

	<h1>Report</h1>	Agenda Item <h1>11</h1>
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Report to: **Planning Committee**
 Date of Meeting: **26 May 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0087
 Planning Proposal: Demolition of Existing School Buildings and Erection of New School with Associated Car Parking

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Carmichael Primary School
Carlisle Road
Carmichael
ML12 6PG

2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent (Subject to Conditions – Based on Conditions Attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
 - Policy RES6: Residential Land Use
 - Policy CTY1: Primary School Modernisation Proposal
 - Policy DM1: Development Management

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

Environmental Services

Scottish Water

Roads and Transportation Services (South Division)

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

Land and Fleet Services (Arboriculture)

Planning Application Report

1 Application Site

- 1.1 The report relates to the site and grounds of Carmichael Primary School. The existing school comprises 2 separate buildings within the site. The main building is traditional in terms of design, scale and materials, and contains one class room, a staff room and toilets. The second building is of timber construction and contains 2 class rooms and a store room. There are no kitchen or dining facilities and no indoor recreational facilities within the school. The application site extends to 0.164 hectares and includes an area of land to the west of the school which is used for car parking for both the primary school and the Community Hall. Outwith the grounds to the south east is an existing grass public sports field and a public play park, and a community hall. The surrounding area is generally in residential use consisting of single storey detached housing of modern design and materials. Carmichael Church and graveyard are Category B Listed and are located a distance of approximately 75 metres to the south of the site.

2 Proposal(s)

- 2.1 South Lanarkshire Council is currently undertaking a Primary School Modernisation programme which includes Carmichael Primary School. This proposal would result in the demolition of the existing school buildings to enable the erection of a new single storey school in its place. The new school will provide: 2 class rooms, staff rooms, an office, a pupil breakout area, various store rooms, a kitchen and a gymnette.
- 2.2 Additional car parking will be accommodated on land adjoining the primary school to the west of the site and will formalise an area of unmarked surface which is currently used for car parking for both the school and neighbouring Community Hall. Six car park spaces, 2 disabled car park spaces and 2 minibus drop-off points will be formed.

3 Background

3.1 Local Plan Status

- 3.1.1 The (Adopted) South Lanarkshire Local Plan was determined at Planning Committee and adopted 23 March 2009 following a Public Inquiry and the Reporters recommendations on the plan. This local plan supersedes the Upper Clydesdale Local Plan which previously related to the application site. The policies within the Upper Clydesdale Local Plan are not relevant in the assessment of the application and have been superseded by those in the adopted South Lanarkshire Local Plan.
- 3.1.2 The Adopted South Lanarkshire Local Plan identifies the site as being in a Residential land use area. Policy RES6 states that each application will be judged on its own merits with particular consideration given to the impact on the character and amenity of the residential area. The site is also identified as a site for Primary School Modernisation where Policy CTY1 advises that the Council proposes to complete the modernisation and redevelopment of Council primary schools by 2014.
- 3.1.3 Policy DM1 requires that all planning applications take into consideration the local character and built form and provide a positive contribution to the local area in terms of design.

3.2 Relevant Government Advice/Policy

- 3.2.1 SPP6 – Renewable Energy states that a key role of the planning system will be to support a move towards new low and zero carbon developments through the use of energy efficient, micro generating and decentralised renewable energy systems so that carbon reductions are considered and secured at the design stage of projects.

3.3 **Planning History**

- 3.3.1 None Relevant.

4 **Consultation(s)**

- 4.1 **Scottish Water** – do not object to this proposal. However, they advise that there is a requirement to submit a fully completed Development Impact Assessment form.

Response: Noted. Should consent be granted the onus is on the applicant to ensure connection to the public infrastructure can be achieved.

- 4.2 **Roads & Transportation Services** – do not object to this proposal.

Response: Noted.

- 4.3 **Environmental Health Services** - do not object to this proposal.

Response: Noted.

- 4.4 **SEPA** – do not object to this application.

Response: Noted.

- 4.5 **WOSAS** – do not object to this application.

Response: Noted.

5 **Representation(s)**

- 5.1 Following the carrying out of statutory neighbour notification and the advertisement of the application as development affecting the setting of a listed building in the local press no letters of objection were received.

