

Report

14

Report to:	Planning Committee
Date of Meeting:	7 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/05/0257
Planning Proposal:	Demolition of Primary School and Erection of Replacement School, Children's Nursery and All-Weather Football Pitch, and Installation of 7 no. Temporary Portacabins.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mowlem Plc
- Location : Robert Owen Memorial Primary School
Smyllum Road
Lanark
ML11 7BZ

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 Overleaf)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Atkins Ltd
- ◆ Council Area/Ward: 02 Lanark South
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
- Policy RES1: Residential Areas
- ◆ Representation(s):
 - ▶ 2 Objection Letters
- ◆ Consultation(s):

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

Scottish Water

Environmental Services

The Royal Burgh of Lanark Community Council

Education Resources

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

- 1.1 The application site currently houses the existing Robert Owen Memorial Primary School. It is bounded by Smyllum Road with houses beyond to the north, residential properties to the south, east and west. The site amounts to some 0.8 hectares.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the demolition of the existing Robert Owen Memorial Primary School and the erection of a replacement school, children's nursery, all-weather football pitch and 7 temporary portacabins at Smyllum Road, Lanark. Access to the site is to be taken via the existing school access off Smyllum Road. It should be noted that two accesses will be formed, one for entry only and the other for exit only. The existing school will remain in operation during the construction of the proposed replacement school. It is intended to use 7 portacabins during the construction stages (4 classrooms, 2 nursery classes and 1 office with toilet facilities). Once occupied, the existing school will be demolished and the replacement school will be utilised. It is proposed to provide 43 parking spaces (2 disabled) and a drop-off zone with accommodation for at least 7 cars. It is also proposed to form a lay-by on Smyllum Road.
- 2.2 The new school comprises 14 classrooms and also includes a games hall, kitchen, library, GP room, parents room, plant room, changing rooms and other ancillary accommodation. The proposed main building is rectangular in form, measuring 74 metres by 49 metres. Elevations are to be finished in a mix of coloured render, cladding and facing brick. The curved roof is to be clad in mill finished aluminium.

3 Background

3.1 Local Plan Status

The Lower Clydesdale Local Plan identifies the site as being within a residential area where Policy RES1 applies.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

No planning history.

4 Consultation(s)

- 4.1 Roads & Transportation Services – no objection provided that the development proceeds as per approved plans.

Response: Noted and agreed.

- 4.2 Scottish Water – object to the proposal unless the developer bears the cost of infrastructure improvements.

Response: Noted. Conditions can be attached to any approval to ensure that Scottish Water's interests are addressed.

- 4.3 SEPA – no objection, however the site should be subject to a Sustainable Urban Drainage System.

Response: Noted and agreed. A condition can be attached to any consent.

4.4 **Education Resources** – no objections.

Response: Noted.

4.5 **Environmental Services** – no objections, subject to conditions relating to audible construction activity and that a Phase 1 or Desk Study should be carried out to determine whether or not there is any contamination present. Prior to demolition, the existing structure should be surveyed for the presence of materials containing asbestos.

Response: Audible construction activity is not a material planning consideration and is capable of being controlled by means of Environmental Health legislation. A condition can be imposed on any planning consent relating to contamination which will include the possible presence of asbestos when demolishing the existing school building.

4.6 **Royal Burgh of Lanark Community Council** – no response received.

Response: Noted.

5 **Representation(s)**

5.1 Following neighbour notification and advertisement in the local press, two letters of representation were received. The content is summarised below.

(a) **The new building is too close to the boundary. This will significantly alter the outlook from the residential properties sharing a common boundary.**

Response: It is considered that the proposed building, due to its height and design, will not have a detrimental effect on neighbouring residential properties.

(b) **The building will cast a shadow over adjacent properties.**

Response: Due to the design, height and orientation of the new school, it is considered that any overshadowing of adjacent properties will be insignificant in nature.

(c) **A more substantial boundary treatment should be erected around the school.**

Response: Details of boundary treatment will be requested by the Council through the imposition of a suspensive condition, should planning consent be granted.

(d) **The height of the boundary fence should be increased to prevent children attempting to climb over it.**

Response: As mentioned in (c) above, details of boundary treatment would be agreed at a later date should permission be granted.

(e) **Excessive litter appears at a certain part of the school. This should be cleared more frequently.**

Response: This is not a planning matter, but a matter for the school.

(f) **The street plan on the neighbour notification shows 'Armitage Road' – this should be 'Armada Road'.**

Response: Noted. The neighbour notification list refers to 'Armada Road' and I am satisfied that the neighbour notification procedure has been properly carried out.

These letters have been copied and are available for inspection in the usual manner.

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 of the area.
- 6.2 The site lies within a residential area where Policy RES1: Residential Areas of the adopted Lower Clydesdale Local Plan applies. A school currently exists within the site boundary, therefore its demolition and replacement within this area is considered appropriate in terms of its local plan allocation.
- 6.3 The proposal involves the replacement of the existing primary school, together with the provision of nursery facilities and an all-weather football pitch. While the replacement school building will sit closer within the site to neighbouring dwellings, I am satisfied that the impact on these dwellings will be minimized due to the size and shape of the building and its orientation. In fact, the new school with improved access, drop-off and turning facilities will improve the current situation at the school and provide a new up-to-date school with facilities to present day standards.
- 6.4 I conclude that the proposal complies with local plan policy and is acceptable in terms of impact on local amenity.

Iain Urquhart

Executive Director (Enterprise Resources)

24 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 27/04/2005
 - Education Resources 25/04/2005
 - Roads & Transportation Services H.Q. (Flooding) 26/04/2005
 - SEPA 23/05/2005
 - Scottish Water 23/05/2005
- ▶ Representations
 - Representation from : Mr James McAlavey, Roseville
4 Armadale Road
Lanark
ML11 7BG, DATED 04/04/2005

Representation from : Mr Kenneth D Scott, 12 Armadale Road
Lanark
ML11 7BG, DATED 05/04/2005

Contact for Further Information

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

Jim Lennon, Planning Officer, South Vennel, Lanark
Ext. 3126 (Tel :01555 673126)
E-mail: Enterprise.lanark@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 use of portacabins hereby permitted are for a temporary period only and shall be removed and the land restored to its former condition, to the satisfaction of the Council as Planning Authority, prior to the new school being fully operational.
- 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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 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.
- 7 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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 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.
- 9 That the landscaping scheme, approved under the terms of Condition 8 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the school 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.

- 10 That the school shall not be brought into use until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 11 That before the development hereby approved is brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 12 That before development starts, details of a surface water drainage system, incorporating Sustainable Urban Drainage System proposals, shall be submitted and approved by the Council as Planning Authority.
- 13 That the surface water drainage system, approved under the terms of Condition 11 above, shall be implemented simultaneously with the development hereby approved, to the satisfaction of the Council as Planning Authority and SEPA and shall be completed prior to the development hereby permitted being occupied.
- 14 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.
- 15 That before the development hereby approved is completed or brought into use, all remediation/control measures, as detailed in the Report submitted under the terms of Condition 14 above, must be fully implemented to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 Temporary Consent is hereby granted
- 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 amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 To ensure that an appropriate sewerage system is provided.
- 11 To ensure the provision of a satisfactory drainage system.
- 12 To ensure the provision of a satisfactory surface water drainage system.
- 13 To ensure the provision of a satisfactory surface water drainage system.
- 14 To ensure the site is free of contamination and suitable for development.
- 15 To ensure the site is free of contamination and suitable for development.

For information only

For information only

