	<h1>Report</h1>	<b>Agenda Item</b>  <h2>8</h2>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>26 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/05/0063
Planning Proposal:	Erection of Replacement Primary School on Existing School Site

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mowlem Plc
- Location : Cathkin Primary School  
Burnside Road  
Rutherglen

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based on Conditions Listed)

### 2.2 Other Actions/Notes

The Planning Committee has the delegated powers to determine the application.

## 3 Other Information

- ◆ Applicant's Agent: Atkins
- ◆ Council Area/Ward: 64 Cathkin/Springhall
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002

Policy RES9 – 'Residential Land Use'

- ◆ Representation(s):
  - ▶ 1 Objection Letter

- ◆ Consultation(s):

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

Strathclyde Police H.Q.

Environmental Services

Sports Scotland

Roads and Transportation Services

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site, comprising the existing Cathkin Primary School, covers an area of 2.7 ha (27,000 sqm). The site sits between Fennsbank Avenue and Skye Road. A steep slope rising up from Skye Road levels out where the building is currently located and the ground then slopes down between the building and the rear of the houses on Fennsbank Avenue. There are residential properties to the north, east and south and vacant grassland to the west. The existing houses to the south on Skye Road are due for redevelopment as part of the overall Cathkin Regeneration project. The site is currently accessed by traffic off Burnside Road at the north-west of the site. There are also two pedestrian entrances, one also off Burnside Road and the other off Skye Road to the south of the site.
- 1.3 The existing building is based on a 'u' shaped design and is all single storey. The buildings cover an area of approximately 0.4 ha (4,000 sqm) and are located within the north-west of the site. To the east of the building is a full length grass football pitch. The boundary of the site comprises an existing 2.4m metal palisade fence.

### **2 Proposal**

- 2.1 A detailed planning application has been submitted for the erection of a one and two storey building with additional nursery building. The new school will be situated on what is currently the existing football pitch. The existing school will continue to operate as the new building is being constructed and will then be demolished on completion of the new building. The site of the existing school will then be used for playing facilities. A new roundabout will be constructed at the junction of Burnside Road and Skye Road and a new vehicular access will be taken in at this point. The existing pedestrian access from Burnside road will be upgraded and a new replacement pedestrian access will be formed from Skye Road. 60 New car-parking spaces will be formed as well as 2 disabled parking spaces. The existing landscaping around the site will be retained and a 'bug-walk' and some soft landscaping will be added to the north-east of the site. A 2.4 metre metal palisade fence will be erected around the boundary, which will now include a vacant piece of land to the south of the site, meaning the site boundary will run right up to Skye Road.
- 2.2 The one storey element of the building comprising the administration and community wing will be situated to the west of the new building. It will rise into the middle of the school where the new gymnasium will be located. The building will then level out to two stories towards the eastern side, containing the classrooms. An oval-shaped, sloping building will be linked onto the main building at the north and will house the nursery accommodation. There will be three pupil entrances at the east and north of the building in addition to the main school entrance, nursery entrance and community entrance.
- 2.3 The layout of the new school will be as follows:

#### Ground Floor

- ▶ seven classrooms
- ▶ dining room
- ▶ kitchen
- ▶ Community Resources Room
- ▶ Gymnasium

- ▶ toilets, changing rooms, stores, staff rooms, admin rooms, I.T. rooms and janitor room
- ▶ two nursery rooms and ancillary rooms

#### Upper Floor

- ▶ eight classrooms
- ▶ library
- ▶ storerooms, toilets

### **3 Background**

#### **3.1 Local Plan Status**

The Site falls within a residential land use policy in the adopted Cambuslang/Rutherglen Local Plan (2002). Policy RES9 is relevant.

#### **3.2 Relevant Government Advice/Policy**

None relevant.

#### **3.3 Planning Background**

None.

### **4 Consultation(s)**

#### **4.1 Sport Scotland – advise that they have no objections to the provision of a replacement grass pitch, however the Council should also give thought to providing all weather facilities.**

Response: The proposal does allow for the provision of a replacement grass pitch. A condition will be imposed to ensure that the design and construction of the pitch will ensure the maximum use can be made of this facility. I am satisfied that this will meet the needs of the school and the area.

#### **4.2 Roads and Transportation Services – advise that conditions relating to junctions, access, drainage, sewerage and parking should be attached.**

Response: Noted. These conditions will be attached.

