

	<h1>Report</h1>	Agenda Item <h1>11</h1>
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Report to: **Planning Committee**
 Date of Meeting: **7 September 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No HM/10/0303
 Planning Proposal: Erection of Replacement School, Installation of CCTV Camera's and Associated Landscaping and Car Parking and MUGA pitch

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : SLC Estates Department
- Location : David Livingstone Memorial Primary School
Morven Avenue
Blantyre
G72 9JY

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

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

3 Other Information

- ◆ Applicant's Agent: Aedas Architects Limited
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**
Policy CTY 1 – Primary School Modernisation Proposal
Policy RES 6 – Residential Land Use
Policy DM 1 – Development Management
Policy ENV2 – Local Green Network
Policy ENV 30 – New Development Design
Policy ENV 35 – Water Supply
Policy ENV 36 – Foul Drainage and Sewerage
Policy ENV 37 – Sustainable Urban Drainage Systems

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

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

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

TRANSCO (Plant Location)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site relates to land associated with the existing David Livingstone Memorial Primary School, Morven Avenue, Blantyre. The site, which is largely rectangular in shape slopes gently downwards to the east beyond which is an existing sports pitch which is owned by the school but does not form part of the application site. The site is bounded predominately by residential properties and there are no mature trees within the site.
- 1.2 Vehicular and pedestrian access exists from Morven Avenue and there is another pedestrian access from Devondale Avenue.
- 1.3 In support of the proposal the applicant has lodged a Carbon Emissions Statement, a Statement of Ground Conditions and a Drainage Statement.

2 Proposal(s)

- 2.1 This detailed planning application proposes the demolition of the existing primary school and seeks consent for the erection of a replacement school, installation of CCTV camera's, landscaping, car parking, associated works and MUGA pitch.
- 2.2 The proposed replacement primary school including nursery accommodation will be built partly over the footprint of the existing school. There will be a main vehicle access for staff and services off Lime Grove leading to a private staff car park located in the north/west corner of the application site. Additionally there will be a separate vehicle access and pedestrian access off Morven Avenue leading to a visitor car park with drop off spaces. The existing pedestrian access off Devondale Avenue will be re-engineered with the provision of new steps to meet the proposed building platform for the school which will be formed as a result of ground re-profiling operations. The playground areas and a proposed MUGA pitch will be located from the central courtyard outwards to the south east of the site (towards Morven Avenue) beyond which will be a grass area for sports. The existing sports pitch located outwith the application site will provide the necessary pitch provision for the school.
- 2.3 The new school will be of a modern design of varying heights with accommodation being provided primarily over the ground floor – there will be a small mezzanine floor for the plant room. The proposed floorspace will accommodate both the primary school and the nursery, the latter of which is located on the western side of the proposed school. In total there will be 13 classrooms, a gym/assembly hall, library, kitchen, staff rooms, meeting rooms, cloakrooms, toilets, quiet/activity/break out rooms and office/storage facilities.
- 2.4 Externally the building will be finished in terca rothesay blend facing brick, aluminium roof and dark grey aluminium curtain walling and framed windows.
- 2.5 It should be noted that amended drawings were submitted to incorporate the removal of the rooflights to the dining hall, internal revisions, inclusion of flues for both a biomass and gas boiler, kitchen extract and amendments to the curtain walling to allow the inclusion of roller shutter housings. These revisions have not altered the floor area or the position of the building on site .

3 Background

3.1 Local Plan Status

- 3.1.1 Within the South Lanarkshire Local Plan the application site is affected by both Policy RES6 – Residential Land Use and Policy DM1 – Development Management. Policy RES6 states that the Council will resist any developments which will be detrimental to the amenity of these areas. Policy DM1 requires that all applications for planning permission shall take fully into account the local context and built form. Policy ENV 37 – Sustainable Urban Drainage Systems promotes the use of SUD systems. Policy ENV 30 – Development Design requires all new development to promote quality and sustainability in its design, whereas Policies ENV35 – Water Supply and ENV 36 – 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.
- 3.1.2 In addition Policy ENV2 (Local Green Network Policy) of the South Lanarkshire Local Plan is also applicable. This policy seeks to protect and enhance the Local Green Network and encourages development that enhances it's connectivity or amenity value. Loss of an area in whole or part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access.
- 3.1.3 In addition to the above the site is also identified in the South Lanarkshire Local Plan as a Primary School Modernisation Proposal (CTY 1).

