

Report to:	Planning Committee
Date of Meeting:	26 January 2010
Report by:	Executive Director (Enterprise Resources)

Application No	EK/09/0362
Planning Proposal:	Refurbishment of Existing School Building, Construction of New 3 Classroom Extension, Formation of MUGA Pitch and Hard/Soft Landscaping.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Currie & Brown
- Location : St Louise's Primary School
Whitehills Terrace
East Kilbride
G75 0NF

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 Attached

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Cooper Cromar
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): RES6 – Residential Land Use Policy,
CTY1 – School Modernisation Proposal
ENV29 – New Development Design Policy
DM 1 - Development Management Policy

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

- ◆ Consultation(s):

Environmental Services

Scottish Water

Power Systems

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

Murray Community Council

TRANSCO (Plant Location)

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to the existing St. Louise's Primary School in the Murray, East Kilbride. The school is accessed from Whitehills Terrace. The school comprises 1 open plan building and both grassed and hard surfaced play areas. To the west of the site is a red blaes football pitch, to the south and east are mature tree belts and to the north is Heatheryknowe Primary School.

2 Proposal(s)

- 2.1 The application site covers an area of approximately 1ha (10,000sqm) with the building itself covering an area of 1460sqm. The proposal relates to the refurbishment of the school building, the erection of a 3 classroom extension covering approximately 340sqm and a 13.5m x 27m MUGA. The existing car park will be retained and improved with crossing points. The existing, mature landscaping on the southern boundary will be retained. The applicants have proposed a temporary drop-off facility within the existing car park. A permanent solution will be provided when Heatheryknowe Primary School is being redeveloped.

3 Background

- 3.1 The application site is identified as being within a residential area of East Kilbride in the adopted South Lanarkshire Local Plan. The relevant policy in this regard is RES6 (Residential Amenity), which considers the impact of proposals in relation to residential amenity. Policy CTY1 (School Modernisation Proposal) supports the principle of the redevelopment of the school.

3.2 Planning Background

None.

4 Consultation(s)

- 4.1 **SEPA** – no comments to make.

Response: Noted.

- 4.2 **TRANSCO** – no objections.

Response: Noted.

- 4.3 **Environmental Services** – recommend that a noise assessment in relation to the MUGA pitch shall be submitted and approved prior to work commencing.

Response: Noted. This condition has been attached.

- 4.4 **Scottish Water** – no response to date.

Response: Noted.

- 4.5 **Roads and Transportation Services (East Kilbride)** – advise they have no objections to the proposal subject to conditions relating to construction traffic management. All construction should cease during pupil school start and finish times. The proposed temporary drop-off facility is acceptable. A permanent drop-off facility should be addressed when Heatheryknowe Primary School is being redeveloped.

Response: Noted. These conditions have been attached.

- 4.6 **Power Systems** – no response to date.

Response: Noted.

- 4.7 **Murray Community Council** – no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The determining issue in this instance is the proposal's compliance with local plan policy.
- 6.2 The proposal relates to the refurbishment of the existing school, the erection of a three classroom extension and the formation of a MUGA pitch at St. Louise's Primary in East Kilbride.
- 6.3 The Local Plan identifies both St Louise's and Heatheryknowe Primary Schools as two of the primary schools for redevelopment by 2016 under Policy CTY1 (School Modernisation Proposal). The development is therefore supported in principle by this policy.
- 6.4 The site is identified as being within a residential area. In this regard, policy RES6 supports non-residential uses within residential areas where there is no demonstrable harm to the residential amenity. The classrooms and MUGA pitch proposed are to be located approximately 150 metres from the nearest residential dwelling. It is considered that, given the existing use of the site, a classroom extension and MUGA pitch are an acceptable proposal within a residential area. The Roads and Transportation Service have advised that the parking and drop-off facilities proposed are acceptable. Conditions have been attached to ensure there is no conflict between pupils and construction works/traffic. In addition, conditions have been attached requiring the applicant to submit and receive approval of a noise survey and as such, the proposal is considered to be in accordance with Policy RES6 of the Local Plan. The proposal will not have an adverse impact on residential amenity.
- 6.5 The proposal represents a small scale proposal involving the refurbishment and modest extension of an existing school. In relation to amenity impacts, I am satisfied that the proposal will not have an adverse impact on the amenity currently enjoyed by local residents and as such complies with Policies ENV29 and DM1 of the Local Plan
- 7 Reason for Decision**
- 7.1 The proposal complies with Policies RES6, CTY1, ENV29 and DM 1 of the adopted South Lanarkshire Local Plan

Colin McDowall
Executive Director (Enterprise Resources)

11 January 2010

Previous References

- ♦ None

List of Background Papers

▶ Application Form	
▶ Application Plans	
▶ South Lanarkshire Local Plan 2009	
▶ Consultations	
S.E.P.A. (West Region)	19/10/2009
Environmental Services	22/10/2009
TRANSCO (Plant Location)	06/11/2009
Roads & Transportation Services (East Kilbride)	11/01/2010

Contact for Further Information

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

Iain Morton, Planning Officer, Civic Centre
Ext 6314, (Tel :01355 806314)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:

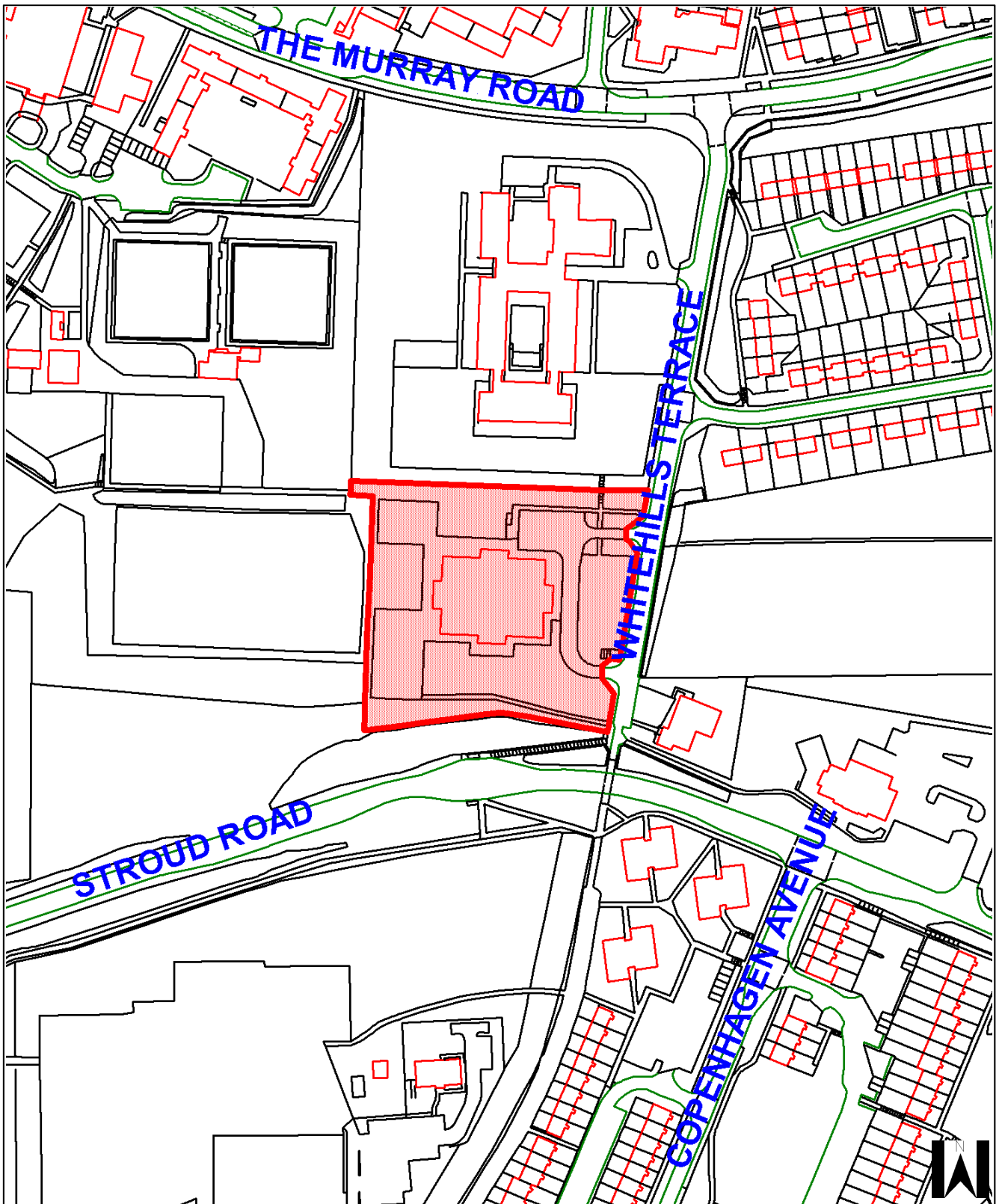
AL(0)02
AL(0)10
AL(0)11
AL(0)20
AL(0)102
AL(0)110
AL(0)111
AL(0)120
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design 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 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.
- 6 That the fencing layout required by condition 5 above shall be completed to the satisfaction of the Council as Planning Authority and shall thereafter be maintained where necessary to the satisfaction of the Council.
- 7 That prior to commencing development on site, details of a Traffic Management Scheme indicating the construction phasing of the development, the circulation of vehicles and pedestrians during construction, the location of the site compound and wheel washing facilities and the construction of staff car parking areas shall be submitted to and approved by the Council as Planning Authority and shall thereafter be implemented to the Council's satisfaction.
- 8 That construction works shall be suspended between 8.30am - 9.15am and 2.30pm - 3.30pm during school days.
- 9 Development shall not commence until a noise report examining the design and use of the proposed outdoor facilities has been submitted to and approved by the Council as Planning Authority. The report shall identify any measures required to ensure that there is minimal noise impact on neighbouring properties and shall include issues such as management of the facilities and hours of operation. Any measures required to minimise noise shall be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as

Planning Authority.

- 10 That prior to development commencing on site, details of the proposed floodlighting scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling (including colouring); lux contours/distribution diagrams and column type/colour. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 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 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interest of public safety.
- 8 In the interest of public safety.
- 9 To minimise noise disturbance to adjacent occupants.
- 10 To minimise the risk of nuisance from light pollution to nearby occupants.



For information only

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