#### **4.3 Environmental Services – advise conditions relating to ventilation and contamination be attached.**

Response: Noted. These conditions will be attached.

#### **4.4 SEPA – no response received to date.**

Response: Noted.

#### **4.5 Architectural Liaison (Police) - no response received to date**

Response: Noted.

### **5 Representation(s)**

#### **5.1 Statutory neighbour notification was undertaken and as a result, one letter of objection has been received. The main points raised are summarised as follows.**

a) The new building could increase existing drainage problems.

Response: Drainage is an issue for Scottish Water, SEPA and Building Control. However, adequate drainage provision will be conditioned as part of the consent.

- b) Security is a major issue. Suitable fences should be erected to ensure no one can climb into or out of the site. Any security lighting could be a source of unwanted light as well as an attraction to vandals.

Response: A metal, 2.4m palisade fence is to be erected around the whole boundary of the site. This will ensure that the site will be secure. Any security lighting will be conditioned to ensure that provision is satisfactory.

- c) The new proposal will have a detrimental effect on traffic, particularly on Fennsbank Avenue. Traffic calming measures will therefore be required.

Response: The Roads and Transportation Service have advised that there will not be any negative effects on surrounding streets. A new access and roundabout are proposed along with substantial parking.

## **6 Assessment and Conclusions**

- 6.1 The determining issue in this instance is the proposal's compliance with the adopted local plan.

- 6.2 The site is covered by Policy RES9 – Residential Land Use in the adopted Cambuslang/Rutherglen Local Plan 2002. The aim of the policy is that within residential areas, the Council will seek to protect their character and amenity while supporting, in principle, compatible uses (including schools). The policy, therefore, is aimed at resisting proposals which will detract from their character and amenity and supporting development which satisfies the following criteria:

- ▶ the proposed development relates satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use;
- ▶ the character and amenity of the area is not impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gases and particles;
- ▶ there is no resultant loss or damage to spaces, trees, bushes or hedges that make a significant contribution to the character or amenity of the area;
- ▶ the development is adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport;
- ▶ there is no adverse effect on public safety.

- 6.3 In terms of the adjacent and surrounding development, the proposal will result in a replacement school for the one currently on site, albeit on the playing field adjacent. Therefore, in principle, the proposal will relate satisfactorily to the adjacent uses in that it will not result in any additional activity to that which is already carried out at the site. As regards scale and massing, the new facility will cover a smaller area on the site but will be slightly higher due to the mixture of one and two stories. The materials being used will reflect the modern nature of the proposal and allow the building to stand out without being to the detriment of the surrounding area. There will be a minor increase in terms of intensity of use at the site due to the additional nursery facility. However, there is no alteration to the school roll other than what is normally expected on a year by year basis. The site is of a significant size and as a result, the new facility will not be overstretched.

- 6.4 In terms of character and amenity with specific regard to traffic generation, parking, visual instruction and noise, there will be an increase in the number of people congregating on the site due to the presence of the nursery facility. However, there is no alteration to the school roll as discussed above. A new, improved access will be provided and the site is substantial enough to cope with the additional car-parking and pedestrian accesses which are necessary. Furthermore, the new layout allows room for any additional parking as and when it is required. As a result of this, there is no adverse effect on character and amenity.
- 6.5 In terms of open space and vegetation, during construction, open space will be limited to the existing playgrounds. However a full sized football pitch will be replaced on the site of the existing school. Furthermore, additional planting is proposed for the north-east of the site, including a 'bug-walk' which will be educational value as well as providing a landscape feature. No existing vegetation will be removed.
- 6.6 As regards servicing of the site, see paragraph 6.4. Furthermore, pedestrian and cycle access will be improved from both Skye Road and Burnside Road.
- 6.7 Moving on to public safety, the main issues relate to Roads and Transportation issues. These have been covered in paragraph 6.4 and as stated in section 5, a number of roads requirements will be conditioned.
- 6.8 The development will provide a modern and attractive building which can accommodate improved facilities serving the needs of the local community. It will compliment the plans for the wider regeneration of Cathkin and the proposal complies with all the elements of the relevant policy in the adopted local plan. This is subject to a number of conditions which will be attached to the consent. These will include conditions which address the requirements and the Roads and Transportation Service. As a result, approval is recommended.

