

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>3 November 2009</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/09/0365
Planning Proposal:	Demolition of Primary School and Erection of Replacement Primary School with Associated Upgraded Accesses, Car Parking, Landscaping and Sports Pitch.

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : Morgan Ashurst
- Location : Douglas Primary School  
Ayr Road  
Douglas  
ML11 0QA

## 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

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

## 3 Other Information

- ◆ Applicant's Agent: 3DReid
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
  - Policy CTY 1: Primary School Modernisation
  - Policy RES 6: Residential Land Use
  - Policy DM 1: Development Management
  - Policy ENV 11: Design Quality
  - Policy ENV 29: New Development Design

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Scottish Water

SportScotland

Roads and Transportation Services (South Division)

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

# Planning Application Report

## 1 Application Site

- 1.1 The application site consists of the grounds of the existing Douglas Primary School on Ayr Road. The existing school is predominately 2 storey in height and comprises 10 classrooms and has a flat roof. The existing nursery occupies 2 classrooms with the remainder of the building being utilised for teaching. The existing shared school dining/gym/assembly hall is also used outwith school hours by the local community, in particular, the local drama group. The site is bounded by Ayr Road to the east; agricultural land to the west, residential dwellings to the north and residential dwellings and agricultural land to the south. The site extends to some 2.4 hectares. It should be noted that Universal Connections is currently located within the grounds of the school, while there is an existing pitch at the south western boundary of the site. The existing access is located at the northern edge of the site.

## 2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a replacement primary school with associated landscaping and roads infrastructure at Ayr Road, Douglas. This is an amended scheme to the planning approval issued for this site in 2008. The new school is single storey and comprises 6 classrooms (a reduction by one classroom from the previous scheme), an assembly/gym hall with stage, kitchen, dining room, changing rooms, staff room, multi-purpose room, play room, GP room and an ICT room. There is an existing grassed sports pitch within the grounds which is to be replaced with an upgraded pitch relocated to the north of the site. The building is irregular in shape, the main entrance being towards the centre of the building at the front. The roof design has a number of mono pitches and is to be clad in standing seam roof sheeting. Elevations are to be finished in a mix of red/buff facing brick, vertical timber cladding, curtain walling and kingspan panels. Outdoor circulation and play areas would be provided to the front and rear of the building with additional soft landscaping to complement the existing trees being retained on site. It is intended that the Universal Connections facility will be retained within the site and this will be subject of a separate future application.
- 2.2 Access to the school is to be taken via a new access from Ayr Road. The existing access would serve the re-positioned pitch, with an access point being created to serve to house at 62 Ayr Road to the east. It is proposed to provide 34 parking spaces (2 disabled), a bus drop off zone and turning circle for the school with a further 3 independent parking spaces (1 disabled) provided for the pitch.
- 2.3 The proposal comprises a tandem build with the new school building being constructed while the existing school remains on site. The replacement pitch would be provided once the existing school is demolished.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 In the South Lanarkshire Local Plan (Adopted), the site is located within the settlement boundary of Douglas and identified as being within a Residential Area where Policy RES 6 applies. This states that within such areas the priority will be to protect residential amenity. Proposals for new development will generally be acceptable when this would not adversely affect local character or amenity. It is specifically covered by Policy CTY 1 as part of the Councils Primary School modernisation programme.

- 3.1.2 Other relevant policies to be considered in assessing this application are Policies DM 1: Development Management, ENV 11: Design Quality and ENV 29: New Development Design.

### **3.2 Relevant Government Advice**

- 3.2.1 None relevant.

### **3.3 Planning History**

- 3.3.1 Planning permission was granted for a replacement school on this site in June 2008 under application CL/08/0149. The design of the school and its location on site has since been modified resulting in the relocation of both the football pitch and the Universal Connections building within the application site.

## **4 Consultation(s)**

- 4.1 **Roads and Transportation Services** – no objections subject to conditions including, adequate visibility splay being provided, dropped kerbs and continuous footway along the frontage of the school, guardrails being provided, cycle facilities, submission of a swept path analysis and parking and servicing arrangements.

**Response:** Noted. Conditions can be attached to any approval that addresses the issues raised.

- 4.2 **Environmental Services** – no objection subject to conditions. These include that a Phase 1 or Desk Study is carried out to determine the presence or otherwise of contaminants on the site and details of outside facilities and their impact on the surrounding area in terms of noise.

**Response:** Noted. Conditions can be attached to any consent to safeguard their concerns.

- 4.3 **SEPA** – no objection subject to conditions in connection to a SUDS system and connection to foul drainage system.

**Response:** Noted. Conditions can be attached to any consent to safeguard their concerns.

- 4.4 **Scottish Water** – At the time of writing no response from Scottish Water has been received.

**Response:** Noted. Scottish Water response to the previous approval is relevant. Conditions can be attached to any consent to safeguard issues raised previously.

- 4.5 **Sport Scotland** – no objections for the new pitch subject to conditions on drainage, surface details, fencing and implementation.

**Response:** Noted. Conditions can be attached to any consent to safeguard their concerns.

## **5 Representation(s)**

- 5.1 Following the carrying out of the Statutory Neighbour Notification process and advertisement of the application in the local press no objections have been received.

