaching block, containing the administration and staff accommodation, plus 6 classrooms and a general purpose room. This part of the building will also include a Community Room, situated on the ground floor. The north - south section of the building will be 2 storeys in height and contain the gym/dining/assembly hall together with its associated kitchen and storage areas. The main teaching block will be finished in a combination of render, facing brick & curtain walling and have a pitched roof with a metal cladding. The two storey section will have monopitched roof with similar cladding and finishes.
- 2.3 The vehicle and pedestrian entrance to the site will be via Victoria Street. For vehicles this will operate on one way basis with cars entering on the west side of the site, passing a pupil drop off and parking area with 11 parking spaces, and then leaving at the north east corner of the site. The parking area will be bounded by a 2.4 metre high fence and gates. Between the car park/drop off area and the school grounds themselves there will be a 3 metre high brick and railing feature wall incorporating the main entrance to the school and the community room. On the King Street side of the site 6 parking spaces, protected by lockable bollards, are to be provided for the use of teachers. A service lay by will also be formed there to permit deliveries to be made to the kitchen/storage areas located at this end of the building. A staff access gate will be provided on to King Street.
- 2.4 The layout of the new school will be as follows:

#### Ground Floor

- ▶ Community Rooms

- ▶ Community Store
- ▶ Staff room
- ▶ Gymnasium/dining/assembly hall & stage
- ▶ Toilets, changing rooms, stores, staff rooms, admin rooms, and janitor room
- ▶ Kitchen

#### First Floor

- ▶ 3 classrooms
- ▶ Book store
- ▶ Break out area
- ▶ Quiet room
- ▶ Toilets

#### Second Floor

- ▶ 3 classrooms
- ▶ A general purpose room
- ▶ Library
- ▶ Toilets

### **3 Background**

#### **3.1 Local Plan Status**

The adopted Cambuslang/Rutherglen Local Plan identifies the site as being within a town centre land use area, policy COM1. This policy encourages a mixture of uses compatible with the town centre's role as a community focal point.

3.2 Other policies which relate to Rutherglen Town Centre and thereby affect the application site are policy STRAT3 which aims to sustain and enhance Rutherglen town centre and policy ENV4 which aims to improve the physical environment of the town centre.

3.3 In the Draft South Lanarkshire Local Plan (SLLP) the site is identified as being within the area covered by Policy COM1. This also identifies Town Centres as being appropriate for a mixture of uses compatible with their role as a community focal point. The draft local plan also contain policies, SLP6 and ENV11, requiring new developments to make a positive contribution to the character and appearance of the environment.

#### **3.4 Relevant Government Advice/Policy**

Scottish Planning Policy (SPP) 1 – The Planning System - emphasises the importance of, and encourages the use of town centre locations for public buildings and the re-use of brownfield sites for Sustainable Development.

#### **3.5 Planning Background**

None.

### **4 Consultation(s)**

4.1 **Roads and Transportation Services** – advise that conditions relating to junctions, access, drainage, sewerage and parking should be attached.

**Response:** Noted. These conditions will be attached.

4.2 **Environmental Services** – advise conditions relating to control of any contamination that may be associated with the demolition of the existing buildings be attached.

**Response:** Noted. These conditions will be attached.

4.3 **SEPA** – no response received to date.

**Response:** Noted.

4.4 **Rutherglen Community Council** – no objections.

**Response:** Noted.

4.5 **Scottish Water** – no objections to proposed development.

**Response:** Noted

4.6 **West of Scotland Archaeology Service** – advised that the application site is close to the site of Rutherglen Castle and requested that conditions be attached recognizing the potential archaeological value of the site.

**Response:** Noted a condition has been added requiring an archaeological watching brief to be in place during demolition.

4.7 **Roads & Transportation Services H.Q. (Flooding)** – no response to date

## **5 Representation(s)**

5.1 Statutory neighbour notification was undertaken and no letters of objection have been received.

## **6 Assessment and Conclusions**

6.1 Section 25 of the 1997 Planning Act requires the primary consideration when assessing planning applications to be the development plan, unless material considerations indicate otherwise. In this respect therefore, the policies of both the adopted Local Plan and the Draft SLLP are of most importance.

