

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0448
Planning Proposal:	Residential Development Comprising Conversion of Building to Form 16 Flats, Together With the Erection of 12 Flats, 6 Cottage Flats and Associated Infrastructure. Demolition of the Former School Annexe Building and the Adjoining Snooker Club (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Rosewood Homes and Properties Ltd
- Location : Former Glengowan Primary School,
Academy Street
Larkhall

2 Recommendation(s)

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

- (1) Grant Listed Building Consent

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Crawford Architectural
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (Adopted 2015)**
Policy 15 – Natural and Historic Environment
Natural and Historic Environment Supplementary Guidance
NH3 – Listed Buildings

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

- ◆ Consultation(s):

Historic Environment Scotland

Planning Application Report

1 Application Site

- 1.1 The application site relates to the former Glengowan Primary School together with the adjoining Annexe and surrounding school grounds. The primary school buildings, including the boundary walls, gatepiers and railings are designated as a Grade C Listed Building. The former school opened in 1866 and was originally a single storey with a further storey added in 1884. The L – plan building was added in 1903. The applicant has lodged a Detailed Planning Application (HM/17/0460) in respect of this proposal.
- 1.2 The site is located within Larkhall Town Centre and is bounded to the north and south by a mixture of residential and commercial properties and to the west by Union Street and to the east by Academy Street.

2 Proposal(s)

- 2.1 This listed building application seeks consent for the conversion of the former Glengowan Primary School and the demolition of the Annexe building as well as alterations to the boundary wall and entranceway.
- 2.2 The conversion of the main school building involves alterations to the internal layout to provide flatted accommodation for 16 dwellings. In addition the atrium will be removed and will be replaced by an open courtyard which will form the central feature surrounded by the flats. The annexe building which is located to the south of the main building is to be demolished
- 2.3 The main entrance to the development will be from Academy Street which will require to be widened to allow for vehicular access and will involve the demolition of part of the boundary wall and railings as well as the removal of the existing gate piers. The railing and wall will be replaced by a stone wall which will be increased in height. In addition, the northern boundary wall will be removed and a new boundary will be constructed around the development which incorporates the area of ground formerly occupied by the snooker club.

3 Background

3.1 Local Plan Status

- 3.1.1 In determining planning applications, the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 In terms of the SLLDP, Policy 15 – Natural and Historic Environment applies. This policy seeks to safeguard and protect the historic environment. In addition Policy NHE3 – Listed Buildings which is contained in the Natural and Historic Environment Supplementary Guidance is also relevant to the assessment of this application.
- 3.1.3 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2 Planning Background

- 3.2.1 A Detailed Planning Application has also been submitted to Committee in respect of this proposal (HM/17/0460).

4 Consultation(s)

- 4.1 **Historic Environment** – Have no comments to make in respect of this proposal.
Response: Noted

4.2 **Larkhall Community Council** - Have advised that over the past year they have carried out a community consultation exercise which has shown that the majority of the community feel very strongly that the site must be retained for community use. Larkhall does not have sufficient community facilities for the population as it is and with a plan to build nearly 3,000 more residential units in the area the situation will become critical very soon. This planning application is against the local plan in so far as the development of this site for housing along the main street of the town will impinge on the attractiveness of Larkhall to any new commercial businesses. In addition the development of this site for residential use would only exacerbate the parking problems on Union Street, which in turn would adversely affect businesses already there. Although the local plan allows some residential development within town centres this site is not necessary to meet any of Larkhall's residential targets. Sites already identified, excluding this site, number nearly 3,000 residential units.

Response: It is noted that a community consultation exercise has been carried out which has indicated that the community feel very strongly that the site must be retained for community use. As part of the planning process statutory neighbour notification was carried on in respect of this proposal and the proposal was also advertised in the local newspaper. Following this, 16 representations were received in respect of this proposal. The issues raised, along with the Council's response are summarised in section 5 of this report. The building is not currently used for any community use and is presently vacant and in a state of disrepair. It is considered that the development of a vacant building along the main street will improve the attractiveness of town centre and will enhance its vitality and viability. In terms of parking provision, the Roads and Transportation Development Management Team have raised no issues in this regard. It is considered that the provision of rented accommodation will meet a specific need within the wider housing market area.

