	<h1>Report</h1>	<b>Agenda Item</b>  <h1>7</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **23 February 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/09/0620  
 Planning Proposal: Erection of New Primary School, MUGA Pitch, Relocation of Football Pitch, Car Parking and Landscaping

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Morgan Ashurst
- Location : Recreation Ground  
North of Dalserf Primary School  
Ashgill

## 2 Recommendation(s)

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

- (1) Grant Detailed Permission – Subject to Conditions (Based on the Conditions Attached)

### 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: 20 Larkhall
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**  
 Policy CTY 1 – Primary School Modernisation Proposal  
 Policy RES 6 – Residential Land Use  
 Policy DM 1 – Development Management  
 Policy ENV 30 – New Development Design  
 Policy ENV 32 – Design Statements  
 Policy ENV35 – Water Supply  
 Policy ENV 36 – Foul Drainage and Sewerage  
 Policy ENV 37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):

▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SportScotland

Power Systems

Roads & Transportation Services H.Q. (Geotechnical)

Larkhall Community Council

TRANSCO (Plant Location)

Education Resources

Enterprise Resources - Estates

# Planning Application Report

## 1 Application Site

- 1.1 The application site, which extends to approximately 1.98 hectares in area, relates to the existing recreational ground (a grass sports/football pitch) and associated pavilions located adjacent to Stewartgill Place, Ashgill. To the north, north-east and south-east, the site is surrounded by residential properties. The north-west corner of the site is currently occupied by open land, located to the rear of Bartie Gardens. An existing play area forms part of the south-west boundary beyond which open farm land can be found.
- 1.2 Access to the recreation ground is currently gained from Auldtoun Terrace/Ashgillhead Road via Stewartgill Place.

## 2 Proposal(s)

- 2.1 This detailed planning application seeks detailed permission for the erection of a replacement primary school and associated facilities, including a MUGA pitch, car parking and biodiversity garden within the site. The new school building will provide a replacement for the existing Dalserf Primary School, which is located in close proximity to the application site at the end of Douglas Drive. The existing school building/site will become surplus to Educational Services requirements upon the completion of this project.
- 2.2 Access to the new school will be via Stewartgill Place as at present, but will be upgraded to accommodate the new development.
- 2.3 The existing grass sports/football pitch will be relocated to the rear of the proposed school site.
- 2.4 The new school will be of a modern design of varying heights with accommodation being provided on one level. The building would provide accommodation for 4 classrooms, combined gym/dining facilities, kitchen, library, plant and office/storage facilities. Externally the building would be finished in a combination of facing brick, curtain walling and glazing panels.
- 2.5 A Design Statement has been submitted in support of the application.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 In terms of the South Lanarkshire Local Plan (adopted) the site of the existing school is identified as a Primary School Modernisation Proposal (Policy CTY 1) through which the Council propose to complete the modernisation and redevelopment of all Council primary schools identified on the Proposals Map by 2016. Through this programme it was considered that the existing school site could not accommodate a replacement school and therefore an alternative site sought. It should be noted that the area of open land at the rear of Bartie Gardens has been designated a Housing Land Supply Proposal within the South Lanarkshire Local Plan.
- 3.1.2 The application site is also affected by a number of other local plan policies. In land use terms the site is designated as being within a general Residential Area (Policy RES 6 - Residential Land Use applies). Policy RES 6 seeks to ensure that the amenity of residential areas is protected from inappropriate developments. Developments of an ancillary nature will be judged on their own merits with particular

consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements. In addition there must be no resultant loss of, or damage to, open or play spaces.

- 3.1.3 In addition to the above, all development proposals require to comply with normal development control criteria. A number of policies apply, namely DM 1 – Development Management, ENV 30 – Development Design, ENV 32 – Design Statements, ENV 37 – Sustainable Urban Drainage Systems, ENV 35 – Water Supply and ENV 36 – Foul Drainage and Sewerage. Policies DM 1, ENV 30 and ENV 32 seek to promote quality and sustainability in all new development to ensure that it has no significant adverse impact on neighbouring properties or the area in general. Policy ENV 37 promotes the uses of SUD systems within developments while Policies ENV 35 – 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.

