

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

Application No	EK/09/0390
Planning Proposal:	Erection of new primary school with MUGA pitch

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : Canberra Primary School
Belmont Drive
East Kilbride

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

The Planning Committee has delegated powers to determine this application.

3.0 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 07 East Kilbride Central South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan 2009**
RES6 – Residential Land Use Policy,
CTY1 – School Modernisation Proposal
ENV1 – Priority Green Space Land Use Policy
ENV2 – Local Green Network Policy,
ENV11 – Design Quality Policy,
ENV29 – New Development Design Policy,
ENV 36 – Sustainable Urban Drainage Systems
DM 1 Development Management Policy

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

Environmental Services

Westwood Community Council

Roads & Transportation Services H.Q. (Flooding)

Roads & Transportation Services H.Q.

Scottish Water

Power Systems

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

Leisure Services (Facility Manager)

TRANSCO (Plant Location)

Education Resources

Roads and Transportation Services (East Kilbride)

SportScotland

Planning Application Report

1 Application Site

- 1.1 Canberra Primary is situated within the residential area of East Kilbride, on the corner of Belmont Drive and Westwoodhill. The application site currently consists of school buildings, covering 1700 square metres, on the south-eastern part of the site and open space/playground (includes football pitch and grass) to the north-west, between the school buildings and Westwoodhill. The site is bordered on all sides by residential properties. The site is relatively flat, but drops down in level towards the existing pitch which is also flat.
- 1.2 The application site covers an area of approximately 1.95 hectares and the existing building group is a flat-roofed design of between two and four storeys in height. The existing building will be retained as a decant facility on completion of the development. There are existing vehicular and pedestrian accesses on Belmont Drive and a pedestrian access from Westwoodhill. There are a number of mature trees along the western and southern boundaries.

2 Proposal(s)

- 2.1 Full planning permission is sought for the erection of a replacement school with associated car parking, infrastructure, landscaping and synthetic MUGA sports pitch.
- 2.2 Canberra Primary School forms part of phase 2 of the South Lanarkshire Council primary schools modernisation programme. The proposed works involve the demolition of the existing school and construction of a two storey building with 9 classrooms, assembly hall, and IT suite together with ancillary accommodation. There are a total of 15 parking spaces and 14 drop off spaces proposed. The new building to be erected has a footprint area of approximately 1400 square metres. The proposed school is to be constructed as a tandem build, whereby the new school will be built on the site of the existing pitch and the pupils will move into the new building upon completion. The existing building will be used as a decant facility for other schools during their reconstruction. Thereafter, the existing school will be demolished. Following demolition of the existing school, a new grassed area will be formed on part of the remaining site.
- 2.3 The proposed school is to be constructed on the western portion of the site on the site of the existing pitch, with the main school entrance facing north towards the proposed car park. The existing pitch is to be re-located to the south-east of the site as part of the proposal and will be 60 metres x 40metres. The pitch will be established by 2014 following demolition and redevelopment of the existing school site and will be constructed to Sportscotland standards. An 18 metres x 36 metres MUGA pitch is to be located to the south-west of the school building. Vehicular access to the site is to remain from Belmont Drive, however this will now be a new in/out access approximately 50 metres to the west of the existing access. The existing pedestrian access off Westwoodhill will be retained and the pedestrian access on Belmont Drive will be closed with two new pedestrian accesses formed on either side of the vehicular access. The existing vehicular access will remain open until the existing school building site is redeveloped.
- 2.4 The proposed building is a mono-pitched roof of contemporary design, roughly L shaped and is two-storey throughout. Proposed materials are light brick, glass, architectural masonry, eternit cladding and steel composite panels. Proposed boundary treatment to the perimeter is a 2.4m high weld mesh fence.

3 Background

3.1 Local Plan Status

The application site is identified as being within a residential area of East Kilbride 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. The Local Plan also designates the site as falling within part of the green network, where policy ENV2 (Local Green Network) applies. In relation to design matters ENV11 (Design Quality), ENV29 (New Development Design) and DM1 (Development Management) are applicable. Policies CTY1 (School Modernisation Proposal) and LR1 (Indoor/ Outdoor Recreation Facilities) all support the principle of the redevelopment of the school, together with the use of school facilities/land for community benefit. A full discussion of the proposal against these policies is contained in Section 6 of this report.