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

**13 April 2005**

#### **Previous References**

- ◆ none.

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Building Control Services (Cam/Ruth Area) 18/03/05
  - Roads and Transportation Services (North Division) 08/04/05
  - Environmental Services 29/03/05
  - Sports Scotland 07/04/05

► Representations

Representation from : Elizabeth Thomson, 15 Fennsbank Avenue  
Rutherglen, G73 5LR, Dated 01/04/05

**Contact for Further Information**

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

Iain Morton, Planning Officer, Cambuslang/Rutherglen Area Office

Ext: 5138 (Tel : 0141 613 5138 )

E-mail: [Enterprise.cam-ruth@southlanarkshire.gov.uk](mailto:Enterprise.cam-ruth@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 3 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 4 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 of 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.
- 5 That the landscaping scheme required by condition 4 above shall be completed to the satisfaction of the Council as Planning authority during the first available planting season following occupation of the building or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced here necessary to the satisfaction of the Council.
- 6 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.
- 7 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.
- 8 That the building 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.
- 9 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.



- 10 That "School Keep Clear" zig-zag markings shall be provided across pedestrian accesses and any redundant "School Keep Clear markings are to be removed.
- 11 That prior to the building hereby approved being completed or occupied, whichever is the sooner, the existing vehicular access shall be closed and the footway re-instated to the Roads and Transportation Service's specification.
- 12 That prior to the school being completed or occupied, pedestrian guardrails shall be erected on the footway at the pedestrian accesses onto Burnside Road and Skye Road
- 13 That prior to the school building hereby approved being completed or occupied, whichever is the sooner, details of the junction layout at the new, mini roundabout at the junction of Burnside Road and Skye Road shall be agreed in writing with the Council as Planning Authority in consultation with the Council as Roads and Transportation Authority.
- 14 That prior to the occupation or completion of the school building hereby approved, whichever is the sooner, details of all external lighting shall be submitted to and approved in writing by the Council as Planning Authority.
- 15 That prior to the development hereby approved being completed; details of the proposed pitch, including its surface, and the timescale for construction shall be submitted to and approved by the Council as Planning Authority in consultation with Sport Scotland.
- 16 That all smells, fumes or vapours generated on the premises shall be disposed of by means of a suitable duct, capable of preventing these from pervading into dwellinghouses or premises where people are likely to be affected. This duct shall terminate at a point at least 1m above any openable window higher than eaves level. The ventilation system referred to above shall:- incorporate activated carbon filters, air filters and/or other acceptable control systems to be installed prior to the commencement of the use of these premises and thereafter maintained to the satisfaction of Community resources; be capable of achieving 20 air changes per hour in rooms where food preparation/cooking takes place; be suitably isolated from the structure of the building. Fan units positioned in a ducted system shall be suitably isolated from the ducting by means of flexible connections.
- 17 That development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved in writing by the Council as Planning Authority. This survey shall investigate all aspects of potential contamination, indicated by a Phase 1 Investigation (Desk Study) of the site. The report of the investigation shall clearly document the methodology, findings and results. The risk posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate, recommendations for further investigations or remediation options to reduce the risks identified.
- 18 That analytical or investigatory work used to support the conclusions of the survey shall include all results, logs etc. and information regarding the methodology and Quality Assurance Systems used.

