

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>6</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **19 June 2007**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/07/0241  
 Planning Proposal: Erection of New Primary School

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : St Blanes Primary School  
Fernslea Avenue  
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 the conditions attached)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
Policy RES1 – Residential Areas – General  
Policy DC1 – Development Control – General  
**South Lanarkshire Planning Policies**  
SLP6 – Development Control – General  
SLP10 – Sustainable Urban Drainage Systems  
**Finalised South Lanarkshire Local Plan**  
**(after modifications)**  
Policy CTY1 – Primary Schools Modernisation Proposal  
Policy RES6 – Residential Areas – General  
Policy DM1 – Development Management  
Policy ENV19 – Development Design  
Policy ENV34 – Water Supply  
Policy ENV35 – Foul Drainage and Sewerage

## Policy ENV36 – Sustainable Urban Drainage Systems

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

- ◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Scottish Natural Heritage

Scottish Power

Scotland Gas Networks

Roads and Transportation Services (Hamilton Area)

Scottish Water

Leisure Services (Arboriculture)

Roads & Transportation Services H.Q. (Geotechnical)

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

Environmental Services

Enterprise Resources - Estates

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site relates to land associated with the existing St. Blane's Primary School, Blantyre. The site is located on land located between Fernslea Avenue and Poplar Place/Glasgow Road and is bounded by residential properties on all sides.
- 1.2 Vehicular and pedestrian access exists from Fernslea Avenue and a pedestrian footpath provides access from Poplar Place.
- 1.3 At present the existing school buildings are positioned to the east of the site with the remainder of the site being open space.

## **2 Proposal(s)**

- 2.1 This detailed planning application seeks the erection of a new replacement St. Blane's Primary School within the site and thereafter the demolition of the existing school building. The cleared site will be retained as part of the school grounds. The proposal will be a tandem build project, in that the existing school will remain in use during the construction of the new school building on the open space area.
- 2.2 The main entrance to the new school would remain, as existing, from Fernslea Avenue, where 32 car parking spaces would be provided. A bus drop off facility would be provided within the school grounds. The pedestrian footpath link to Poplar Place would be retained.
- 2.3 The new school will be of a modern design of varying heights with accommodation being provided on two floors, although the main frontage would be single storey.
- 2.4 The ground floor would provide accommodation for 5 classrooms, assembly hall, kitchen, dining room, and office/storage facilities. The first floor would provide a further 5 classrooms, library, ICT and general purpose areas. A Multi Use Games Area (MUGA) pitch would be provided within the school grounds to the rear of the school.
- 2.5 Externally the building would be finished in a combination of masonry, curtain walling and glazing panels.
- 2.6 A Pre-Construction Stage Health and Safety Plan and Desk Study Report have been submitted in support of the application.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 Within the adopted Hamilton District Local Plan the site is affected by both Policy RES 1 – Residential Areas – General and Policy DC 1 – Development Control General. Policy RES 1 states that the Council will resist any developments which will be detrimental to the amenity of these areas. Policy DC1 requires that all applications for planning permission shall take fully into account the local context and built form.

- 3.1.2 Additional policies and guidance to those of the Local Plan are contained within South Lanarkshire Planning Policies document which is supplementary to the adopted Hamilton District Local Plan. Policy SLP6 of this document reiterates the requirements of Policy DC1 above. Policy SLP 10 - Sustainable Urban Drainage Systems promotes the use of SUD systems in appropriate developments.
- 3.1.3 The Finalised South Lanarkshire Local Plan (after modifications) is also a material consideration in the determination of this application. A number of policies apply. Policy RES 6 – Residential Land Use and Policy DM 1 – Development Management are broadly similar to the requirements of Policies RES1, DC1 and SLP6 above. Policy ENV 36 – Sustainable Urban Drainage Systems again promotes the uses of SUD systems (as per SLP10). Policy ENV 29 – Development Design requires all new development to promote quality and sustainability in its design, whereas Policies ENV34 – Water Supply and ENV 35 – Foul Drainage and Sewerage seek to ensure that any development is satisfactorily served by both a suitable water supply and foul and surface water sewerage infrastructure.
- 3.1.4 In addition to the above the site is also identified in the finalised Plan as a Primary School Modernisation Proposal (Policy CTY 1) through which the Council propose to complete the modernization and redevelopment of all Council primary schools on the sites identified on the Proposals Map by 2016.

