

Report

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

Application No	HM/05/0267
Planning Proposal:	Erection of New Secondary School, Nursery and Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : InspirED
- Location : Blantyre High School
Boswell Drive
Blantyre

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed 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: Capita Percy Thomas
- ◆ Council Area/Ward: 35 Burnbank/Blantyre
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy RES1 – Residential Areas - General

- ◆ Representation(s):
 - ▶ 0 Objection Letters

◆ Consultation(s):

Blantyre Community Council

Environmental Services

Leisure Services (Amenity Services)

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Transportation)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

Architecture and Design Scotland

Sportscotland

Planning Application Report

1 Application Site

- 1.1 The application site is located to the south of Blantyre town centre and relates to land extending to approximately 4.1 hectares in area. To the north east the site is bounded by Calder Street and by housing beyond and to the north west by Boswell Drive and housing beyond. On the corner of Calder Street and Boswell Drive, immediately to the north there is a Job Centre and to the south housing. To the south west the site is bounded by the Willie Devine Centre and to the south east there is a mix of uses. These comprise of the Blantyre Volunteer Group Centre, the Blantyre Health Centre, a shop, pharmacy and house, with Victoria Street beyond.
- 1.2 The existing Blantyre High School is largely located within the centre of the site and there is an existing red blaes football pitch between the school buildings and the south eastern boundary of the site. To the south of the pitch there is another blaes pitch and a grassed area to the south of the school buildings. Within the north eastern corner of the site there is the existing Blantyre Nursery Centre and there is a bungalow adjacent to the south western boundary of the site, to the south of the job centre. This property was formerly used by the school janitor but is now vacant.
- 1.3 There are two vehicular access points to the school from Boswell Drive which provide access to the main school car park and for service access to the school buildings. There is also vehicular access off Calder Street and this provides access to the existing Blantyre Nursery. The only other vehicular access to the site is off Victoria Street and this is used for maintenance and emergency purposes by the school.

2 Proposal(s)

- 2.1 The application seeks detailed planning permission for the erection of a new secondary school and nursery to replace the existing Blantyre High School complex and nursery. The proposed development would be a tandem build and the pupils would remain on site while the new school was being constructed. To allow this programme of work the existing school would be partially demolished. In addition to the existing pupils from Blantyre High School the new school would take pupils from Earnock High School and the new school would be renamed as Calderside Academy.
- 2.2 The new school would be a mix of one, two and three storey elements with a slightly higher central section called the Street. The proposed building would have an overall floor area of approximately 13,000m². The Street runs along a north east south west axis and the main entrance faces onto Calder Street. There are a total six wings that extend from the Street and there are three on either side. The Street would be largely used for administration, dining/kitchen and assembly purposes on the ground floor and for library purposes above. Over the remainder of the Street there would be a void. The three extensions to the north west of the Street would be largely two storeys in height with the central wing three storeys. These extensions would provide classroom accommodation for English, Craft, Graphics, Drama, Music, Information and Communication Technology, Home Economics, Modern Languages, Science and Art. The other three wings to the south east of the Street would be two storeys in height and would provide classroom accommodation for Special Education Needs, Maths, Games, Modern Languages, Social Studies and Science. In addition to this

there would be office/administration accommodation. Externally the building would comprise of facing brick, render, cladding boards and panels, translucent panels, curtain walling and the roof would be finished in profiled metal.