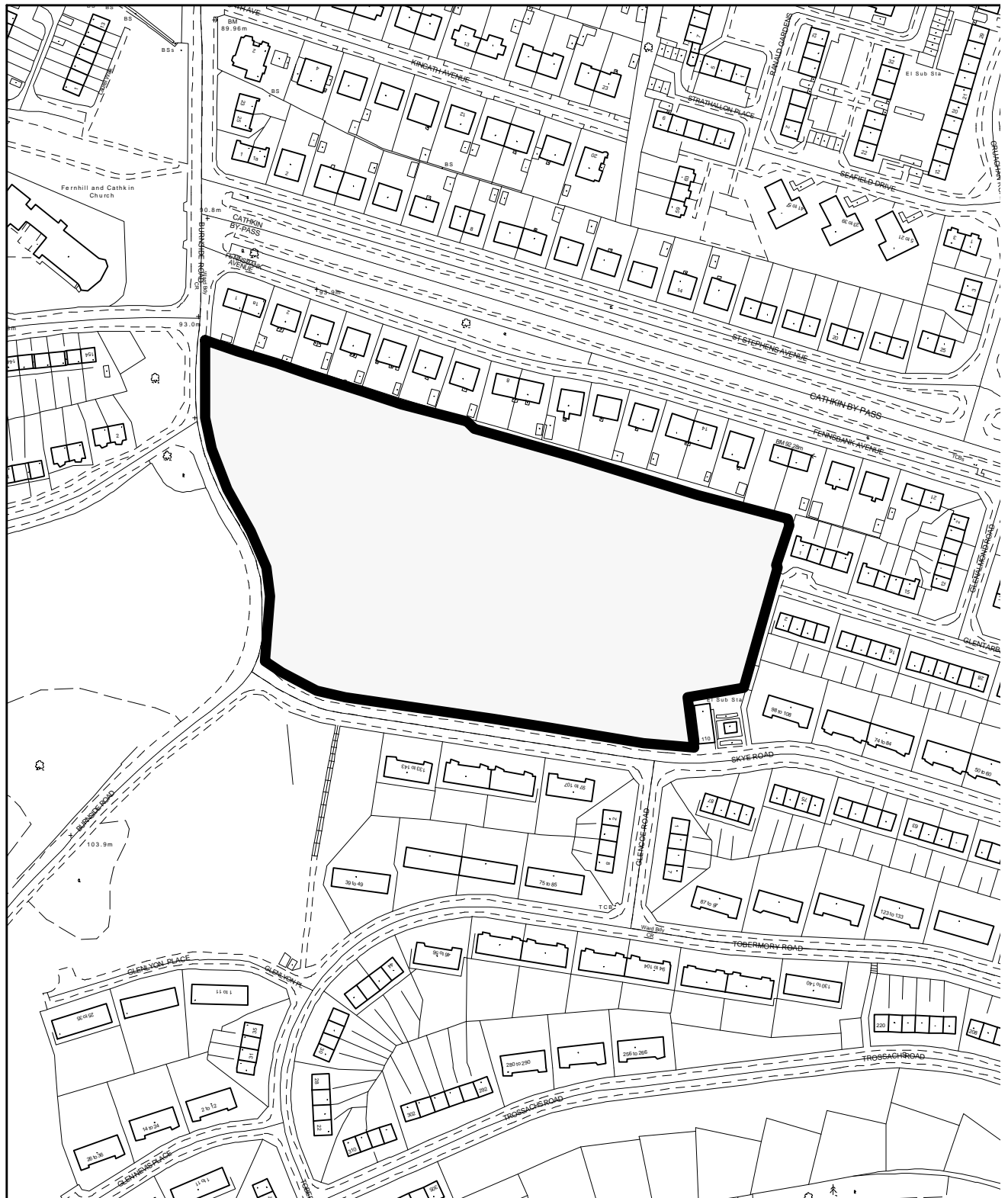
- 19 That the developer's reports of 'Site Investigation', 'Risk Assessment' and 'Remediation Options and the final Remediation Plan' shall be submitted to the Council as Planning Authority, for written approval, prior to commencement of development works on the site.
- 20 That changes to the approved Remediation Plan may only be made with the written agreement of the Council as Planning Authority. Occupation of premises shall not be permitted until remediation/control measures are fully implemented.
- 21 That on completion of all remediation works, a Completion Report shall be submitted to the Council as Planning Authority confirming the works have been carried out to the agreed plan.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure the protection and maintenance of the existing mature trees within the site
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 To ensure the provision of a satisfactory sewerage system
- 9 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 off-site flooding.
- 10 In the interest of road and public safety
- 11 In the interest of road and public safety
- 12 In the interest of road and public safety
- 13 In the interest of road safety
- 14 In the interests of amenity and in order to retain effective planning control.
- 15 To ensure the adequate provision of outdoor sports facilities
- 16 In the interests of amenity.
- 17 To ensure the site is free from contamination
- 18 To ensure the site is free from contamination
- 19 To ensure the site is free from contamination
- 20 To ensure the site is free from contamination
- 21 To ensure the site is free from contamination

## PLANNING APPLICATION CR/05/0063

### Cathkin Primary School, Burnside Road, Rutherglen Erection of replacement Primary School on existing school site



**Map at Scale 1:2500**

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