6.2 The appropriate land use policies of both the approved Local Plan and the Draft SLLP identify the site as being within the Rutherglen town centre land use area. Within such areas it is the objective of both Local Plans to encourage uses which will retain and enhance the town centres role as a community focal point. The development of a new primary school, incorporating community facilities, clearly fulfils this role. I am therefore of the opinion that the proposal accords with both Local Plan's land use policies and that in these terms the development is appropriate for the site. Similarly, in terms of Policy STRAT3 of the approved Local Plan the new school will help to sustain and enhance the role of Rutherglen town centre.

6.3 The proposed development uses a combination of traditional and modern materials and is designed in a way which I believe will provide an attractive high quality building on a prominent and centrally located site. In particular, the use of curtain walling incorporating relatively large glazed areas, on the northern elevation, is not only striking but will also bring a significant amount of daylight into the building. Consequently I am satisfied that the new school will make a positive contribution to the character and appearance of the Town Centre, as required by the approved and draft Local Plan Policies related to both design quality and to improving the physical environment of the town centre

6.4 Finally, the pedestrian and access arrangements have been designed to minimise conflict between vehicles and those walking to the school, and the proposed boundary treatments will not only provide a secure environment for the building but also an attractive setting for the new facility.

6.5 In view of all of the above, I am of the opinion that this proposal will provide the community with a new high quality educational and community facility located in the heart of the town centre and recommend that planning permission be granted.

## **7 Reasons for Decision**

The proposed development accords with the policies of the adopted Local Plan and the emerging South Lanarkshire Local Plan and will provide a valuable community and educational facility in a central and accessible location.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**16 January 2007**

## **Previous References**

♦ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Divisional Roads Engineer 14/11/06
  - Environmental Services 31/10/06
  - Rutherglen Community Council 16/11/06
  - Scottish Water 04/01/07
  - West of Scotland Archaeology Society 09/01/07

## **Contact for Further Information**

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

Bill Kerr, Planning Officer, Cambuslang and Rutherglen Local Office  
(Tel :0141 613 5141 )

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

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 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 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.
- 5 That the building shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 6 That prior to demolition the existing structure requires to be surveyed in accordance with MDHS100 'Surveying and Sampling of Asbestos Containing Materials' and HSG 227 'Comprehensive Guide to Managing Asbestos in Premises by a suitably competent person with UKAS accreditation for conducting asbestos surveys. Once this survey has been completed, a risk assessment requires to be formulated, by a suitably accredited and competent person, which takes cognisance of the conclusions of the survey and which considers the safe removal and disposal of any identified asbestos in accordance with the control of Asbestos at Work (as amended) Regs 2002 and the Environmental Protection (Duty of Care) Regs 1991.
- 7 That prior to any works commencing, the risk assessment required by condition 6 above shall be forwarded to the Council as Planning Authority for written approval.
- 8 That the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance works. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences..

- 9 That prior to any work commencing on site a scheme for control and management of the movement of all vehicles involved in the construction and delivery of materials or workers required for the construction of the school hereby permitted shall be submitted to and approved in writing by the Council as Planning Authority, in consultation with the Council as Roads Authority.
- 10 That the movement of all vehicles involved in the delivery of material or workers required for the construction of the school hereby permitted shall comply with the scheme approved under terms of condition 8 above.
- 11 That before the school hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 12 That all gates erected shall open inwards only and all fences, walls, gates or associated structures should not exceed 1.05m in height above carriageway channel level.