3.2 Relevant Government Guidance/Advice

- 3.2.1 There is no specific government guidance relevant to the determination of this planning submission.

3.3 Planning History

- 3.3.1 There is no recent planning history relative to this application.

**4 Consultation(s)**

- 4.1 **Roads and Transportation Services (Hamilton)** –have offered no objection to the proposal subject to the provision of appropriate access and turning facilities which should be demonstrated to Roads and Transportation Services and the existing access be reconstructed as a footway.

**Response:** Noted. It is advised that this requirement can be addresses through the use of conditions.

- 4.2 **Roads and Transportation Services (Flooding)** - have offered no objection to the proposal subject to the undertaking of a Drainage Impact Assessment, that surface water discharge be treated in accordance with the principles of Sustainable Urban Drainage Systems, that the site be served by a suitable sewerage system to Scottish Water's satisfaction, and that the issues of flood prevention have been adequately addressed.

**Response:** Noted. It is advised that this requirement can be addressed through the use of conditions where appropriate.

- 4.3 **Roads and Transportation Services (HQ)** – are satisfied that all appropriate roads issues have been addressed by the Divisional Office.

**Response:** Noted.

- 4.4 **Estates Services** – have offered no objection to the proposal.

**Response:** Noted.

- 4.5 **Leisure Services** – Have no objection to the proposal subject the provision of appropriate landscaping details.

**Response:** Noted. It is advised that this requirement can be addressed through the use of conditions.

- 4.6 **Environmental Services** – have offered no objection to the proposal subject to conditions relative to the hours of operation, control of noise during construction, asbestos, the control of dust and floodlighting, ventilation, waste control, contamination and food preparation.

**Response:** Noted. It is advised that these requirements can be addressed through the use of conditions, where appropriate.

- 4.7 **Scottish Water** - have no objection to the proposal.

**Response:** Noted.

- 4.8 **Scotland Gas Network** – have offered no objection subject to compliance with the “Measures to Be Taken to Protect Plant” guidance.

**Response:** Noted. The applicants have been advised of these requirements.

- 4.9 **Scottish Power** – have offered no objection to the proposal subject to any alteration/ protection of their apparatus within the vicinity of the site is undertaken at the applicant's expense.

**Response:** Noted. These requirements can be addressed through the use of conditions.

- 4.10 **Scottish Natural Heritage** – have advised that the existing school building requires to be surveyed for the presence of bats prior to any demolition works commencing.

**Response:** Noted. It is advised that as a tandem build project it is not intended to demolish the existing school building until works have been completed on the new school. Having said that a bat survey has been undertaken and found no bats present. Furthermore, the demolition works will be the subject of a separate planning application and SNH will have a further opportunity to comment on the findings of the survey.

- 4.11 **Scottish Environmental Protection Agency** – have offered no objection to the proposals on the basis that both foul and surface water runoff (after treatment and attenuation) is to be discharged into the combined sewer.

**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedure has been carried out. No letters of representation were received in response to this process.

## **6 Assessment and Conclusions**

- 6.1 The application proposes the replacement of an existing primary school in the grounds of St. Blane's Primary School, Blantyre. The main planning considerations in determining the application are whether the proposal accords with local plan policy and its impact on residential amenity.