- 2.3 The proposed school would be erected adjacent to Calder Street and the main pedestrian entrance to the building, cycle store and visitor car parking area would be provided adjacent to this boundary. The main school car park and bus drop off area would be formed adjacent to Boswell Drive and the two existing vehicular access points would be used for these facilities. The most southern vehicular access however would also provide access to the proposed nursery which would be located to the north of the Willie Devine Centre. A separate car parking area for the nursery would be provided to the south of the new school. One 7-a-side all weather pitch, one full size weather pitch and a hard surface play area with ball court markings would be provided to the east of the nursery and to the south of the school and the maintenance/emergency access off Victoria Street would be retained. In addition to these works two study courtyards, an outdoor classroom and two Biodiversity Areas would be formed and landscaping implemented throughout the site.
- 2.4 The new sports facilities would be available for use by the local community outside school hours with changing facilities within the new school complex.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located within a general residential area and is affected by Policy RES1 of the adopted Hamilton District Local Plan. Within these areas the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition the Council will seek to maintain and improve open spaces within housing areas for both amenity and active recreation, at least to the existing standard of provision.

3.2 Relevant Government Guidance/Advice

- 3.2.1 National Planning Policy Guidance 11 - Sport, Physical Recreation and Open Space seeks to ensure the protection and enhancement of resources required for sport and recreation. Councils should meet the sporting and recreational needs of residents and visitors; safeguard a system of open spaces for formal and informal recreation needs within urban areas and facilities and resources for sport and recreation; ensure new sport facilities are readily accessible by public transport, cycling and on foot; and take a long term view on provision. Levels of provision should be determined locally on a range of factors, including the quality and value of facilities and open space as well as quantity.

3.3 Planning History

- 3.3.1 In November, 2000 planning permission was approved for the demolition of a former janitor's house and the erection of a Neighbourhood Day Care Centre (Planning Application No. HM/00/0476). This building has been erected and is known as the Willie Devine Centre.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – has no objection to the proposed development so long as conditions are imposed regarding, visibility splays, the provision of satisfactory pick up and drop off facilities, the provision of a satisfactory internal road and parking layout, that all infrastructure required as a result of the

revised walking routes to the new school is satisfactorily implemented and a programme indicating the construction phasing of the scheme, together with the proposed traffic management is submitted. In terms of flood control the Council's Flooding Engineer has stipulated that the 30 year post development critical storm, attenuated back to a 1 in 2 year Greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development critical storm is to be managed adequately within the site without detriment to properties, within or outwith the development. In addition a flood risk assessment considering a 200 year post development critical storms to predict/assess the probability and magnitude of flooding together with details of the proposed mitigation measures, including their future maintenance is to be carried out.

Response: All of the above issues can be covered by conditions if consent is granted.

- 4.2 **Transco** – have indicated that they have apparatus within the site.

Response: These details have been forwarded to the applicants for information.

- 4.3 **Scottish Water** – this site is presently being assessed for the South Lanarkshire Council Schools Group by Scottish Water. If the developer agrees to comply with the conclusions of the report, Scottish Water has no objection to the proposed development.

Response: Noted. If planning permission is approved a condition shall be imposed to ensure these conclusions are implemented.

- 4.4 **Environmental Services** – has no objection to the proposed development subject to noise and dust from the site being controlled during construction, that prior to demolition the existing structure is surveyed for the presence of materials containing asbestos and it is removed in accordance with Environmental Service's requirements, that details are submitted regarding the minimisation of the impact of artificial lighting on surrounding properties and that a noise impact assessment is carried out.

Response: Noted. The control of construction noise however is an Environmental Services matter. In relation to the remaining requirements, if planning permission is granted these shall be imposed as conditions of any consent.

- 4.5 **SEPA** – seeks written assurance from Scottish Water that sufficient capacity exists at the receiving waste water treatment works to adequately treat any increase in foul drainage. In addition SEPA requests, that conditions are imposed regarding ensuring surface water is treated in accordance with the principles of Sustainable Urban Drainage Systems and that any culverted watercourses running through the site are not altered without consultation with SEPA.

Response: Noted. If planning permission is granted the requirements of SEPA and Scottish Water shall be imposed as conditions of any consent given.

- 4.6 **Architecture + Design Scotland** - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:

- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed,

could have been considered as a means by which the amount and quality of outside play areas might have been improved.

- Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
- Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
- The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.
- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

4.7 **Blantyre Community Council** – no reply.

