

Report

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Report to:	Planning Committee
Date of Meeting:	31 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	EK/06/0468
Planning Proposal:	Erection of Replacement Primary School and Pre-School Nursery with Associated Landscaping, Roads and Parking Infrastructure

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease Ltd
- Location : Crosshouse Primary School
Crosshouse Road
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 on the Conditions attached).
- (2) Grant the authority to promote a Public Footpath Stopping Up Order.

2.2 Other Actions/Notes

- (1) The Committee has delegated powers to determine this application.
- (2) As the proposal involves the diversion of a footpath in the eastern half of the site, temporary closure of one path to allow construction works and closure of a remote footpath in the south of the site, a Public Footpath Stopping Up Order requires to be promoted in relation to this proposal.

3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 27 Hairmyres/Crosshouse
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (adopted)**
Policy LR1 – Indoor/ Outdoor Recreation Facilities
Policy DC1 – Development Control – General
ENV12 – Protection of Trees
Policy RES5 – Residential Amenity
SLP6 – Development Control General
SLP10 – Sustainable Urban Drainage Systems

South Lanarkshire Local Plan (Finalised Plan)

CTY1 – School Modernisation Proposal

CTY3 – Community Facility Provision Policy

RES 6 Residential Land Use Policy

CTY 4 Sports Pitch Strategy Proposal

ENV 36 Sustainable Urban Drainage Systems

DM 1 Development Management Policy

◆ Representation(s):

▶ 0 Objection Letters

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

Power Systems

TRANSCO (Plant Location)

Scottish Water

West of Scotland Archaeology Service

Roads and Transportation Services (East Kilbride)

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

Planning Application Report

1 Application Site

- 1.1 Crosshouse Primary School is situated within the Greenhills area of East Kilbride. The site is within an established residential area to the north of Crosshouse Road. To the north and west of the site is Sandpiper Drive, to the south is Crosshouse Road and to the east of the site is Plover Drive and Sanderling Place.
- 1.2 The site extends over 1.45 hectares and is currently open space adjacent to the existing Crosshouse Primary School. The site is also bounded by residential properties, comprising houses and flatted developments.
- 1.3 Vehicle access to the site is from Crosshouse Road to the south.

2 Proposal(s)

- 2.1 Full planning permission is sought for the erection of a replacement primary school and pre-school nursery facilities together with all weather sports pitch and associated landscaping, roads and parking.
- 2.2 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. The Modernisation Programme is necessary in order to provide improved educational facilities within South Lanarkshire. Many of the existing school buildings require substantial investment in order to bring them up to the standard required for modern day teaching. In this case it has been concluded that a new build school is more cost effective than refurbishing the existing building. A phased demolition programme is proposed.
- 2.3 The proposed school is rectangular in shape and two storey and is to be sited on the centre of the site. The facility includes the primary school and pre-school nursery facility together with an all weather pitch. A scheme of hard and soft landscaping is shown indicatively on the drawings.
- 2.4 External finishes proposed include facing brick, render, steel cladding, and aluminium standing seam roofing. Aluminium double glazed windows and curtain walling are also proposed. Boundary treatment to the site is to include 2.4 metre high galvanised steel palisade fencing and gates.
- 2.5 The new vehicle access will lead to a one way traffic system with car parking. The proposed new vehicular access is from Crosshouse Road with a new mini-roundabout to be installed at the entrance to the site. Provision of car parking, a pupil drop-off area and cycle parking are also proposed. A service vehicle access will be from the new access road. Some existing footpath links will be rerouted and several new footpath links will be provided, linking into the school and surrounding residential areas. A Public Footpath Stopping Up Order will require to be promoted in this respect.
- 2.6 The proposed all weather sports pitch is to be located at the southern end of the site. Pedestrian access is proposed both from the school and from public footpaths which link to residential areas. It is proposed that the sports pitch will be open to the community and be available outside of school hours. The pedestrian access and the pitch will be enclosed by a 3 metre high galvanised weld mesh fence.

- 2.7 The proposed access affects mature trees to a limited extent along the boundary with Crosshouse Road which may result in some being removed. It is, however, proposed that there will be soft landscaping and environmental gardens within the site which will incorporate replacement tree planting.
- 2.8 As part of the Council's new build primary schools programme, all proposed primary schools are to be 'Community Schools', where the use of facilities are to be encouraged outwith school hours.

3 Background

- 3.1 The application site is identified as being within a designated residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are: DC1 and SLP6– Development Control General, which have regard to design; LR1 – Indoor/ Outdoor Recreation Facilities, which has regard to the provision of these facilities; ENV12 – Protection of Trees, which has regard to retention of trees; RES5 – Residential Amenity, which considers the impact of proposals in relation to residential amenity; SLP10 – Sustainable Urban Drainage Systems, which encourages the use of SUDS. A full discussion of the proposal against these policies, and related policies in the Finalised South Lanarkshire Local Plan are contained in Section 6 of this report.

4 Consultation(s)

- 4.1 **SLC Environmental Health Services** - have offered no objections to the application but have recommended that conditions and/or advisory notes are added concerning noise levels and hours of operation during the construction of the development.
Response: Noted. These matters will be brought to the applicants attention via the attachment of an advisory note.
- 4.2 **SLC Roads and Transportation** - have offered no objections to the application but have recommended that conditions be imposed regarding the design of the proposed roundabout on Crosshouse Road, footpath closures/ links, school entrance and crossing points and the relocation of the turning head to the west of the access road.
Response: Noted. Revised plans addressing many of Roads and Transportation Services' requirements have been received. Conditions/ advisory notes will also be attached to any consent issued.
- 4.3 **SEPA** - have advised that foul drainage from the site should be connected to the public sewer. It is assumed that the proposed school will drain to Phillipshill Waste Water Treatment Works (WWTW), which is in the process of being upgraded to provide increased capacity. SEPA have recommended that a condition be attached requiring the applicant to treat surface water from the site in accordance with the principles of Sustainable Urban Drainage Systems.
Response: Noted. Suitable conditions will be attached to any consent issued.
- 4.4 **Power Systems** - no objection in principle, subject to the safeguarding of their apparatus/applicant obtaining any necessary consents.
Response: Noted. A condition will be added to any consent issued.
- 4.5 **Scottish Gas (Transco)** - no objection in principle, subject to safeguarding/obtaining consents.
Response: Noted. Conditions will be attached to any consent issued.
- 4.6 **Scottish Water** - no objection in principle subject to conditions.

Response: Noted. Conditions will be attached to any consent issued.

- 4.7 **West of Scotland Archaeological Service (WOSAS)** - raised no objections to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Following neighbour notification no letters of representation were received.

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 East Kilbride and District Local Plan for the area and those contained in the South Lanarkshire Local Plan (Finalised Plan).
- 6.2 The South Lanarkshire Local Plan identifies Crosshouse Primary School as one of the primary schools for redevelopment by 2016 under Policy CTY1 – School Modernisation Proposal.
- 6.3 In terms of the adopted East Kilbride and District Local Plan the site is identified as being within a residential area. Policy RES5 of the plan supports non-residential uses within residential areas where there is no demonstrable harm to the residential amenity. It is considered that, given the existing use of the site, a replacement school is acceptable. As such, the proposal is considered to be in accordance with the Policy RES5.
- 6.4 The scheme proposes the formation of an all weather sports pitch. Policy LR1 of the adopted local plan states that the Council will protect existing indoor/outdoor recreation facilities within the plan area. The Council intends to allow the proposed new sports pitch to be open to the wider community outside of school hours. Although the proposed sports pitch is to be included within the grounds of the proposed school, it will remain open to the public. In light of this, the proposal complies with Policy LR1. Similarly, the proposals conform to Policy CTY3 - Community Facility Provision and Policy CTY 4 - Sports Pitch Strategy Proposal of the South Lanarkshire Local Plan (Finalised Plan).
- 6.5 In terms of design, the proposal is of modern design and is to be constructed from a variety of materials such as brickwork, acrylic render, cladding, double glazed curtain walling, steel and aluminium standing seam roof. Policy DC1 – Development Control in the adopted local plan states that all proposals should take fully into account the local context and built form and that the development should be compatible in terms of scale, massing and the external materials of adjacent buildings and surrounding streetscape. Adopted Policy SLP6 – Development Control General also states that regard shall be had to local context, layout and form, and use of materials. It is considered that the proposed school complements and enhances the character of the area and therefore complies with Policies DC1 and SLP6 of the adopted local plan and with Policy DM 1 Development Management of the South Lanarkshire Local Plan (Finalised Plan).
- 6.6 Alterations to the existing pedestrian/vehicle access are proposed, which have been assessed by the Roads and Transportation Services. There is no objection in principle to the proposed arrangements and conditions are attached to ensure the proposal meets with the Council's Roads Guidelines. As stated previously a Public

Footpath Stopping-Up Order will require to be promoted. The promotion of a Stopping Up Order will follow any granting of consent of the proposal. The plans, however, indicate proposed alternative footpath links which are acceptable to Roads & Transportation Services.

