

	<h1>Report</h1>	Agenda Item <h2>8</h2>
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Report to: **Planning Committee**
Date of Meeting: **14 December 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No CL/10/0422
Planning Proposal: Demolition of Existing Primary School and Erection of Replacement Primary School With Nursery, Closure of Existing Vehicular Access and Creation of New Vehicular Access With Associated Alteration to Public Footpath, Formation of MUGA Pitch, Car Parking, Landscaping and Fencing

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Morgan Ashurst
- Location : St Marys Primary School
Whitelees Road
Lanark
ML11 7LE

2 Recommendation(s)

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

- (1) Grant Planning 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: Morgan Sindall Professional Services
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**
 - Policy CTY1: Primary School Modernisation
 - Policy RES6: Residential Land Use
 - ENV1 – Priority Green Space
 - Policy DM1: Development Management
 - Policy ENV30: New Development Design

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

- ◆ Consultation(s):

Community Resources

Environmental Services

Scottish Water

SportScotland

Roads and Transportation Services (Clydesdale Area)

The Royal Burgh of Lanark Community Council

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 The application site relates to the site of the existing St Mary's Primary School, Lanark which extends to 1.2 hectares. The school, and associated nursery, are located off Whitelees Road in a single storey building with a footprint resembling a sextant – this creates a central enclosed courtyard in which lies a memorial garden. The dining facilities are located in a separate building in the playground.
- 1.2 The main school building is positioned in the north-east corner of the site with views across the playground beyond which lies a recreation ground and the sports centre. There is a uniform gradient from the boundary of the playground back up to the school. The school has the benefit of being bordered on the south and east by mature trees through which run footways to nearby residential areas. A right of way also runs from Smyllum Road to Whitelees Road down the western boundary of the school playground. Vehicular access to the site is limited to a single access from the south, off Whitelees Road by means of a narrow bridge over a railway line leading to an area of ground used as a bus turning circle and unofficial drop off area for school pupils. The only parking for the school is accessed from here and lies in the south-western corner of the playground.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the demolition of the existing school buildings and the erection of a replacement school with associated landscaping and parking. The opportunity is also being taken to improve access for vehicles and pedestrians by forming a new access route from Smyllum Road alongside the recreation ground. This will necessitate using a small amount of ground at the edge of the adjoining recreation ground.
- 2.2 The school building will be positioned in the eastern portion of the application site to allow sufficient space for parking and drop – off zones, with the school's main entrance facing them. The proposed building will be U shaped and largely single storey in height, with the higher gymnasium/dining room forming the northern arm. This footprint results in a courtyard which can be accessed directly from the classrooms providing outdoor teaching space and playground areas. The building will also accommodate the nursery with its own secure outdoor play area; the nursery provides all year round facilities and it will have its own entrance.
- 2.3 The right of way footway which runs from Smyllum Road to Whitelees Road will be retained and will run parallel with the new access route. A new pedestrian entrance will be formed in the south-east of the site to allow ease of access to adjoining residential areas. To provide level access for all, the gradients will be re-engineered utilising cut and fill and this results in areas of grass banking on the eastern portions of the school playground. A new multi purpose games area (MUGA) will be provided, next to the car-park, and it can be accessed out of hours for community use if required.
- 2.4 The school building will be finished in facing brick with composite cladding to the higher parts of the elevations of the gymnasium/dining area. The roof will be clad in an aluminium standing seam. New 2.4m high weldmesh fencing will be erected around the school and associated grounds, within which the MUGA will have 5m high ball-stop fencing. In addition, the new access from Smyllum Road will have 1.2m high railings separating the footway from the vehicle access.

- 2.5 A bat survey has been carried out and has confirmed that a small number of bats are using the existing buildings to roost. Bats were also noted foraging along the tree lines which surround the school to the south and east.

3 Background

3.1 Local Plan Background

In the adopted South Lanarkshire Local Plan the relevant Policies are RES6: Residential Land Use, ENV30: Development Design, DM1: Development Management and Proposal CTY1: Primary School Modernisation. Policy RES6 aims to protect the residential character of the area from inappropriate uses. Proposal CTY1 identifies the application site as part of the Council's modernisation programme. A small section is affected by Policy ENV1 – Priority Green Space. Policies ENV30 and DM1 promote high quality, sustainable designs which respect the local context and avoid adverse impact upon amenity and road safety.

3.2 Government Advice/Policy

None relevant.

3.3 Planning Background

There is no relevant planning history relating to the application site.

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the proposal.

Response: Noted

- 4.2 **Roads and Transportation Services (Area Manager -Clydesdale)** – following the submission of a Parking Survey the Area Manager has no adverse comments on the proposal, subject to a number of conditions relating to access and parking provision.

Response: Noted. I propose to attach conditions to any consent granted in relation to access and parking.

- 4.3 **Community Resources** – have no objection to the proposal subject to the inclusion of conditions relating to landscape maintenance and continued access along existing footpaths during all construction periods.

Response: Noted. Suitable conditions will be attached to any consent granted.