5 Representation(s)

5.1 The proposal was advertised in the both the Hamilton Advertiser and Edinburgh Gazette. It is noted that many of the responses make reference to both the Listed Building Application, which is the subject of this report, and to the accompanying Detailed Application (HM/17/0460) which is also being presented to this Planning Committee. Following this period of consultation, 16 letters of objection were received and the points raised are summarised as follows:

(a) That the reduction in the height of the boundary wall which runs alongside the northern edge of the application site will have an adverse impact on the amenity and security of the adjoining properties.

Response: The applicant has advised that the wall will be reduced in height to 2.1 metres. It is not considered that this will raise any issues with regards to the amenity or the security of the adjoining properties. It is considered that this matter can be addressed by use of a suitably worded condition should consent be issued in this regard.

(b) It is unclear as to when the new wall be constructed. The demolition of the existing wall will leave the rear garden areas of the adjoining properties exposed and will raise security issues in this regard. In addition it is unclear as to the boundary treatment between the adjoining properties and the application site.

Response: The applicant has advised that he intends to retain the existing wall around the northern perimeter of the site but will reduce the height to 2.1 metres.

(c) The removal of the snooker hall will affect the adjoining properties security as there will not be any boundary in place after demolition. The adjoining

properties will be at a higher security risk when the snooker hall is demolished if nothing is in its place.

Response: .The applicant has advised that the existing wall will be retained.

(d) Concerned that the demolition works to be carried as part of this proposal will disturb the local bird population.

Response: It is considered that the demolition of the buildings will not have a significant adverse effect on the bird population in the area. The applicant shall be advised of the regulations regarding breeding birds by use of a suitably worded informative to ensure they are protected.

(e) There could be potential serious structural issue arising from the demolition to both residential properties that sit close to the snooker hall.

Response: The applicant will require to comply with the appropriate building regulations which will ensure that any demolition works will have no adverse impact on the surrounding properties.

(f) The adjoining properties have outhouses potentially tied to the wall that is currently acting as the boundary - this is essentially the snooker hall itself. They are concerned that there is a serious risk of the outhouses moving when snooker hall is demolished. These outhouses need to be retained

Response: The applicant has advised advised that the outhouses will not be affected as the existing wall is to be retained and only reduced in height.

(g) No clear indication of timeframes with regards to when these works will be carried out. Will the developer require access to the adjoining properties garden ground to carry out these works.

Response: In relation to time frames, planning permission will last for only three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).) As regards any access requirements this is a legal matter between the parties concerned. The applicant has advised that all works will be contained within the application site

(h) An assessment requires to be carried out in order to ascertain if asbestos is present within the snooker hall in order to identify what safety measures should be put in place for its safe removal

Response: Where such materials exist, removal works and any statutory notifications should comply with current legislation and Health and Safety Executive guidance. The applicant will be advised of these details by use of a suitability worded informative should consent be issued in this regard.

(i) The snooker hall was infested with mice and rats when it was trading. How will this be addressed during and after demolition works have taken place?

Response: Adequate pest control measures will require to be put in place to ensure that any demolition works do not give rise to increased pest activities. A suitably worded informative will be attached to any consent issued.

(j) The proposed block of flats which runs alongside Academy Street will have an adverse impact on the adjoining properties in terms of amenity, loss of privacy and overlooking issues

Response: It is considered that the two blocks of flats on either side of the entrance way onto Academy Street are in keeping in terms of scale and massing with the surrounding streetscape and that no issues are raised in this regard.

(k) The new flats will be taller than the current snooker hall which will result in a loss of light to the adjoining properties. Currently there are no plans/drawings submitted to the SLC portal that show the six rear flats in situ, either from Union Street, Academy Street or from the side. This gives no understanding of how the flats height will look in respect of the adjoining properties. It is important to see the correct drawings of the plans with the six rear flats in situ.

Response: Since receipt of these comments the applicant has submitted revised drawings which show the streetscape from both Union Street and Academy Street. It is considered that in terms of scale and massing the proposed blocks are in keeping with the surrounding streetscape and that no issues are raised in this regard.