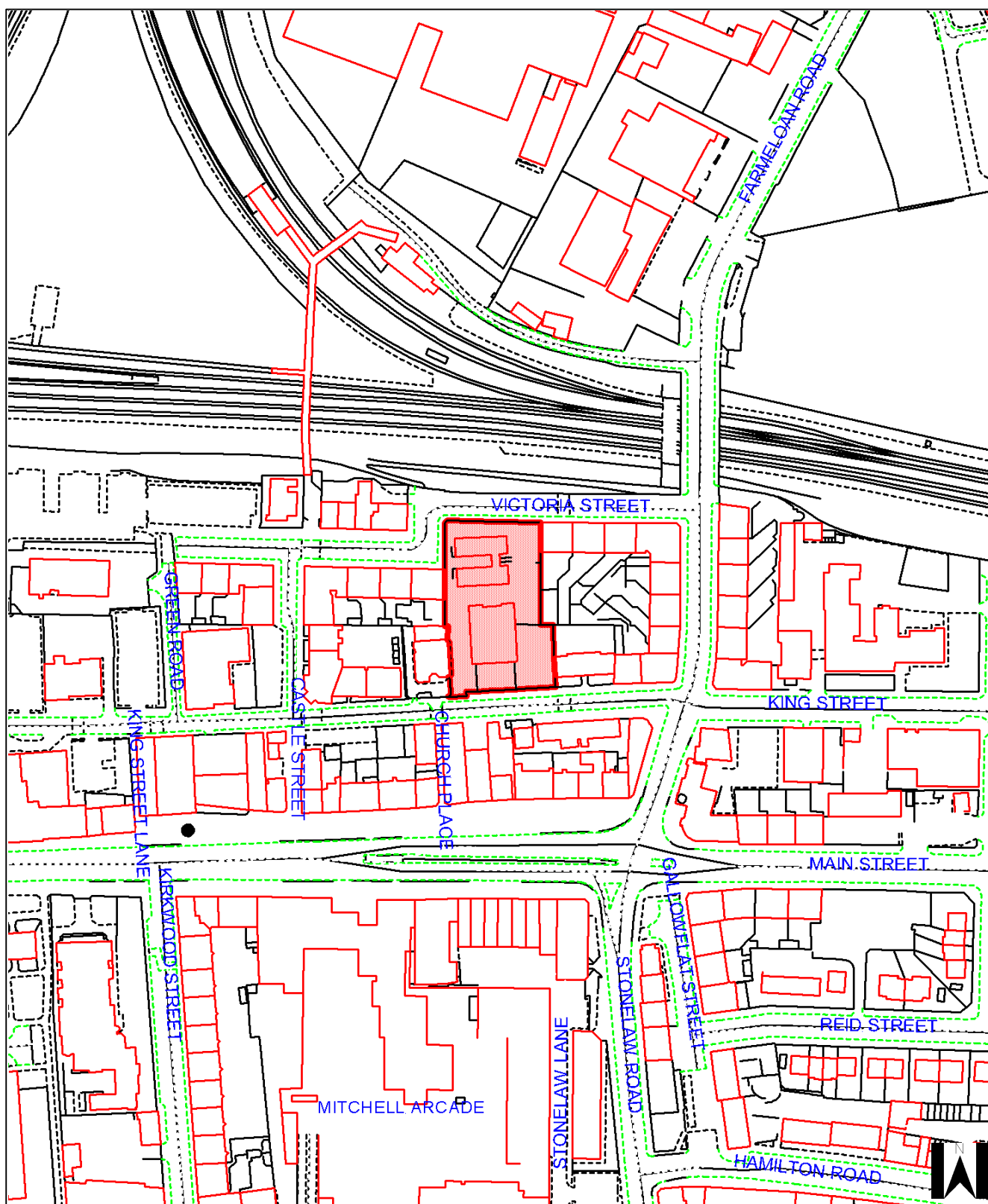
## **REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 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 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.
- 5 To ensure the provision of a satisfactory sewerage system
- 6 To ensure the site is free from asbestos and suitable for development.
- 7 To ensure the site is free from asbestos and suitable for development.
- 8 in the interests of the potential archaeological value of the site
- 9 In the interest of public safety
- 10 In the interest of public safety
- 11 In the interest of public safety
- 12 In the interest of road safety



For information only

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