3.2 **Relevant Government Guidance/Advice**

- 3.2.1 Given the scale and nature of the proposal there is no government guidance/advice directly applicable.

3.3 **Planning History**

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

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services (Hamilton Area)** – no objections to the proposal commenting that the car parks should be accessed via a drop kerb access and there should be provision for a turning space. It is further commented that the parking provision is adequate (a planning condition can control the construction of these car parking spaces) and that any fence lines should be positioned outwith visibility splays with associated gates being set back 10 metres from heel kerb and should open inwards. The existing traffic calming on Lime Grove will require to be removed and replaced by build outs at the junction of Lime Grove with Carlowrie Avenue. Pedestrian guardrails should be provided on safety grounds on the public footpaths fronting pedestrian exists from the school. A school “keep clear” zig zag markings and pedestrian guard rail will be required over the entire site frontage at each pedestrian access. A standard planning condition in relation to surface water trapping is required. In addition all damage done to public footways including kerbs, carriageways and drainage systems fronting the development site should be repaired at no expense to Roads and Transportation Services.

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

- 4.2 **S.E.P.A. (West Region)** - have offered no objection to the proposal, subject to the imposition of conditions relating to the discharge of surface water in accordance with

the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended) and construction works being carried out with due regard to the SEPA's guidelines on avoidance of pollution. Additionally it is advised that the applicant should contact Scottish Water with regard to the discharge of foul and surface water drainage to the public sewerage system.

Response: Noted. These requirements can be addressed through the use of planning conditions, where appropriate.

- 4.3 **Scottish Water** - have offered no objection to the proposal and have confirmed that Daer Water Treatment Works currently has the capacity to service the proposed development. In addition there is a requirement for the applicant to submit a fully completed development impact assessment.

Response: Noted. An informative would be attached to any consent granted advising the applicant to make contact with Scottish Water as requested.

- 4.4 **Environmental Services** – no objections subject to standard conditions relating to dust monitoring, a noise assessment and the provision of soil leachate sample results. In addition standard advisory notes relating to food safety, noise, demolition/asbestos and details of the application being sent to S.E.P.A.

Response: Noted. These requirements can be addressed through the use of planning conditions and informatives, where appropriate.

- 4.5 **Scottish Gas (Transco)** - have offered no objection to the proposal noting the presence of low /medium/intermediate pressure gas mains in the proximity of the site.

Response: Noted. An informative would be attached to any consent granted

- 4.6 **Roads & Transportation Services H.Q. (Flooding)** - no objection to the proposed development. It is noted however that historically there appears to be a culvert within the south-east of the application site and therefore the applicant should confirm that no new buildings will be constructed over the existing culvert and that there is sufficient way-leave for any future maintenance. In addition the applicant should determine the exact line and condition of this culvert through their site by undertaking CCTV to ensure that its outfall to an unnamed watercourse prior to entering the River Clyde is free of any obstructions.

Response: Noted. These requirements can be addressed through the use of a planning condition and informative.

- 4.7 **Education Resources** – have offered no objection to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out and the application was advertised due to the scale and nature of operations. No letters of representation were received in connection with the proposals.

6 Assessment and Conclusions

- 6.1 The application proposes the demolition of the existing primary school and seeks consent for the erection of a replacement school, installation of CCTV cameras, landscaping, car parking, associated works and MUGA pitch. The key issues in the assessment of this application are whether the proposal accords with government guidance and advice, local plan policy and its impact on residential amenity.