## **6 Assessment and Conclusions**

- 6.1 The determining issues in this case are the extent to which the proposal complies with the South Lanarkshire Local Plan (Adopted) and its effect on the character and amenity of the area.
- 6.2 In terms of the South Lanarkshire Local Plan (Adopted), the site is subject to Proposal CTY1: Primary School Modernisation, which states that the Council propose to complete the modernisation and redevelopment of all Council Primary Schools on sites identified on the proposal map by 2016. Douglas Primary School is one such school identified. The school site falls within a predominantly Residential Area where Policy RES 6: Residential land Use applies. This policy states that the Council will oppose the loss of houses to other uses and will refuse any development that will be detrimental to the amenity of these areas. Each application will be judged on its own merits, with particular consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements. The redevelopment of the existing school is acceptable as it is considered that there will be no adverse impact on the amenity of the area and will involve a similar use to that already found at the site. It is not anticipated that there would be a significant intensification of the site. The school is of a high standard of design and is considered to be superior in quality of design than the existing school.
- 6.3 Policy DM1: Development Management states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. I am satisfied that the proposal is appropriate and consider, therefore, that it complies with this policy.
- 6.4 Policies ENV11: Design Quality and ENV29: New Development Design seek to promote quality and sustainability in a development's design and that any new development should enhance and make a positive contribution to the character and appearance of the urban environment in which it is located. The school is single storey in design and, due to its irregular shape, is appropriate in terms of its elevational treatment and symmetry. It utilises the natural gradients within the site to achieve a well balanced, modern facility with a mixture of materials and roof lines. It is therefore considered that the proposal complies with these policies
- 6.6 I conclude that the proposal complies with local plan policy and will ultimately result in a development that will integrate well with the area whilst re-using previously developed land in an efficient manner and at a sustainable location. Existing facilities such as the sports pitch have been retained within the site, therefore providing a fully integrated community facility. I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal is consistent with Proposal CTY 1 and Policies RES 6, DM1, ENV11, ENV29 of the South Lanarkshire Finalised Local Plan (Adopted).

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**26 October 2009**

**Previous References**

- ◆ CL/08/0149

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

SportScotland	09/09/2009
Environmental Services	15/09/2009
Roads and Transportation Service	15/10/2009
SEPA	16/10/2009

**Contact for Further Information**

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

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**CONDITIONS**

- 1 This decision relates to drawing numbers: (00)002 Location Plan, LL(90)001 Site Plan, (01)001 Proposed Floor Plan, (01)003 Proposed Elevations, AL(01)004 Proposed Sections, (01)002 Proposed Roof Plan, LL(90)P02 Site Section, LL(90)P002 Tree Felling and Protection, LL(90)P015 Section Through Grass Pitch
- 2 That the development hereby permitted shall be started within three years of the date of this permission.
- 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 That before the school hereby approved is completed or brought into use, the new vehicular access and the upgraded access, so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 6 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 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 the school 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.
- 9 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.
- 10 That the landscaping scheme, approved under the terms of Condition 9 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.

- 11 That within two months of the date of this permission, details of the proposed football pitch within the school grounds shall be submitted and approved by the Council as Planning Authority. This for the avoidance of doubt shall include details of drainage, surface details and fencing.
- 12 That the pitch, approved under the terms of Condition 11 above, shall be completed to the satisfaction of the Council as Planning Authority within 12 months of the occupation of the school hereby approved and shall thereafter be maintained to the satisfaction of the Council.
- 13 That the school hereby permitted 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.
- 14 That before the school hereby approved is brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 15 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.
- 16 That the surface water drainage system, approved under the terms of Condition 15 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 last dwellinghouse hereby permitted being occupied.
- 17 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.
- 18 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.
- 19 That before the school hereby approved is completed or brought into use, all remediation/control measures, as detailed in the Report submitted under the terms



of Conditions 18, must be fully implemented to the satisfaction of the Council as Planning Authority.

- 20 Development shall not commence until details of surface finishes to all parking and manoeuvring areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.
- 21 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 22 That before the school hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 23 That prior to any works commencing 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 parking areas shall be submitted to and approved by the Council as Planning Authority and thereafter implemented to the Council's satisfaction.
- 24 That before school hereby approved is occupied, car parking based on the guidelines below shall be available for use.  
0.75 spaces per staff member in the primary school, + 5% of primary school roll, + 20% of nursery school roll. The school roll and the staffing levels to be provided by the developer before work starts on site.
- 25 That before the development hereby approved is completed or brought into use, a 2.0m minimum wide footway shall be provided along the full site frontage to the specification of the Council as Roads and Planning Authority.
- 26 That before the school hereby approved is brought into use, dropped kerbs & guardrails should be provided at the entrance to the school car park, with dropped crossings for disabled access.
- 27 That before the school hereby approved is brought into use, the existing traffic calming (chicanes) and signage on Ayr Road shall be redesigned/relocated in accordance with a scheme to be agreed with the Council as Planning Authority.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.

- 2 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 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 interest of public safety
- 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 and in order to retain effective planning control.
- 9 In the interests of the visual amenity of the area.
- 10 In the interests of amenity.
- 11 These details have not been submitted or approved.
- 12 In the interests of amenity.
- 13 To ensure that an appropriate sewerage system is provided.
- 14 To ensure the provision of a satisfactory drainage system.
- 15 To ensure the provision of a satisfactory surface water drainage system.
- 16 To ensure the provision of a satisfactory surface water drainage system.
- 17 To ensure the site is free of contamination and suitable for development.
- 18 To minimise noise disturbance to adjacent occupants.
- 19 To ensure the site is free of contamination and suitable for development.
- 20 These details have not been submitted or approved.
- 21 To ensure the provision of adequate parking facilities within the site.
- 22 In the interest of road safety
- 23 In the interest of public safety
- 24 In the interest of road safety
- 25 In the interest of public safety
- 26 In the interest of public safety
- 27 In the interests of traffic and public safety.