- 4.4 **Scottish Water** – had not responded at the time of writing this report.

Response: Noted

- 4.5 **Scottish Natural Heritage** – agree with the findings and recommendations of the bat survey which was submitted with the application. A bat licence will require to be applied for.

Response: It is noted that the bat survey recommended that two unheated bat boxes should be erected on the new school building or on adjacent mature trees if the new building will not be in place prior to demolition. As the proposal includes the redevelopment of the existing site, this will be the subject of conditions attached to any planning consent granted.

- 4.6 **Royal Burgh of Lanark Community Council** – have no comments regarding the application.

Response: Noted.

- 4.7 **SportScotland** – note that a small section of the adjacent playing field will be utilised to accommodate a new vehicular access for the school. Although this playing field has already been reduced in size as a result of the building of the adjacent sports centre development, the application drawings show that a reasonable size of pitch, including run-offs will still be able to be accommodated. Given that a MUGA will be provided as part of the redeveloped school and that the Design Statement advises that access outwith school hours for community use will be available, sportScotland has no objection to the loss of part of the playing field.

Response: Noted.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the application in the local press due to the non-notification of neighbours, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The main determining issues in the consideration of this application are the extent to which the proposal complies with the adopted local plan and its effect on the amenity of the area.
- 6.2 The site lies within a residential area where Policy RES 6 of the South Lanarkshire Local Plan applies. This policy requires the amenity of existing residential areas to be protected from the introduction of inappropriate uses. The application site consists of the existing school facility, and I am satisfied that a replacement primary school is entirely appropriate within this residential area. More specifically the site is affected by proposal CTY1: Primary School Modernisation which identifies it as part of the Council's modernisation programme. Accordingly, the proposal is compatible with land use policy and is acceptable in principle.
- 6.3 Policies ENV30 and DM1 aim to give full consideration to local surroundings and avoid adverse impacts upon amenity and road safety whilst promoting high quality, sustainable designs. The proposal relates to a replacement school on the site of an existing school therefore there will be no significant changes in circumstances affecting the locality in the respect of introducing new activity, or noise to the local area. The proposed building will have a different footprint within the application site than the existing building, being U shaped with the main entrance being orientated to the west. The kitchen, plant room, staff room and gymnasium/dining area will be positioned in the northern wing of the school, closest to the residential properties of Battismains. The building will however, be 25 metres from these flats. In terms of design, the proposal is more contemporary in style and would be constructed from a variety of materials, whilst the scale and massing is considered appropriate and relative to the site. Some of the existing trees along the northern school boundary will be retained and supplemented with further heavy-standard tree planting, and further landscaping will be provided between the formal school playground and the eastern boundary to tie in with the existing mature trees. These trees around the periphery of the school site provide an attractive setting and ensure that amenity of the area will be enhanced. The MUGA pitch will be located in the south-western portion of the application site, furthest from domestic property and I am therefore satisfied that it will not generate adverse residential amenity issues. Accordingly the proposal complies with Policies ENV 30 and DM1.
- 6.4 There have been no adverse comments from consultees. The formation of the new 6 metre wide access from Symllum Road requires some land take from the adjoining

playing field. This land is affected by Policy ENV1 – Priority Green Space which states that the loss of such space will not be supported unless there is compensatory provision in the locality. In this case, the proposal will not adversely affect the size or usability of the sports pitch and therefore Policy ENV1 is not breached. The formalisation of the car parking arrangements will benefit all users and improve the safety of pupils being dropped off. The existing foot access to Whitelees Road will also be retained. Importantly, the existing substandard access to the school will be replaced.

- 6.5 Therefore in considering the above, I conclude the proposed development is consistent with relevant local plan policies and is acceptable in terms of its impact on local amenity and it is recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies RES6, ENV30, DM1 and Proposal CTY1 of the South Lanarkshire Local Plan (Adopted) and there would be no adverse impact on the residential or visual amenity of the area or on road safety.

Colin McDowall
Executive Director (Enterprise Resources)

24 November 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - The Royal Burgh of Lanark Community Council 13/10/2010
 - Roads and Transportation Services (Clydesdale Area) 16/11/2010
 - Community Resources 29/09/2010
 - SportScotland 04/11/2010
 - Scottish Natural Heritage 12/10/2010
 - Environmental Services 01/11/2010
- ▶ Representations
 - None

Contact for Further Information

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

Ailsa Graham, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT

Ext 3190 (Tel :01555 673190)

E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: AL(00)001 Rev C; AL(90)101 Rev A; LL(90)001 Rev I; AL(03)001 Rev B; AL(03)002 Rev A; AL(01)001 Rev B; AL(01)002 Rev A; AL(01)003 Rev B; LL(93)002; LL(93)001 Rev A; AL(02)001 Rev B; AL(02)002 Rev A; AL(90)100 Rev B; LL(94)002 Rev 1; LL(94)001 Rev C; 1795-20.
- 2 Prior to any duntaking or demolition work commencing on the existing buildings within the application site, two unheated Schwegler 1FQ bat boxes shall be erected on mature trees within the application site. Thereafter all works shall be carried out in accordance with the recommendations of the Bat Survey, prepared by Morgan Sindall dated September 2010.
- 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 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.
- 6 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.
- 7 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.
- 8 That before the development hereby approved is completed or brought into use, the new vehicular access and footways as shown on the approved plans shall be completed in accordance with the specification of the Council as Roads and Planning Authority.
- 9 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.

- 10 That before the development hereby approved is brought into use, dropped kerbs and guardrails shall be provided at the entrance to the school car park, with dropped crossings for disabled access, all constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 11 That the existing footway between Smyllum Road and Whitelees Road, and other footpaths in the vicinity of the application site shall be kept open to pedestrians and free of obstruction during all periods of construction, all to the satisfaction of the Council as Roads and Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To ensure that appropriate working practices are followed and to provide alternative bat roosts.
- 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 interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 8 In the interests of public safety.
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 In the interest of public safety
- 11 To ensure the continued, and safe, access for pedestrians at all times.

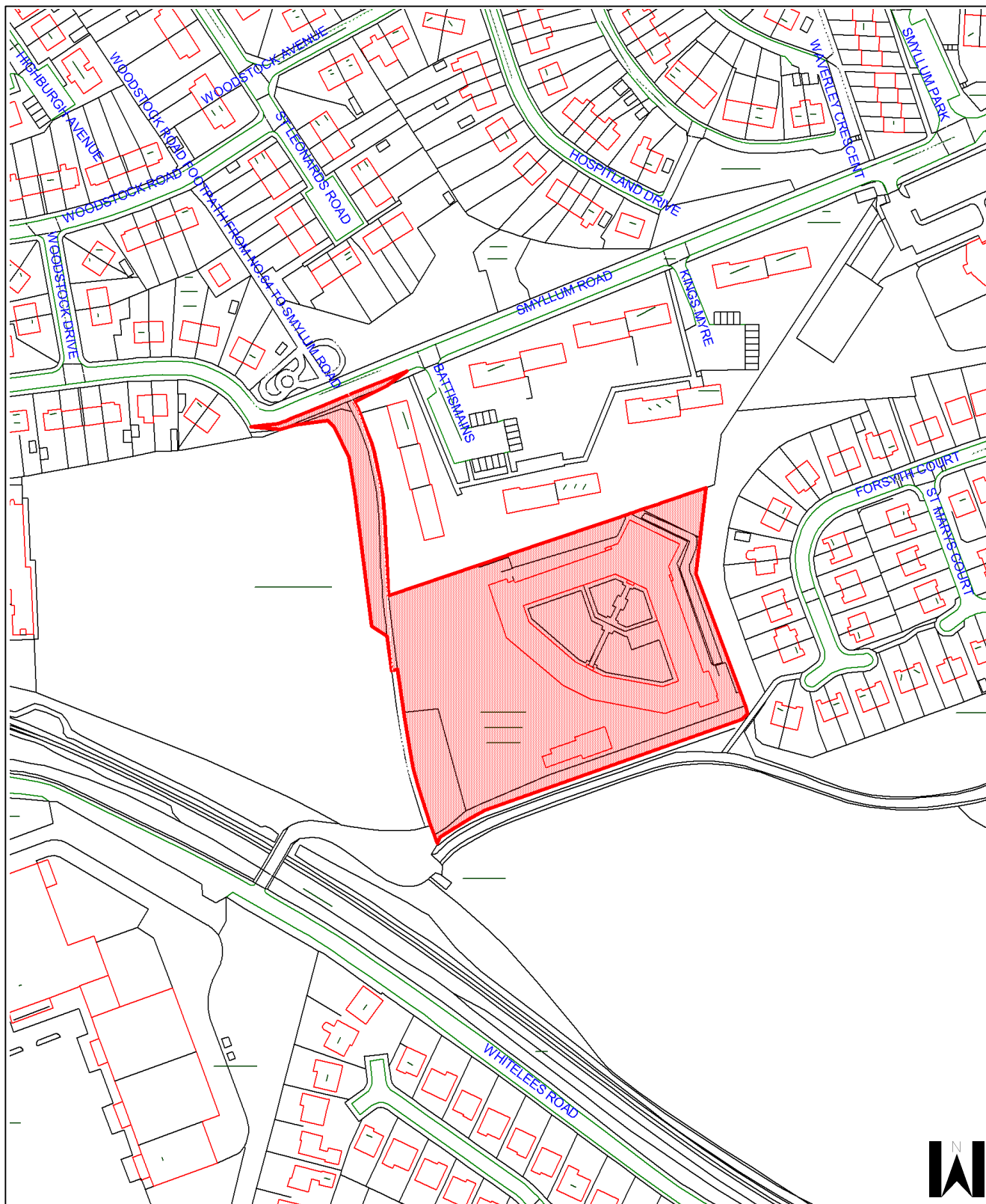
CL/10/0422

St Mary's Primary School, Whitelees Road, Lanark

Planning and Building Standards Services

Scale: 1: 2500

For information only



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