(l) When the development starts there will be a vast increase in trucks, lorries, cranes and other heavy plant machinery. This will result in major disruptions to the local road network and will create difficulties for residents accessing the adjoining properties as well as those accessing the nursery and doctor's surgery.

Response: Roads and Transportation Services have been consulted in respect of this proposal and have raised no issues in this regard.

(m) There is likely to be increased noise and disruption in the area especially early morning, late evenings during the week and possibly weekends.

Response: With regards to any noise issues relating to construction works these should be in accordance with "Noise control on construction and open sites". The applicant shall be advised of these requirements by use of a suitably worded informative. In addition the applicant shall be advised that formal action may be taken should any nuisance occur as a result of these operations.

(n) Concerned that the proposed building work may have an adverse effect on the stability of the adjoining residential properties. When the original bike shed was demolished concern was given in terms of the effect on the stability of the adjoining properties.

Response: This is not a planning issue and is a matter for the parties concerned.

(o) Potential asbestos disturbance from the annex demolition, renovation, removal and potential airborne issues is a major concern. It is hoped that appropriate measures will be put in place so that any contamination is treated properly and in a safe manner.

Response: Should any asbestos be encountered, the material is required to be disposed of in accordance with statutory guidance. It is considered that the applicant can be advised of these details by use of a suitably worded condition should consent be issued in this regard. As regards any airborne particles it is considered that these matters can be addressed by use of a suitably worded condition.

(p) That any proposed street lighting associated with this development will have an adverse impact on the adjoining properties.

Response: Matters relating to the installation of any street lighting will be addressed by the Road Construction Consent.

(q) The proposal indicates that there are 38 car parking spaces proposed for 34 flats. That being the case there will be a considerable increase in additional traffic from this development which will cause serious traffic safety and congestion issues within the area particularly with regards to the main vehicle entrance on Academy Street.

Response: Roads and Transportation have been consulted in respect of these matters and have raised no issues in this regard.

(r) That the proposed development will place an additional strain on the existing infrastructure. Within the past decade there have been major drainage issues within Academy Street.

Response: Scottish Water has been consulted and has raised no objections in respect of this proposal.

(s) If the pedestrian gates to the front of the development on Union Street are left open there will be an increased security risk for the residents in the area as it could become a shortcut for strangers moving between Union Street and Station Road.

Response: The applicant has advised that the gates will not be locked as regards any potential security issues this is a police matter and not a planning issue.

(t) As mentioned in the previous point the residents are concerned that there could be increased traffic from non residents using the car park. Are there plans for security gates to be installed across the road so only residents can park there?

Response: No details have been submitted with regards to the installation of any security gates

(u) Insufficient car parking spaces will result in overspill onto Academy Street. To address the concern of residents, reserved car parking spaces should be introduced to the front of the properties at 33 and 35 Academy Street.

Response: This relates to an area of ground outwith the application site and is not a material consideration in respect of this planning application.

(v) Larkhall does not have sufficient community facilities for the population as it is and with a plan to build nearly 3,000 more residential units in the area the situation will become critical very soon.

Response: The building which is the subject of this application is currently vacant and is not used as a community facility.

(w) This planning application is against the local plan for Larkhall. The site constitutes a large proportion of the main street and the loss of this site to residential would impinge on the attractiveness of Larkhall to any new commercial businesses.

Response: Policy 8 of the South Lanarkshire Local Development Plan (Adopted 2015) states that the Council will allow a mixture of uses within town centres which support their role as commercial and community focal points. The policy goes on to state examples of such uses which includes residential development. This proposal will not only provide affordable housing which will meet the needs of the local community but will also bring back into a use an important building within the town centre which is currently lying empty. This will improve the vitality and viability of the town centre.

(x) To make this a residential site would exacerbate the parking problems in Union Street, which in turn, would adversely affect businesses already there.

Response: Roads and Transportation Services have been consulted in respect of this application and have raised no issues in this regard.

(y) Although the local plan allows for some residential development within town centres, this site is not necessary to meet any of Larkhall's residential targets as there are sites already identified excluding this site which number nearly 3,000 residential units.

Response: The site will meet a specific need by providing rented accommodation for the wider housing market area.