3.2 Relevant Government Guidance/Advice

- 3.2.1 In terms of government guidance the recently issued Scottish Planning Policy contains a section on Open Space and Physical Activity and this emphasises the importance of Planning Authorities supporting, protecting and enhancing open space and opportunities for sport and recreation.

3.3 Planning History

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

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services (Hamilton)** - have offered no objection to the proposal subject to conditions relative to the provision of pedestrian guard rails, dropped kerbs and adequate parking and access,

**Response:** Noted. The Roads Area Manager has confirmed that proposed access arrangements and parking details satisfy his requirements. Furthermore, these matters can be addressed through the use of conditions incorporated into the recommendation, which will ensure compliance with the Area Managers detailed requirements.

- 4.2 **Roads and Transportation Services (Flooding)** – have advised that they have no objection to the proposal subject to conditions that the proposal complies with the Council's Design Criteria for Sustainable Drainage Systems

**Response:** Noted. These requirements can be conditioned as part of any such consent.

- 4.3 **Roads and Transportation Services (Geotechnical)** – no response to consultation request to date.

**Response:** Noted.

- 4.4 **Environmental Services** – have offered no objection to the proposal subject to the inclusion of conditions/informatives relative to the control of noise, contamination, dust, waste control and food safety.

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

- 4.5 **Estates Services** – no objections.

**Response:** Noted.

- 4.6 **Education Services** – no objections.

**Response:** Noted.

- 4.7 **SportScotland** – have offered no objections to the proposals subject to a planning condition being attached to any grant of planning permission which requires the formation of a Grade 1 quality pitch, with minimum playing dimensions of 90mx55m, with 3m run-offs, within one year of the new school being first operational.

**Response:** Noted. These requirements can be conditioned as part of any such consent.

- 4.8 **Scotland Gas Networks** – no objections.

**Response:** Noted.

- 4.9 **SP Energy Networks** – no objections.

**Response:** Noted.

- 4.10 **Scottish Water** – no response to consultation request to date.

**Response:** Noted.

- 4.11 **Larkhall Community Council** – no response to consultation request to date.

**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedure has been carried out and the proposals advertised in the local press under Regulation 20(1) – Non Notification of Neighbours of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008. No letters of representation have been received in respect of the proposals.

## **6 Assessment and Conclusions**

- 6.1 The applicant proposes the erection of a new primary school and associated car parking, playground, MUGA pitch and landscaping. In association with these works there is a requirement for the relocation of an existing sports/football pitch to accommodate the new development.
- 6.2 The main planning considerations in determining the application are whether the proposed replacement school accords with both national and local plan policy, raises any road safety concerns and its impact on residential amenity.
- 6.3 In terms of national policy, the recently issued SPP emphasises the importance of quality open spaces and sets out national planning policy on the provision and protection of open space and sports and recreation facilities in urban and rural settings. Whilst the proposed new school will be built upon an existing sports pitch, the current application proposed the relocation of this pitch to the rear of the overall site and therefore the facility will be retained and enhanced through its reconstruction. Given that there will be no reduction in the sports pitch provision as a result of this development it is considered to be in accordance with SPP. In this regard, it is noted that SportScotland have offered no objections to the proposed works, subject to the replacement pitch being of a Grade 1 quality and of specified dimensions, which can be accommodated on site. These requirements can be addressed through the use of an appropriate condition, should consent be granted.

- 6.4 With regards to the applicable local plan policies within the adopted South Lanarkshire Local Plan the proposals are also considered acceptable. The existing primary school is identified as a Primary School Modernisation Proposal location (Policy CTY 1), through which the Council proposes to modernisation and redevelopment of all Council primary schools within its area. However, the existing site was not suitable for the redevelopment and an alternative site identified, which is considered consistent with these aims. In terms of land use, schools are considered to be compatible uses within residential areas and therefore the proposal is considered acceptable, subject to compliance with normal development control criteria.
- 6.5 When assessed against the remaining policies and guidelines, highlighted within Section 3 of the report, the proposals raise no issues which cannot be satisfactorily addressed through the use of appropriate conditions and informatives.
- 6.6 In respect of road safety matters the site is currently served by a road which is both private and public, which will be upgraded as part of the proposals and is capable of accommodating construction access without significant impact to the existing road network or residential uses surrounding the site. Once operational the proposed school, given its scale, will not result in any significant traffic generation. