

	<h1>Report</h1>	Agenda Item <h1>6</h1>
---	-----------------	--------------------------------------

Report to: **Planning Committee**
 Date of Meeting: **21 June 2005**
 Report by: **Executive Director (Enterprise Resources)**

Application No EK/05/0193
 Planning Proposal: Erection of Replacement Primary and Nursery Schools, ICS
 Accommodation and Associated Works

1 **Summary Application Information**

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : Greenhills Primary School
Cedar Drive
East Kilbride

2 **Recommendation(s)**

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based Upon The Attached Conditions)

2.2 **Other Actions/Notes**

The Planning Committee has delegated powers to determine this application.

3 **Other Information**

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 26 Whitehills
- ◆ Policy Reference(s): Policy DC1 – Development Control General,
LR1 – Indoor/Outdoor Recreation Facilities and
CTY2 – Schools of the adopted East Kilbride
and District Local Plan would apply. The plan
identifies the site as lying within a residential
area.

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

◆ Consultation(s):

Public Protection – Environmental Health (East Kilbride)

Leisure Services (Horticulture & Landscape Development)

Roads and Transportation Services (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

Sport Scotland

Planning Application Report

1 Application Site

- 1.1** The application site relates to a roughly rectangular shaped area of informal open space situated to the north east of Greenhills Primary School off Cedar Drive in Greenhills, East Kilbride. The site, which extends to approximately 1.7 hectares, is relatively flat throughout and is bound by hedging on three sides and a metal palisade fence along its fourth. A redundant tarmaced recreation area and goalposts occupy the south western half of the site and a number of items of play equipment lie to the north east. Two public footpaths enter the site from Lavender Drive, one of which links to a further footpath leading from the end of Cedar Drive at the opposite side. Strips of semi-mature wood and bush land run along the south east and north east of the sites. Two storey flatted dwellings and four storey blocks of flats surround the site on three of its sides and the existing school and its grounds on the fourth side.

2 Proposal(s)

- 2.1** Phase 1 of the Council's Primary School Modernisation Programme for 24 new build schools was approved by the Council's Executive Committee on 12 February 2004. This is a detailed application for planning permission for the erection of a replacement primary and nursery school, a separate psychologists/ICS office block and associated works adjacent to the existing Greenhills Primary School which is included within Phase 1. Although firm timescales have yet to be determined, construction of the new school is due to commence in July of this year with a completion date of August 2006. The existing school will then be used as decant accommodation during construction of the new Crosshouse Primary School in the school year 2006/7, after which the existing building will be demolished.
- 2.2** The proposed new school building will be located on the eastern side of the site. All of the accommodation will be on the ground floor which will comprise a main entrance, nursery entrance and three further pupil entrances, a multi purpose hall, stage, plant rooms, canteen, dining areas, a large nursery room, fourteen primary, SEN and ICT classrooms, library, general purpose area and associated stores, staff accommodation, meeting rooms, offices and toilet accommodation.
- 2.3** The proposed psychologists/ICS office block will be a single storey building and will be located to the north west of the school. Accommodation will comprise a number of group, consultation and psychologists rooms and associated stores, staff accommodation, offices and toilet accommodation with a central corridor running through the centre of the building. At this stage, discussions are ongoing as to whether or not this part of the development will proceed on the site. However, the applicant has indicated that they wish this to be included in the current submission.
- 2.4** A new road and associated pavements will access the site from the end of Cedar Drive, cutting across the northern corner of the existing school grounds. A gated access will then lead to a triangular shaped turning loop, seventeen drop off spaces and forty three parking spaces to the west of the building. A junction will be created within the site providing access to a further forty car parking area to serve the psychologists/ICS office block. Cycle racks and an entrance plaza will be constructed to the front of the school and playgrounds will be located on either side and to the rear of the building. Woodland/nature areas will be created within part of the existing woodland strips surrounding the site although parts of these will be removed to create the proposed playground areas. An all weather sports pitch will be built in the

southern corner of the site. The remainder of the site will be grassed and/or landscaped. The two pedestrian entrances currently entering the site from Lavender Drive will be retained, one as a secure entrance which will be closed outside school hours and the second to provide access to the proposed all weather sports pitch.

3 Background

3.1 Local Plan Status

The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 – Development Control General, LR1 – Indoor/Outdoor Recreation Facilities and CTY2 – Schools.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

None relevant.

4 Consultation(s)

4.1 Public Protection - Environmental Health (East Kilbride) – have offered no objections to the application but have suggested certain conditions on noise levels, dust nuisance and hours of operation during construction of the development and to ensure appropriate measures are employed to survey and treat any asbestos found within the existing building during demolition on site.

Response: Noted. These matters will be added as conditions or brought to the applicants attention.

4.2 Leisure Services (Horticulture & Landscape Development) – have not responded to the application to date.

Response: Noted. Appropriate conditions have however been imposed relating to both existing and proposed trees and landscaping.

4.3 Roads and Transportation Services (East Kilbride) – have met directly with Planning and Building Control Services to discuss the proposals and have offered no objections subject to a number of minor changes to the site layouts and the imposition of appropriate conditions including arrangements for construction/demolition traffic during the school term. They have also advised that a Stopping Up Order may be required to divert an existing path which runs through the application site.

Response: Noted. Appropriate conditions have been imposed/minor amendments made to the layout of the site to address these matters. The applicant will be advised that a Stopping Up Order may be required to divert the existing path. Furthermore, whilst conditions which relate only to the application site can be imposed in this instance, the applicant will be advised of operational conditions for all works relating to the demolition of the existing building.

4.4 S.E.P.A. (West Region) – have offered no objections, subject to conditions on drainage, the use of Sustainable Urban Drainage Systems (SUDS) and the adequate provision of waste storage facilities. They have also pointed out that the site would be likely to drain to Philipshill Waste Water Treatment Works which is currently at capacity but is due to be upgraded by July 2006.

Response: Noted. Appropriate conditions have been imposed in relation to SUDS and waste storage facilities. It is noted that the upgrade to Philipshill Waste Water Treatment Works will only be completed in July of next year. However, the new school is only due to open in August 2006 and a condition will be imposed restricting occupation of the building until it can be adequately served by a suitable drainage system. The applicant will be advised to contact SEPA directly with regard to the other matters.

4.5 **Power Systems** – have offered no objection to the application but have provided information on the known location of their apparatus within and around the site.

Response: Parts of their apparatus is located within or around the application site. The applicant will therefore be advised to contact them prior to commencing work.

4.6 **Transco** - have offered no objection to the application but have provided information on the known location of their apparatus within and around the site.

Response: Parts of their apparatus is located within or around the application site. The applicant will therefore be advised to contact them prior to commencing work.

4.7 **Scottish Water** - have offered no objections to the application subject to details being submitted to them to allow connection to the public water supply and public sewerage system both during construction and thereafter. They have also advised that totally separate drainage systems will be required for foul and surface water and that the use of SUDS should be considered.

Response: Noted. As discussed in the response to 4.3 above, a condition will be imposed restricting occupation of the building until it can be served by a satisfactory sewerage scheme. The applicant will therefore be advised to contact Scottish Water prior to work commencing on site.

4.8 **Sport Scotland** – have offered no objections to the application subject to the on site provision of the proposed all weather sports pitch.

Response: Noted. An appropriate condition has been attached.

5 Representation(s)

5.1 Following neighbour notification, two letters of objection have been received. The grounds of objection are summarised as follows.

a) **The school will be very close to a number of neighbouring properties at approximately five metres from the boundary and ten metres from the house itself.**

Response: This will be the case in respect of this objectors' property at 65 Lavender Drive. The height of the building at this point will be just over three metres in height however and given the orientation of the building in relation to the property, I have no concerns in terms of a loss of amenity.

b) **There are concerns about the type of fencing to be erected around the building.**

Response: The submission of fencing details including height, colour and design will be imposed as a condition of the consent. Whilst I recognise that security will be paramount in the design of any fencing proposed, it is acknowledged that the site is surrounded by residential properties. This being so, it is unlikely that unfinished galvanised steel fencing will be acceptable in this instance.

- c) **Noise levels during construction may be unacceptable.**

Response: It is acknowledged that surrounding residents will be inconvenienced to a degree in terms of construction noise. However, the applicant will be advised of the Environmental Services Department's standard conditions on construction hours and noise.

- d) **The outlook from properties will be affected by the school.**

Response: Right to a view or outlook is not a material planning consideration.

- e) **Schools tend to attract vandals which could, in turn, affect surrounding residential properties.**

Response: The school and its grounds have been laid out and planned to modern design standards which should minimise vandalism.

- f) **The location of the play areas could raise noise issues to adjacent properties.**

Response: As stated above, suitable fencing along the boundaries of the site should minimise noise levels. Whilst noting that there is an existing play area on the site, I acknowledge that play will be concentrated to the playground areas around the school. However, given that these will only be used during break times in the school term, I do not consider that noise levels will affect neighbouring properties to an unacceptable degree.

- g) **The trees surrounding the site should be retained to ensure a degree of privacy remains.**

Response: The proposals show that parts of the existing tree belts bounding the site will be removed to accommodate the new development. However, a planning condition will be imposed requiring the applicant to provide specific details of the individual trees to be retained and removed.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1** The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area. However, it is considered that the principle of the development is acceptable in this instance. The proposal can be assessed against policies DC1 – Development Control General, CTY2 - Schools and LR1 – Indoor/Outdoor Recreation Facilities. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Policy LR1 states that the Council will protect existing indoor/outdoor recreation facilities within the plan area and will only support the loss of facilities where it can be demonstrated that participation levels and public enjoyment would be unaffected, where a replacement facility of comparable quality and accessibility is to be provided and where there is a clear long-term surplus in provision. Policy CTY2 states that the Council will closely monitor the demand for school places and that should any school buildings or land become surplus to requirements, its future use will be determined by factors specific to the site.

- 6.3** I am firstly satisfied with the design and height of the new building, subject to the submission of details on proposed materials which will be required as a condition of the consent. I am also satisfied, following consultation with the Council's Roads and Transportation Services Department, that the proposals are acceptable in terms of servicing, parking and access although again, a number of conditions have been imposed. The application site is bounded by residential properties or by public footpaths with residential properties beyond on three of its four sides. Given that landscaping strips which currently bound two of its sides will be removed, the impact of the building on existing properties requires to be given careful consideration. As stated in response to the letter of objection above, I am however of the opinion that no significant amenity issues will arise given the height, orientation and position of the proposed building. Furthermore, whilst noting that the land to the south west is designated as residential in the adopted local plan, any subsequent proposal for residential development on this site should take account of the location, orientation and design of the new school and its associated grounds. This being the case, I am of the view that the proposal will comply with policy DC1 of the plan.
- 6.4** It is noted that the proposed school will be built on an existing small play area and two disused tarmac pitches. However, it is proposed to provide an all weather sports pitch on the eastern side of the site which will be open and available for public use outwith school hours. This being so, I am satisfied that the proposal complies with Policy LR1 of the local plan and that in the longer term, the area will be provided with improved facilities. In light of consultation with them, I note that Sport Scotland have offered no objection to the proposals.
- 6.5** Whilst generally satisfied with the proposed new school, a further consideration in the assessment of this application, as with many of the other school proposals, are the logistical arrangements both for the operation of the existing school whilst the new building is being constructed, for two schools operating from adjacent sites when Crosshouse Primary is temporarily based at Greenhills and when the existing school is demolished thereafter. This has been discussed with the Council's Roads and Transportation Services Department and conditions have been imposed as appropriate to minimise disruption to the school in terms of parking and access and to ensure that no site safety issues arise. Although conditions which relate only to the application site can be imposed in this instance, the applicant will be advised of suggested operational conditions for all works relating to the demolition of the existing building.
- 6.6** Taking account of the above and the importance of this in the provision of another new primary school in Phase 1 in East Kilbride, I recommend that planning permission is granted.

Iain Urquhart,
Executive Director (Enterprise Resources)

13 June 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Scottish Water	11/04/05
TRANSCO (Plant Location)	06/04/05
Power Systems	13/04/05
S.E.P.A. (West Region)	21/04/05
Sports Scotland (Verbal Response)	06/06/05
Public Protection - Environmental Health (East Kilbride)	21/04/05
Roads and Transportation Services	13/06/05

- ▶ Representations

Representation from : Bryan Simpson, 73 Lavender Drive
Greenhills, East Kilbride
G74 9JH, DATED 11/04/05

Representation from : James McGowan, 65 Lavender Drive
Greenhills, East Kilbride
G75 9JH, DATED 11/04/05

Contact for Further Information

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

Philip Jamieson, Planning Officer, Civic Centre, East Kilbride
Ext. 6327 (Tel: 01355 806327)
E-mail: Enterprise.ek@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 construction work commences on the school building or 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 construction work commences on the school building, full details of the design and location of all permanent 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 new school is occupied, 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 construction work commences on the school building, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 7 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.
- 8 That before development starts, a plan showing the location of a turning area for construction vehicles within the site shall be submitted to and approved by the Council as Roads and Planning Authority.
- 9 That on completion of the school building hereby approved, the temporary turning area required under Condition 8 above shall be removed and the land reinstated to its previous condition to the satisfaction of the Council as Roads and Planning Authority.