3.2 Planning Background

None

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections, subject to the imposition of conditions and advisory notes regarding noise and air quality.

Response: Noted. Conditions and advisory notes will be attached where applicable.

- 4.2 **Roads and Transportation Services (East Kilbride)** – have offered no objections to the application, subject to the attachment of conditions regarding pedestrian access, parking, construction traffic and road markings.

Response: Noted. Conditions will be attached where applicable.

- 4.3 **Roads and Transportation Services HQ (Flooding)** – no objections subject to Sustainable Urban Drainage system being provided.

Response: Noted

- 4.4 **Education Resources** – no objections.

Response: Noted.

- 4.5 **TRANSCO** – no objections. Advise on location of gas infrastructure.

Response: Noted. These details have been passed to the applicant.

- 4.6 **SportScotland** – advise they have no objections subject to a replacement pitch with dimensions of 60m x 40m being operational by 2014.

Response: Noted. As detailed in Section (2) above, the existing pitch is to be relocated as part of the proposal and will be established by 2014 following the demolition and redevelopment of the existing school site. The new pitch would be 60m x 40m in line with SportScotland's standards. This will also be conditioned into any consent granted.

- 4.7 **Roads and Transportation Services HQ** – have advised that they have no objections to the proposal.

Response: Noted.

- 4.8 **SEPA** – no comments to make.

Response: Noted.

- 4.9 **Scottish Water** – no response to date

Response: Noted.

4.10 **Westwood Community Council** – no response to date.

Response: Noted.

4.11 **Leisure Services** – no response to date.

Response: Noted.

4.12 **Power Systems** – no response to date

Response: Noted.

5 Representation(s)

5.1 Following statutory neighbor notification, one letter of objection has been received. The points raised are summarised as follows:

- a) **The plans show a new access/exit opposite 3 Belmont Drive. Belmont Drive is the main access to the Westwood shops and for Canberra House (sheltered housing). The new access is much closer to the junction between Belmont Drive and Westwood Hill and is potentially dangerous and will also cause problems for parking (which is already limited). There are two disabled parking bays in the vicinity of the proposed access and it not clear how they will be affected.**

Response: The Roads and Transportation Service have advised that they have no objections to the proposal. The development includes parking for 16 cars in addition to 15 drop-off spaces which can then be used for parking throughout the school day. This increases parking on site by 9 spaces and reduces the site for vehicles to park off-site. The additional parking spaces including disabled parking. This will reduce the need for on-street parking on Belmont Drive. The in/out arrangement will also remove the need for any manoeuvring within the site and will improve traffic flow on Belmont Drive.

- b) **The plans show that the proposed school building will move significantly closer to Belmont Drive and the house at 3 Belmont Drive will, therefore, be overlooked to a greater extent than it is at the moment. The existing playing field is raised and, the sections provided with the planning application do not indicate if the new school will be built at this level or lowered to the existing level of Belmont Drive. If the level is left at the existing pitch level the extent to which my house will be overlooked will be much greater. I find this unacceptable and do not think you can properly asses the proposal, taking account of the impact on neighbours, without the information about site levels.**

Response: The proposed school will be approximately the same distance from Belmont Drive as the closest part of the existing school, however the main body of the new building will be approximately 4 metres closer to Belmont Drive. The new school will be erected on the same level as the existing football pitch which varies between approximately 500mm and 2 metres higher than the properties on Belmont Drive. However, given that there are no classroom windows proposed on the front elevation, I am satisfied that loss of privacy will not be an issue.

- c) **There does not appear to be any plans relating to the boundary wall. The developer does not appear to have fully considered how the impacts on existing neighbours could be reduced.**

Response: It is proposed that the existing wall around the perimeter of the site shall be replaced by a standard 2.4 metre high weld mesh fence.