6 **Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning consent for the demolition of the primary school and erection of a new school with associated car parking and landscaping. The main considerations in determining this application are its compliance with local plan policy and its impact on visual and residential amenity of the surrounding area.

- 6.2 The adopted South Lanarkshire Local Plan identifies the site as being within a predominately residential area where policy RES6 of the adopted local plan applies respectively. These policies seek to protect residential amenity and resist the introduction of incompatible uses. The school is an established use within the area and its demolition and rebuild will provide improved facilities for both residents in the immediate locality and the wider rural area. I am also satisfied that the scale of the proposal is acceptable in the context of the surrounding area and that residential amenity will not be adversely affected. The proposal therefore complies with the aims of the above policy.

- 6.3 The proposal also clearly complies with Policy CTY1 of the adopted South Lanarkshire Local Plan which supports the Council's Schools Modernisation Programme.

- 6.4 The aim of Policy DM1 of the adopted local plan is to ensure that developments are of high quality design and take into consideration the surrounding area and immediate streetscape. Any development should aim to enhance the locality while being in keeping with the character of the area. The aim of the proposed new Carmichael Primary is to provide improved and additional facilities. The design takes into consideration the layout of the site and will have traditional materials. The proposal does include elements of modern design, however this is done sensitively to ensure that there is no adverse impact on the character of the settlement. I am also satisfied that the proposal will not affect the setting of the adjoining church and graveyard. I consider that the proposal complies with the aims of the above policy.
- 6.5 The applicant has confirmed that the proposed development will not lead to an immediate increase in staff levels. The additional car parking will accommodate any future staff increases or visitors to the school. The car parking proposal will formalise an area of land currently used for parking to the west of the school, and will provide hard surfacing and delineated spaces. There will also be provision for 2 minibus drop off points as it is recognised that many pupils who attend Carmichael Primary School travel from the surrounding rural area. It is considered that the additional car parking will have a positive impact on the community.
- 6.6 In line with SPP6 and the Scottish Governments aim to support a move towards new low and zero carbon developments through the use of energy efficient, micro generating and decentralised renewable energy systems, the applicant has provided an energy statement detailing the use of renewable energy technologies within the new school design. The applicant proposes to use: geothermal ground source heating; wind catchers which will provide natural ventilation; sun pipes which will provide natural day light to the internal areas, and solar vents which are a solar powered extract fan. In addition to this the applicant proposes to use LED lighting to reduce energy use and maintenance and movement activated lighting to ensure lights are automatically switched off when rooms are not in use.
- 6.7 In view of the above, the proposal should be welcomed in terms of the improved school which will be provided to the locality and wider rural area. I am satisfied that the residential amenity of the surrounding residential area will not be adversely affected by the development, and that the design is of an acceptable standard. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal would contribute positively to the Councils Primary School Modernisation proposal and will provide improved community and sports facilities. The proposal complies with the aims of Policies RES6, CTY1 and DM1 of the adopted South Lanarkshire Local Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

18 May 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (South Division) 24/03/2009
& 15/04/09
 - Scottish Water 23/03/2009
& 26/03/09
 - S.E.P.A. (West Region) 01/04/2009
 - WOSAS 11/05/2009
 - Roads and Transportation Services (South Division) 15/04/2009
 - Environmental Services 24/03/2009
- ▶ Representations
 - None

Contact for Further Information

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

Pamela McMorran, Planning Officer, Council Offices, South Vennel, Lanark ML11 7JT
Ext 3209 (Tel :01555 673209)
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 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 before development starts, full details of the materials, 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.
- 5 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 No. 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 7 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
 - a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO₂ standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
 - c) an indication of the location and design of the on-site energy technologies; and
 - d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.
- 8 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

- 9 That notwithstanding the plans hereby approved, prior to the hereby approved school being brought into use, crossing points with dropped kerbs and guardrails shall be provided at the entrance to the school car park to permit access for the disabled, all at the applicant's expense.
- 10 That before the school hereby approved is completed or brought into use, all of the parking spaces and bus drop off points shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

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 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 To ensure the protection and maintenance of the existing mature trees within the site
- 7 To secure a reduction in carbon dioxide emissions.
- 8 To secure the timeous implementation of on-site zero and low carbon energy technologies.
- 9 In the interest of public safety
- 10 To ensure the provision of adequate parking facilities within the site.

For information only

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