

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

Application No	EK/09/0386
Planning Proposal:	Provision of temporary modular classroom and ancillary school accommodation and car parking within existing primary school grounds to provide decant teaching facility

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Heatheryknowe Primary School
Whitehills Terrace
East Kilbride
G75 0NG

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 Other Information

- ◆ Applicant's Agent: Cooper Cromar
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): Policy RES6 – Residential Land Use Policy
Policy CTY1 – Primary School Modernisation Proposal
Policy DM1 – Development Management Policy

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

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Power Systems

Leisure Services (Facility Manager)

TRANSCO (Plant Location)

Education Resources

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to the existing Heatheryknowe Primary School in The Murray, East Kilbride. The school is accessed from Whitehills Terrace and faces onto the Murray Road. The school comprises 7 buildings and both grassed and hard surfaced play areas. To the west of the site is the Murray Bowling Club and flatted dwellings, to the north and east are flatted dwellings and to the south St. Louise's Primary.

2 Proposal(s)

- 2.1 The application site covers an area of approximately 2500 square metres. The proposal relates to the erection of 3 temporary classrooms, an office and sanitary facilities on the grassed area to the west of the main building covering an area of 350 square metres. In addition, a temporary car park covering an area of 650 square metres will be formed on an existing grassed area adjacent to the existing car park. The classrooms are required to facilitate decant arrangements for the adjacent St. Louise's Primary School while it is being refurbished.

3 Background

- 3.1 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. Policy CTY1 (School Modernisation Proposal) supports the principle of the redevelopment of the school.

3.2 Planning Background

None.

4 Consultation(s)

- 4.1 **TRANSCO** – provide details on location of gas infrastructure.
Response: Noted.
- 4.2 **Power Systems** – no objections.
Response: Noted.
- 4.3 **Education Resources** – no objections.
Response: Noted.
- 4.4 **Environmental Services** – no objections.
Response: Noted.
- 4.5 **Scottish Water** – no objections.
Response: Noted.
- 4.6 **Roads and Transportation Services (East Kilbride)** – no objections as the site can provide adequate parking and drop off facilities between the site and the adjacent St. Louise's Primary School.
Response: Noted.
- 4.7 **Roads and Transportation Services (Flooding)** – no response to date.
Response: Noted.
- 4.8 **Leisure Services (Facility Manager)** – no response to date.
Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The determining issue in this instance is the proposal's compliance with local plan policy.
- 6.2 The proposal relates to the erection of three temporary classrooms, an office and sanitary facilities at Heatheryknowe Primary in East Kilbride for use by the adjacent St. Louise's Primary School while it is being refurbished. The classrooms are required to facilitate decant arrangements during the construction period. This will require the classrooms to be on site until December 2013.
- 6.3 The Local Plan identifies both Heatheryknowe and St Louise's Primary Schools as two of the primary schools for redevelopment by 2016 under Policy CTY1 (School Modernisation Proposal). The development is therefore supported in principle by this policy.
- 6.4 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. The classrooms proposed are to be located approximately 40 metres from the nearest residential dwelling. It is considered that, given the existing use of the site, temporary classrooms and a temporary car are acceptable in principle. The Roads and Transportation Service have advised that the temporary 16 space car park and drop-off facilities proposed are acceptable. In addition, there is already a footpath link between both schools which will be utilised throughout this period. The proposal is only for a temporary period after which point the pupils from St. Louise's Primary will return to a refurbished building with improved play facilities and car park. Heatheryknowe Primary School is scheduled for redevelopment in 2013. 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.
- 6.5 The proposal represents a small scale, temporary proposal. 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 and as such complies with Policy DM1 of the Local Plan

7 Reasons for Decision

- 7.1 The proposal complies with Policies CTY1, RES6 and DM1 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

21 December 2009

Previous References

- ◆ None

List of Background Papers

▶ Application Form	
▶ Application Plans	
▶ South Lanarkshire Local Plan 2009	
▶ Consultations	
Education Resources	09/11/2009
TRANSCO (Plant Location)	20/11/2009
Scottish Water	16/11/2009
Environmental Services	26/11/2009
Power Systems	01/12/2009
Roads and Transportation Services (East Kilbride)	18/12/2009

Contact for Further Information

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

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

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:

AL(0)120
AL(0)201
AL(0)202
- 2 That the permission hereby granted is for a temporary period only and shall expire on 26 January 2014.
- 3 That the buildings and works hereby permitted shall be removed, the uses discontinued and the land restored to its former condition as grassland to the satisfaction of the Council as Planning Authority within 3 months of 26 January 2014 or the expiry of their use, whichever is the sooner.
- 4 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.
- 5 That the proposed parking/drop off areas shall be fully operational prior to occupation of the temporary classrooms hereby approved.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 Temporary Consent is hereby granted
- 3 To secure satisfactory reinstatement of the site.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of public safety.