- 10 That before development starts, details of the proposed location and design of any secure temporary fencing bounding the construction site shall be submitted to and approved by the Council as Planning Authority.
- 11 That any secure temporary fencing proposed under Condition 10 above shall be erected prior to any construction work commencing or the formation of the temporary turning area required under Condition 8 above and shall thereafter be maintained to the satisfaction of the Council as Roads and Planning Authority unless otherwise agreed in writing.
- 12 That before development starts, details of the location of a site works compound within the site shall be submitted to and approved by the Council as Roads and Planning Authority.
- 13 That the site works compound required under Condition 12 above shall be constructed prior to any building work commencing on the new school building and shall thereafter be maintained to the satisfaction of the Council as Roads and Planning Authority throughout the construction period unless otherwise agreed in writing.
- 14 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.
- 15 That the school shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 16 That before construction commences on the school building, and notwithstanding the terms of Condition 2 above, details and specifications of the proposed replacement synthetic pitch including surface finishes, ball stop fencing and the height and specification of any floodlighting columns and luminaires shall be submitted to and approved by the Council as Roads and Planning Authority and no work shall commence on site until this or any acceptable facility has been agreed to by the Council.
- 17 That the proposed replacement synthetic pitch required under Condition 16 shall be completed prior to occupation of the school building hereby approved.
- 18 That before construction commences on the school building hereby approved, details shall be submitted showing the design and location of appropriate bin stores/refuse storage facilities for the replacement facility hereby approved and no work shall commence on site until this or any acceptable facility has been agreed to by the Council.
- 19 That the bin store/refuse storage facility required under Condition 18 above shall be provided before the replacement building hereby approved is completed or brought into use.

- 20 That no construction or associated vehicles shall enter or leave the site between the hours of 8.30 and 9.30am, 12.30 and 1.30pm and 2.45 and 4.00pm Monday to Friday during term time unless otherwise 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 and turning areas shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 22 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 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.
- 23 That before development starts, details of the location of a site workers car park within the site shall be submitted to and approved by the Council as Roads and Planning Authority.
- 24 That no parking of site workers vehicles outwith the application site shall be permitted unless otherwise agreed in writing with the Council as Roads and Planning Authority.
- 25 That the applicant or subsequent operator shall at all times be responsible for the removal of mud or other materials deposited on the public highway by vehicles entering or leaving the site.
- 26 That details of appropriate signage/road markings indicating staff only parking spaces on the permanent car park hereby approved shall be submitted to and approved by the Council as Roads and Planning Authority.
- 27 That before development starts, a plan showing the location and size of the car park required for the ICS unit hereby approved shall be submitted to and approved by 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 These details have not been submitted or approved.
- 7 In the interests of the visual amenity of the area.
- 8 In the interest of public safety
- 9 In the interest of road safety.
- 10 In the interest of public safety.
- 11 In the interest of public safety.
- 12 These details have not been submitted or approved.
- 13 In the interests of amenity and in order to retain effective planning control.

- 14 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 potential for off-site flooding.
- 15 To ensure the provision of a satisfactory sewerage system.
- 16 To ensure the provision of appropriate outdoor sports facilities to serve the development.
- 17 To ensure the provision of appropriate outdoor sports facilities to serve the development on completion.
- 18 In the interests of amenity and public health.
- 19 In the interests of amenity and public health.
- 20 In the interest of public safety.
- 21 To ensure the provision of adequate parking facilities within the site.
- 22 In the interests of amenity.
- 23 These details have not been submitted or approved.
- 24 In the interest of road safety.
- 25 In the interest of road safety.
- 26 In the interest of road safety.
- 27 In the interest of road safety.

For information only

For information only