Response: Noted.

4.8 **Leisure Services** – no reply.

Response: Noted.

4.9 **Sportscotland** – does not object to the proposed development provided that the Council are satisfied that the residential and sports uses can co-exist in such close proximity to one another whilst ensuring that the time that the community will have access to these facilities is adequate. Furthermore sportscotland recommend that the full size floodlit all weather pitch is constructed in synthetic grass and has dimensions of 106m x 66m instead of 100m x 66m and that the other pitch is also constructed in a synthetic material. In addition sportscotland request that consideration is given to the internal layout/provision of indoor sports facilities as it does not meet their requirements and that arrangements are put in place for the provision of appropriate sports facilities for pupils during construction. This period should be kept to a minimum.

Response: The proposed pitches are in close proximity to the residential properties adjacent to the south western boundary of the site. It has therefore been agreed with sportscotland that the floodlights would operate no later than 20.30 on any given evening and if planning permission is approved this shall be imposed as a condition.

In relation to the use of materials for the proposed pitches and the dimensions of the full size all weather pitch these requirements shall also be controlled by condition if consent is granted. With regard to the proposal's internal layout/provision of indoor sports facilities, these comments relate to operational and management issues rather than land use planning considerations. As a result, a copy of these observations has been forwarded to the Schools Modernisation Team for consideration and where relevant, appropriate response. Any such revision however will be unlikely to materially affect the proposal.

4.10 **Scottish Power** – no reply.

Response: Noted.

5 Representation(s)

5.1 Statutory Neighbour Notification was undertaken and the application advertised in the local press, following which no representations were received.

6 Assessment and Conclusions

6.1 This proposal involves the erection of a replacement secondary school and nursery on land at Boswell Drive, Blantyre. The main planning considerations in determining the application are whether the proposals accord with local plan policy, the impact on residential amenity and transportation implications. No objections were received in relation to the proposed development.

6.2 The application site is specifically covered by Policy RES1 in the adopted Hamilton District Local Plan. As a general residential area the erection of a replacement secondary school and nursery is considered to be in accordance with this policy.

6.3 In terms of the impact of the proposals on residential amenity the proposed pitches would be in close proximity to the residential properties adjacent to the south western boundary of the site. The use of the pitches outside school hours is likely to be similar to other Council facilities and would not be open before 0700 or after 2200. Whilst no objections have been received in relation to this proposal, it is considered that if planning permission is granted a condition shall be imposed to ensure that the floodlights on the full size all weather pitch operate no later than 20.30 on any day and that a floodlighting and noise impact assessment is carried out and any mitigation measures required as a result of this report are implemented to the Council's satisfaction. It is therefore considered that subject to these conditions that the residential and sports uses can co-exist in close proximity to one another whilst ensuring that the time that the community will have access to these facilities is adequate and addresses sportscotland's concern.

6.4 Other comments received from sportscotland indicated that they had no objection to the proposed development subject to the provision of a full size synthetic grass pitch with dimensions 106m x 66m and one 7-a-side synthetic pitch and I am satisfied that these facilities can be satisfactorily implemented and shall be controlled by condition if planning permission is granted.

6.5 With regard to roads issues, Roads and Transportation Services state that although the new school and nursery will be on the site of the existing school and nursery there would be a significant change in the school roll and transportation arrangements for the school will have to accommodate the increase in pupils.

Several measures will require to be implemented by the site's developers and these will be conditioned accordingly if planning permission is approved. I therefore consider that on this basis the proposals are acceptable in transportation terms.