- 6.2 In terms of local plan policy, the application site is an existing educational facility within an area designated as residential within the South Lanarkshire Local Plan and therefore its continued use for this purpose raises no issues. Furthermore, the South Lanarkshire Local Plan also identifies the school as being a Primary School Modernisation Proposal (CTY 1). The proposal therefore is entirely consistent with local plan policy.
- 6.3 With regards to Policy ENV2 - Local Green Network, it is considered that given the proposal is for a replacement primary school, in land use terms there will be no significant change therefore the implications of the proposal with regard to this policy are negligible.
- 6.4 In terms of impact on amenity, due to the proposal's 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.
- 6.5 No adverse comments have been received from the statutory consultees and no third party letters of representation have been received.
- 6.6 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 Government. The proposal, from a planning point of view is satisfactory. Accordingly, in view of the above, it is recommended 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 Proposal CTY 1 – Primary School Modernisation Proposal, RES6 – Residential Land Use, DM 1 – Development Management, **Policy ENV2 – Local Green Network**, ENV 30 – Development Design, ENV 35 – Water Supply, ENV 36 – Foul Drainage and Sewerage and ENV 37 – Sustainable Urban Drainage Systems of the South Lanarkshire Local Plan. The proposal also forms part of the wider project to modernise schools within South Lanarkshire Council's area.

Colin McDowall
Executive Director (Enterprise Resources)

30 August 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Neighbour notification letter dated 22 June 2010
- ▶ Advert dated 1 July 2010
- ▶ Site Investigation Statement dated 20 May 2010
- ▶ Drainage Statement dated 21 May 2010

- ▶ Carbon emissions compliance letter dated 18 May 2010
- ▶ Consultations
 - TRANSCO (Plant Location) 06/07/2010
 - Education Resources 01/07/2010
 - Roads & Transportation Services H.Q. (Flooding) 17/08/2010
 - Roads and Transportation Services (Hamilton Area) 22/06/2010
 - Scottish Water 28/06/2010
 - S.E.P.A. (West Region) 05/07/2010
 - Environmental Services 23/08/2010
- ▶ Representations
 - None

Contact for Further Information

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

Murray Reid, Planning Officer, Brandon Gate, Hamilton
Ext 3521 (Tel :01698 453521)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
AL(00)100
LL(90) 001
AL(01)001 rev H
AL(03)001 rev H
AL(01)002 rev E
AL(01)003 rev E
AL(02)001 rev E
GL 101044
- 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 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 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.
- 5 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.
- 6 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.
- 7 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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 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.

- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 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 12 above.
- 14 That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 15 That before the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 16 That before the development hereby approved is completed or brought into use, 38 no. parking spaces (2.5m x 5m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 17 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular accesses hereby approved and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 18 The surface of the vehicular entrances shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 19 Prior to the commencement of works on site, the applicant should provide details to confirm that no new buildings will be constructed over the existing culvert and that there is sufficient way-leave for any future maintenance.
- 20 That pedestrian guardrails with high visibility railings shall be provided on the public footways fronting pedestrian exits from the school and before the development hereby approved is brought into use, details of the guardrails shall be submitted to and approved in writing by the Council as Planning Authority and

thereafter erected to the satisfaction of the said Authority.

- 21 That a pedestrian guardrail and school "Keep Clear" zig zag markings shall be provided over the entire site frontage at each pedestrian access and before the development hereby approved is brought into use, details of the guardrail and markings shall be submitted to and approved in writing by the Council as Planning Authority and thereafter erected to the satisfaction of the said Authority.
- 22 The proposed gates shall be set back 10 metres from the heel kerb and shall open inwards.
- 23 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.
- 24 Development shall not commence until an assessment of the potential for the proposed use to cause noise nuisance including, if applicable, noise produced by the ventilation equipment, to occupants in neighbouring residential properties, has been submitted to the Council as Planning Authority. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Council as Planning Authority. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
Such an assessment and the recommendation of any attenuation measures shall be carried out by a suitably qualified person.
- 25 That prior to the commencement of works on site, details of the soil leachate sample results shall be submitted to and approved in writing by the Council.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 11 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.
- 12 To ensure the provision of a satisfactory land drainage system.
- 13 To ensure the provision of a satisfactory land drainage system.
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 In the interest of road safety

- 18 In the interest of public safety
- 19 To ensure the ground is suitable for development
- 20 To ensure the ground is suitable for development
- 21 In the interest of public safety
- 22 In the interest of public safety
- 23 To minimise the risk of nuisance from dust to nearby occupants.
- 24 To minimise noise disturbance to adjacent occupants.
- 25 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

For information only

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