- 6.7 SEPA and Roads & Transportation Services seek a SUDS system of drainage, which would comply with Policy SLP10 of the adopted local plan and Policy ENV 36 of the Finalised South Lanarkshire Local Plan. A Drainage Impact Assessment is also required. These matters can be controlled via the use of conditions.
- 6.8 Policy ENV12 – Protection of Trees of the adopted local plan, presumes against developments which would result in the loss of trees protected by Tree Preservation Orders (TPOs) or a significant number of unprotected trees. In this case, the development is likely to result in the loss of a minimal number of trees however, to compensate for the proposed loss, it is recommended that a condition will be attached requesting a full landscaping scheme includes details of all trees to be removed and a scheme for their replacement submitted.
- 6.9 In conclusion, the proposed development complies with the adopted East Kilbride and District Local Plan and those in the South Lanarkshire Local Plan (Finalised Plan). A number of appropriate conditions have been attached. In light of the foregoing, it is recommended that planning permission be granted.

7 Reasons for the Decision

- 7.1 The proposal will not have a detrimental impact on residential or visual amenity and complies with Policies LR1, DC1, ENV12, RES5, SLP6 and SLP10 of the adopted local plan and Policies CTY1, CTY3, RES6, CTY6, CTY4, ENV36 and DM1 of the finalised South Lanarkshire Local Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

24 October 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 29/09/06
 - Scottish Water 22/09/06
 - Public Protection - Environmental Health (East Kilbride) 03/10/06
 - SEPA 12/09/06

TRANSCO (Plant Location)

26/09/06

Power Systems

12/09/06

- ▶ Representations
- None

Contact for Further Information

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

Maud McIntyre, Planning Officer, Civic Centre
Ext. 6385 (Tel :01355 806385)
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 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 All trees to be removed must be replaced by semi-mature/mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 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 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.
- 8 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 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 That a Stopping-Up Order shall be required in respect of the public footpaths shaded blue.
- 10 That before development starts, details of any proposed means of illuminating the car parking area/drop off area, shall be submitted and approved in writing by the Council as Planning Authority.

- 11 That prior to the commencement of works, four copies of a plan, showing the location, size and specification of the new synthetic sports pitch hereby approved, shall be submitted to and approved by the Council as Planning Authority.
- 12 That prior to the occupation of the primary school hereby approved, drop kerbs must be installed across vehicle access.
- 13 That prior to the occupation of the primary school hereby approved, road markings must be provided to clearly identify the one-way operation of the car park, to the satisfaction of the Council as Planning and Roads Authority.
- 14 That prior to the commencement of works, details of the proposed mini-roundabout, associated carriageway and footway re-surfacing on Crosshouse Road should be submitted and approved by the Council as Planning and Roads Authority.
- 15 That prior to the occupation of the primary school, works approved under Condition 14 shall be completed to the satisfaction of the Council as Planning and Roads Authority.
- 16 That the design and layout of all infrastructure improvements shall be designed in accordance with the 'Design Manual for Roads and Bridges' (DMRB) and the Council's 'Design Guidelines for Development Roads'.
- 17 That before any works commence on site, a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the circulation of vehicles and pedestrians shall be submitted to and approved by the Council as Planning Authority.
- 18 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 19 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme
- 20 That no development shall commence until details of surface water drainage arrangements (Drainage Impact Assessment) 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.

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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 To accord with the provisions of the Town and Country Planning (Scotland) Act1997.
- 10 In the interests of residential amenity.
- 11 These details have not been submitted.
- 12 In the interests of public safety.
- 13 In the interest of public safety.
- 14 In the interests of public safety.
- 15 In the interests of public safety.
- 16 In the interests of public safety.
- 17 In the interests of public safety.
- 18 To enable the Planning Authority to retain effective control.
- 19 To ensure the provision of a satisfactory sewerage system.
- 20 To ensure provision of a satisfactory Land Drainage System.

For information only