- 6.6 This proposal forms part of the wider project to modernise secondary schools in the Council's area. A new school will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive. In view of the above I recommend that planning consent be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

22 June 2005

Previous References

- ◆ HM/00/0476

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Sportscotland 15/06/2005
 - Scottish Water 11/05/2005
 - TRANSCO (Plant Location) 06/05/2005
 - Environmental Services 12/05/2005
 - S.E.P.A. (West Region) 19/05/2005
 - Architecture and Design Scotland 24/05/2005
 - Roads and Transportation Services 16/06/2005

- ▶ Representations
 - None

Contact for Further Information

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

Gwen McKillop, Planning Officer, Brandon Gate, Hamilton
Tel: Ext 3561 (01698 453561)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

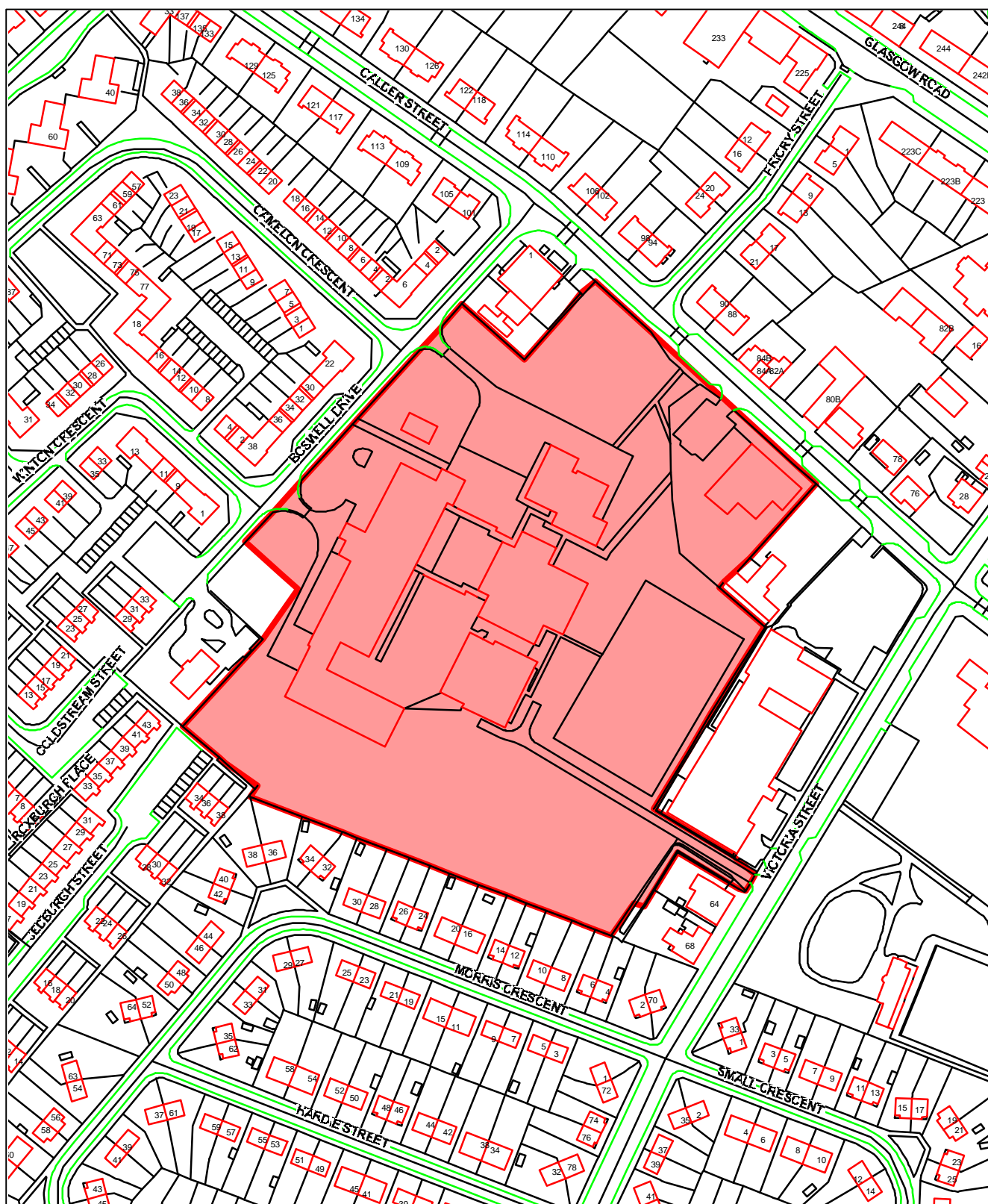
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 3 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.
- 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 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.
- 7 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.
- 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 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.

- 10 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 11 That before development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within or external to the site.
- 12 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.
- 13 That before development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 14 That before development starts a revised internal layout which ensures adequate access, servicing and that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the layout hereby approved shall be constructed.
- 15 That parking provision, for all uses, within the development site shall comply with the Council's Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 16 That the design and layout of all infrastructure improvements shall be designed in accordance with the 'Design Manual for Roads and Bridges' (DMRB) and the Council's Guidelines for Development Roads'.
- 17 That before development starts a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the location of the construction compound and the circulation of vehicles and pedestrians shall be submitted to and approved by the Planning Authority.
- 18 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under the terms of Condition 17 above.
- 19 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority. If any culverted watercourses running through the site are to be altered then SEPA must be consulted.
- 20 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.

- 21 That before development starts a Floodlighting and Noise Impact Assessment regarding the design and use of the outdoor facilities shall be submitted to and approved by the Council as Planning Authority and the facilities shall not be operated until the recommendations of this report are implemented to the satisfaction of the Council. Notwithstanding the floodlights for the full size all weather pitch (106m x 66m) shall operate no later than 20.30 on any night.
- 22 That prior to work commencing details shall be submitted of measures to ensure that dust from the site shall not give rise to nuisance conditions and these measures shall be implemented to the satisfaction of the Council as Planning Authority when work starts.
- 23 That the school shall not be occupied until the site is served by a sewage scheme constructed to the specification and satisfaction of Scottish Water as Sewage Authority.
- 24 That the 30 year post development Critical Storm, attenuated back to a 1 in 20 year greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development Critical Storm, is to be managed adequately within the site without detriment to properties, within or outwith the development.
- 25 That prior to commencement of development, drainage details shall be submitted to and approved by the Council as Planning Authority. This scheme shall seek the implementation of a Sustainable Urban Drainage System within the site and shall demonstrate that any additional flow from the foul drainage arising from the development shall not cause or contribute to the premature operation of consented storm overflows and shall confirm that sufficient capacity exists at the Waste Water Treatment Works. These details shall accord with the final conclusions of the Development Impact Assessment Report.
- 26 That one floodlit grass synthetic all weather pitch with dimensions 106m x 66m and one synthetic 7-a-side pitch are formed to the satisfaction of the Council as Planning Authority.
- 27 That before development starts an assessment of the revised walking routes to the school site, together with a scheme identifying all the infrastructure required to enable these routes to safely accommodate the likely demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided.
- 28 That prior to demolition the existing structure is surveyed for the presence of materials containing asbestos and any materials found are removed in accordance with Environmental Service's requirements.
- 29 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of any vehicular access onto traffic calmed roads and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines. Gates shall also require to be set back at least 6 metres from the edge of the carriageway to allow for vehicle storage off the carriageway.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 These details have not been submitted or approved.
- 11 In the interest of public safety
- 12 In order to retain effective planning control
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In the interest of public safety
- 19 To ensure the provision of a satisfactory land drainage system.
- 20 To ensure the provision of a satisfactory land drainage system.
- 21 In the interests of amenity.
- 22 In the interests of amenity.
- 23 To ensure the provision of a satisfactory sewage system.
- 24 To prevent flooding.
- 25 To ensure the provision of a satisfactory land drainage system.
- 26 In order to retain effective planning control.
- 27 In the interest of public safety.
- 28 In the interest of public safety.
- 29 In the interest of road safety.



For information only

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