- 6.2 In terms of policy, the application site is an existing educational facility within an area designated as residential within the adopted Hamilton District Local Plan. The Finalised South Lanarkshire Local Plan (after modification) also designates the site in these terms and therefore its continued use for this purpose raises no issues in this regard. Furthermore, the finalised plan also identifies the school as being Primary School Modernisation Proposal location (Policy CTY 1).
- 6.3 In terms of impact on amenity, due to the proposals scale, orientation and proximity to surrounding properties, I am of the opinion that there will be no adverse impact on either neighbouring properties, in terms of overlooking or overshadowing, or the character of the area in general, resultant from the school building itself.
- 6.4 No objections, subject to conditions have been received from the statutory consultees and no third party objections have been received.
- 6.5 In conclusion, the proposal forms part of the wider project to modernise 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.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with both Policies RES1 – Residential Areas General and DC1 – Development Control General of the Hamilton District Local Plan and Policies SLP6 – Development Control General and SLP10 – Sustainable Urban Drainage Systems of South Lanarkshire Planning Policies. Furthermore, the proposal does not conflict with the requirements of the relevant policies of the Finalised South Lanarkshire Local Plan (after modification) (Policies CTY 1 – Primary School Modernisation Proposal, RES6 – Residential Land Use, DM 1 – Development Management, ENV 29 – Development Design, ENV 34 – Water Supply, ENV 35 – Foul Drainage and Sewerage and ENV 36 – Sustainable Urban Drainage Systems). The proposal forms part of the wider project to modernise schools within South Lanarkshire Council's area.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**12 June 2007**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - Roads & Transportation Services H.Q. (Flooding)

30/05/2007

Enterprise Resources - Estates	30/04/2007
Leisure Services (Arboriculture)	30/05/2007
Environmental Services	18/05/2007
Scottish Water	30/04/2007
Scotland Gas Networks	17/05/2007
Scottish Power	23/04/2007
Scottish Natural Heritage	30/04/2007
S.E.P.A. (West Region)	01/06/2007
Roads & Transportation Services (Hamilton)	11/06/2007

- ▶ Representations
- None

### **Contact for Further Information**

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

James Watters, Planning Officer, Brandon Gate, Hamilton  
 Ext 3522 (Tel :01698 453522 )  
 E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto: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 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 prior to the occupation of the development hereby approved 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.
- 4 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.
- 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 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 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.
- 7 That before the development hereby approved is completed or brought into use, it shall be demonstrated to the Council as Roads Authority that the access, parking and servicing can accommodate all the classes of expected vehicles. In this regard a 6m radius kerb, dropped kerb access and bus turning facility shall be provided. Thereafter the new vehicular access so far as it lies within the boundaries of the road abutting the site and proposed car parking area, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority and no alterations shall be undertaken without the prior written consent of the Council as both Planning and Roads Authority.
- 8 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.

- 9 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.
- 10 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 9 above.
- 11 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 12 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 13 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 14 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 15 Before the kitchen associated with the school hereby approved is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The kitchen shall not be brought into use until the ventilation systems are operational in accordance with the approved details.

All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:

  - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
  - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
  - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 16 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be

implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

- 17 Prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 18 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
  - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
  - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
  - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 19 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 20 That the school hereby approved shall not be occupied until the flood prevention measures required under Condition 19 above have been completed in accordance with the approved scheme.
- 21 Notwithstanding the terms of condition 2 above, the existing access shall be reconstructed to a footway and a pedestrian guardrail erected along the footway (shown BLUE on the approved plans) and thereafter maintained 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 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of the visual amenity of the area.
- 4 These details have not been submitted or approved.
- 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 interest of public safety
- 8 In order to retain effective planning control
- 9 To ensure the provision of a satisfactory land drainage system.
- 10 To ensure the provision of a satisfactory land drainage system.
- 11 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 12 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 13 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 14 To minimise nuisance, littering and pest problems to nearby occupants.
- 15 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 16 To minimise the risk of nuisance from dust to nearby occupants.
- 17 To minimise the risk of nuisance from dust to nearby occupants.
- 18 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 19 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 20 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 21 in the interest of public safety.

For information only

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