(z) Larkhall has lost so many beautiful buildings (the rest of the old academy) in particular. The loss of such buildings is detrimental to the area.

Response: The buildings are currently vacant and have been for some time. In addition they are in a poor state of repair with water ingress. While it is accepted that the annex building is to be demolished the original school building will be retained and refurbished which will ensure its long term future.

(aa)There is no ancillary proposal for increasing or upgrading the limited public amenities in the town. The amenities in Larkhall are woefully out of date as it is. The site could be used for a much better purpose, and provide a Community Centre for the town , while allowing for ample for users of the centre, and the main street.

Response: As regards possible alternative development opportunities relating to the application site this is not a material consideration in respect of this planning application. The current proposal is being assessed in respect of its compliance with the policies contained within the South Lanarkshire Local Development Plan (Adopted 2015) and its associated supplementary guidance.

These letters are available for inspection in the usual manner and on the Councils Planning Portal.

- 5.2 These letters have been copied and are available for inspection in the usual manner, and on the planning portal

6 Assessment and Conclusions

- 6.1 The applicant seeks listed building consent for the conversion of the former Glengowan Primary School, which is a Grade C listed building, to form 16 flats together with the erection of a further 12 flats and 6 cottage flats and associated infrastructure. The proposal also includes the demolition of the former school annex and adjoining snooker hall. The applicant has provided supporting information which states that the development will provide “affordable housing” to be built on behalf of the Clyde Valley Housing Association. The determining issues in consideration of this application are its compliance with national and local plan policy and in particular Policy 15 – Natural and Historic Environment and Policy NHE3 – Listed Buildings of the adopted South Lanarkshire Local Development Plan and its impact on the listed building.
- 6.2 With regards to Policy 15 all development proposals require to be assessed in terms of their effect on the historic built environment. The Annex building consists of the original two storey building, to the south west of the site facing onto Union Street. This is adjoined by a single storey building of the same age and construction. The building has been the subject of a number of previous alterations which includes a single storey, grey brick clad extension with a flat roof being added to the North East of the original stone building. A further extension of the same age and construction was added to the north gable of the original stone structure. These alterations have had an adverse impact on the quality of building and its contribution to the quality of the historic built environment.
The proposal under consideration shows the demolition of this annex building and in this instance it is considered that the loss of this building would not have a significant effect on the historic environment given the main former school building is to be retained and converted into flatted accommodation.
- 6.3 Policy NHE3 seeks to prevent unnecessary loss or damage to historic structures. In this instance the buildings are have been vacant for four years and are in a state of

disrepair. While it is accepted that the proposal involves the loss of the annex building the main school building will be retained and its longer term future will be made more secure as a result of this proposal.

7 Reasons for Decision

- 7.1 The proposal complies with Policy15 of the South Lanarkshire Local Development Plan (Adopted 2015) and Policy MHE3 of the Natural and Historic Environment Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

30 January 2018

Previous References

- ◆ HM/17/0460

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Natural and Historic Environment supplementary guidance (2015)

- ▶ Consultations
 - Historic Environment Scotland 24/10/2017

 - Larkhall Community Council 10/11/2017

- ▶ Representations
 - Representation from : Sandy Clark, , DATED 13/11/2017

 - Representation from : Dr Gemma Mitchell, , DATED 13/11/2017

 - Representation from : Gillian Weir, , DATED 14/11/2017

 - Representation from : Lynne Weir, ., DATED 14/11/2017

 - Representation from : Louise Weir, , DATED 14/11/2017

 - Representation from : Beth Clark, , DATED 14/11/2017

 - Representation from : Miss Yvonne Scott, , DATED 14/11/2017

 - Representation from : Mrs Alexis Scott, , DATED 14/11/2017

 - Representation from : Elizabeth Smith, , DATED 14/11/2017

 - Representation from : Jim Campbell, , DATED 14/11/2017

Representation from : Sheena Campbell, , DATED 14/11/2017

Representation from : Thomas McPhee , , DATED 13/11/2017

Representation from : Connie Hendry McPhee, , DATED 13/11/2017

Representation from : Tracey Campbell-Hynd, , DATED 13/11/2017

Representation from : A Clark, , DATED 14/11/2017

Representation from : E Clark, , DATED 14/11/2017

Contact for Further Information

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

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Listed Building Application

PAPER APART – APPLICATION NUMBER: HM/17/0448

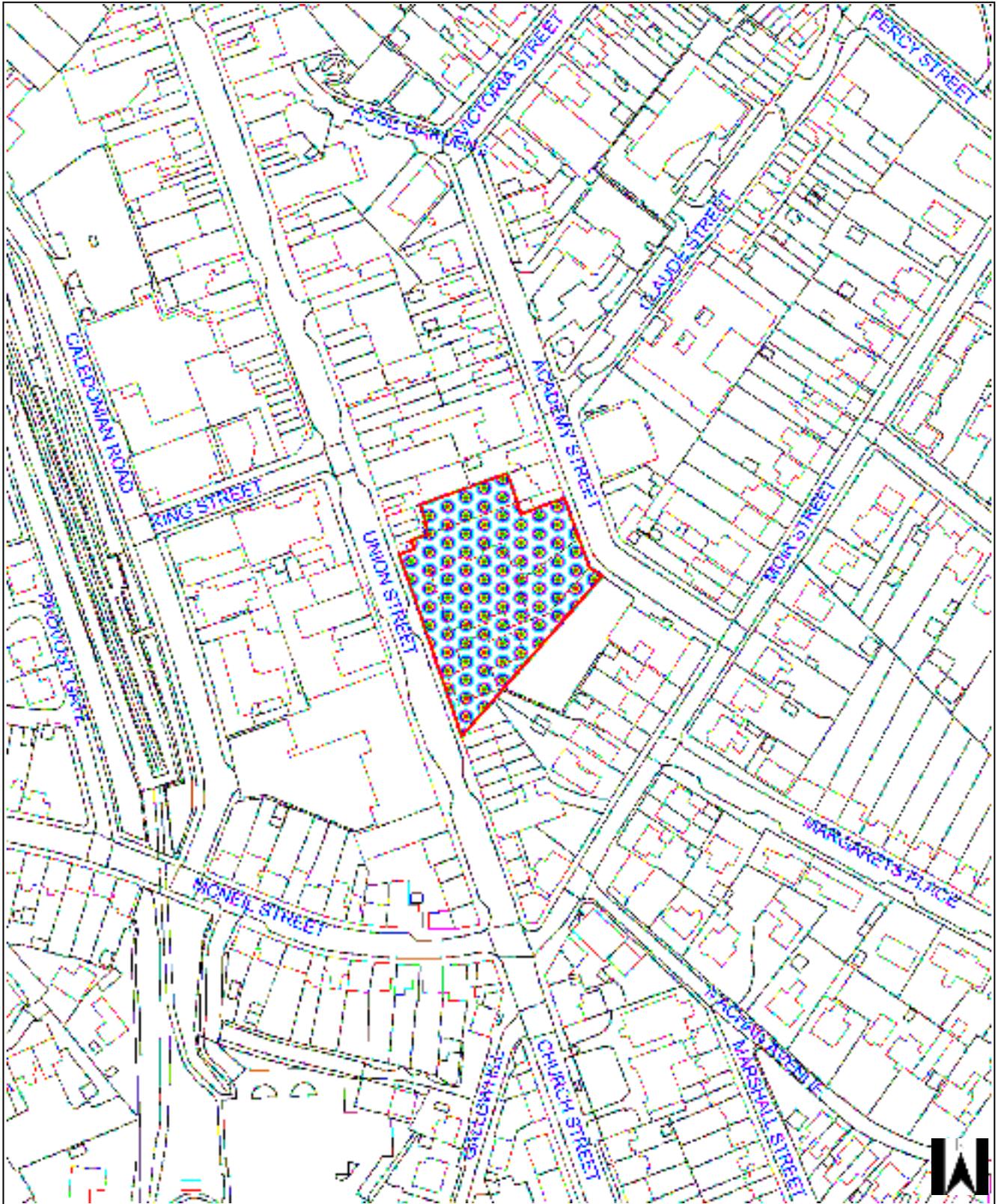
CONDITIONS

- 1 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.
- 2 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.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.

For information only



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