5.2 This letter of representation has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to the relevant policies contained within the adopted South Lanarkshire Local Plan.
- 6.2 The Local Plan identifies Canberra Primary School as one of the primary schools for redevelopment by 2016 under Policy CTY1 (School Modernisation Proposal). The development is therefore supported in principle by this policy.
- 6.3 The site is identified as being within a residential area. In this regard, policy RES6 supports non-residential uses within residential areas where there is no demonstrable harm to the residential amenity. It is considered that, given the existing use of the site, a replacement school is acceptable in principle. The Roads and Transportation Service are satisfied with the proposed parking and drop-off facilities within the school grounds reducing the need for vehicles to park in the surrounding streets. As such, the proposal is considered to be in accordance with Policy RES6 of the Local Plan and, as it will not have an adverse impact on residential amenity.
- 6.4 The application site sits within the local green network in the Local Plan where policy ENV2 applies. This policy states that the Council will seek to protect and support actions to enhance the Local Green Network. The existing site consists of the school buildings, a large area of grass and grass, several mature trees and hard standing for play areas and parking. The habitat survey for the site shows that it does not have a high biodiversity value at present with its main role considered to be that of a link between the more diverse green spaces to the north and west. Large areas of grass are to remain around the school buildings and sports pitch, predominately around the perimeter of the site. The applicant has undertaken both a Bat Survey and a Phase 1 Habitat Survey. The Bat Survey concluded that the existing building has moderate potential for use by roosting bats, however no bats were found at the time of the survey. A condition has been attached to ensure that a further bat survey should be carried out prior to the school being demolished. The Habitat Survey concluded that the site is of little ecological value and that there was no record of any protected species on site. It is therefore considered that the development will not have an adverse effect on this part of the green network in terms of its connectivity, biodiversity or amenity and the proposal is in accordance with policy ENV2 of the Local Plan.
- 6.5 An outdoor, synthetic MUGA pitch is proposed as part of the development. In addition, the poor quality grass/red bales pitch will be removed and replaced on the site of the existing school building after it is demolished. The new pitch will be 60 metres x 40 metres, grassed and will be constructed to Sportscotland standards. The arrangement for using the pitch is not anticipated to be substantially different from the existing situation at the school. Shower facilities are not included within the plans and there will be no floodlighting proposed, which will limit any potential use of the facilities.
- 6.6 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. The applicants have submitted a design statement to show how the design was chosen. The design statement advises that the very modern and contemporary Architectural appearance has been proposed for the new school formed around an approach of simplicity in form and materials. Clean crisp, elegant lines are generated by the building which is configured from simple abutting building forms. The junction between the building

forms are expressed by a change in materials particularly around the main entrance providing a clearly defined point of entry. The appearance of the school is enhanced by the brick that has been selected to be respectful to the neighbouring houses. The use of Eternit cladding has utilised on the East elevation in order to reduce the appearance of scale in respect to the playground. Recessed Architectural masonry denotes pupil entrances by breaking up the brickwork.

6.7 The school will be closer to Westwoodhill Road than existing, which is also considered to be an improvement in terms of linking the building to the main public route next to the site. 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 includes a sustainable urban drainage scheme and renewable energy technology in the form of a biomass boiler and plate heat exchanger 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, ENV36 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.

6.8 In summary the development is considered acceptable in planning terms. The proposal forms part of the wider project to modernise schools in the Council's area. A new school will be a major asset to the local community and will assist in improving educational standards, a core objective of the Council and the Scottish Government. Furthermore, the applicant has taken the opportunity to improve the parking and access arrangements. Given the above, I would recommend that the proposal is granted.

7 Reasons for Decision

7.1 The proposal complies with policies RES6, CTY1, ENV1, ENV2, ENV11 and DM1 of the South Lanarkshire Local Plan

Colin McDowall
Executive Director (Enterprise Resources)

19 January 2010

Previous References

♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Bat Survey by The Wildlife Partnership submitted 11 November 2009
- ▶ Habitat Survey by The Wildlife Partnership submitted 11 November 2009
- ▶ Energy Statement by Wallace Whittle submitted 3 November 2009
- ▶ Drainage Impact and Flood Risk Statement by URS submitted 2 November 2009
- ▶ Geotechnical Report by URS submitted 2 November 2009
- ▶ Design Statement by Homes Partnership submitted 2 November 2009

- ▶ Consultations

Environmental Services	09/11/2009
TRANSCO (Plant Location)	20/11/2009
Enterprise Resources - Estates	18/11/2009
S.E.P.A. (West Region)	09/11/2009
Environmental Services	03/12/2009
Roads and Transportation Services	17/12/2009
Roads and Transportation Services HQ	22/12/2009

- ▶ Representations

Representation from :	Mrs M McFarlane, 3 Belmont Drive East Kilbride G75 8HB, DATED 18/11/2009
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Contact for Further Information

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

Iain Morton, Planning Officer, Civic Centre
 Ext 6314, (Tel :01355 806314)
 E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:

AL(00) 001
AL(00) 005 A
AL(00)501
AL(01)001 A
AL(01)002 A
AL(01)003
AL(02)001
AL(02)002
AL(02)100
AL(03)001
AP(09)001
AP(09)002
49329215/cl(90)0102 B
Design Statement
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That before any work commences on the site, a scheme of landscaping for the development hereby approved 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.
- 4 That the landscaping scheme required by condition 3 above 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 the 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.
- 5 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.
- 6 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.
- 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 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.
- 9 Development shall not commence until an assessment of the potential for the proposed use to cause noise nuisance has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 10 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities has been submitted to and approved by the Council as Planning Authority. The report shall identify any measures required to ensure that there is minimal noise impact on neighbouring properties and shall include issues such as management of the facilities and hours of operation. Any measures required to minimise noise shall be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 11 Prior to development commencing on site, a scheme to control and minimise the emission of pollutants from and attributable to the development, shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 12 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.
- 13 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.
- 14 That no gates or other obstructions shall be erected within the first 6 metres of the driveway as measured from the heel of the footway.
- 15 That crossing points with dropped kerbs shall be provided at the applicant's expense to permit access for the disabled.
- 16 That before the school hereby approved is completed or brought into use, all proposed parking and drop off spaces (2.5m x 5m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads

and Planning Authority.

- 17 Those delineation kerbs should be installed across the entrance and exit inline with the footway heel kerb to indicate the public/private extent.
- 18 That prior to commencing development on site, details of a Traffic Management Scheme indicating the construction phasing of the development, the circulation of vehicles and pedestrians during construction, the location of the site compound and wheel washing facilities and the construction of staff car parking areas shall be submitted to and approved by the Council as Planning Authority and shall thereafter be implemented to the Council's satisfaction. During construction, all vehicles must turn onto Westwoodhill when exiting the site and the wheel wash facilities/road cleaning regime must be agreed. movement of construction traffic outwith the site hoarding shall be prohibited at school entry and exit times.
- 19 That the zig-zag marking "Keep Clear" markings shall be amended to ensure children can cross to the lay-bys within the markings.
- 20 That prior to development commencing, a dilapidation survey shall be carried out at Belmont Drive to record the condition of the carriageways and footways to help identify any repairs required by the applicant upon completion.
- 21 That should more than 6 months elapse from the date of the initial survey and the commencement of demolition, a further bat survey shall be carried out. Should any evidence of bats be identified during demolition, work must stop immediately and Scottish Natural Heritage should be contacted immediately.
- 22 That prior to any works commencing on the construction of the school buildings hereby approved, full details of the specification of the 60m x 40m replacement grass pitch to be provided on site shall be submitted to and approved by the Council as Planning Authority.
- 23 That prior to 1 January 2014, the replacement grass pitch as approved under Condition No. 22 above, shall be completed to the approved specification and available for use.

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 the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 In the interests of amenity.
- 9 To minimise noise disturbance to adjacent occupants.
- 10 To minimise noise disturbance to adjacent occupants.
- 11 To minimise the risk of nuisance from pollutants to nearby occupants.
- 12 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.

13 In order to retain effective planning control.

14 In the interest of road safety.

15 In the interest of public safety.

16 In the interest of road safety.

17 In the interest of road safety.

18 In the interest of road safety.

19 In the interest of public safety.

20 In the interest of road safety.

21 In order to safeguard protected species

22 In the interests of amenity and in order to retain effective planning control.

23 In the interests of amenity and in order to retain effective planning control.

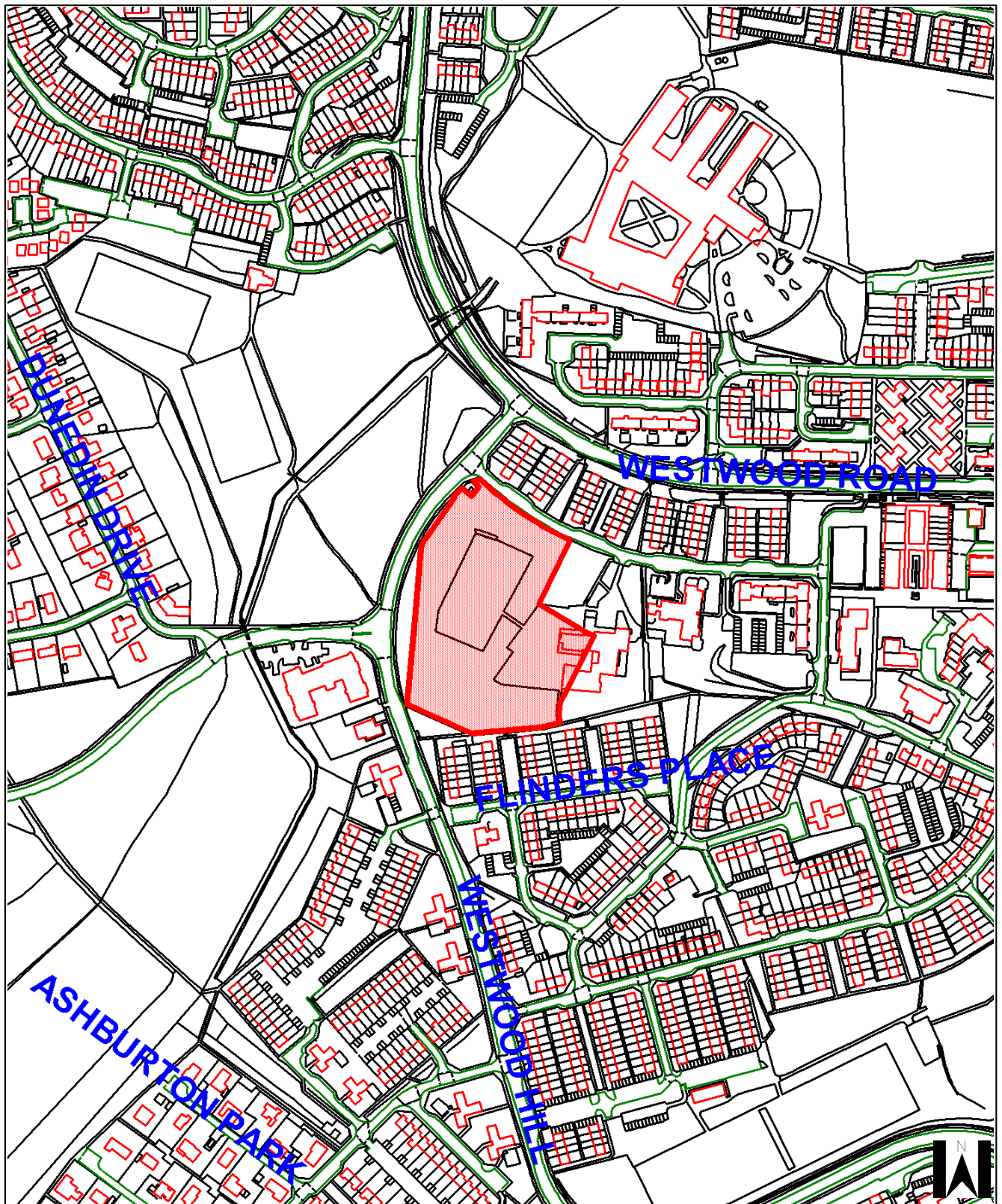
EK/09/0390

Canberra Primary School, Belmont Drive, East Kilbride

Planning and Building Standards Services

Not to Scale

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