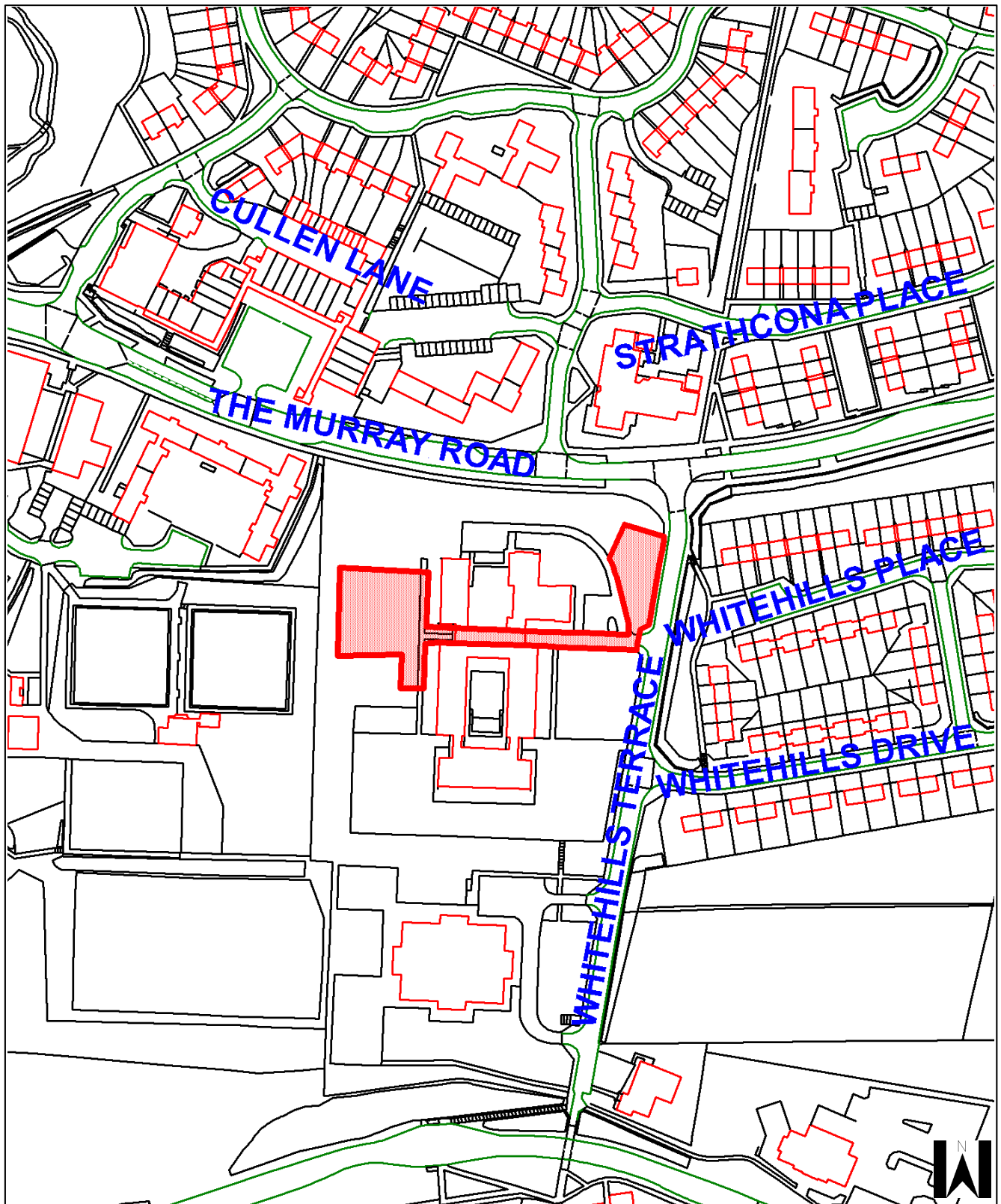
EK/09/0386

Planning and Building Standards Services

Heatheryknowe Primary School, Whitehills Terrace, East
Kilbride

Scale: 1: 2500

For information only



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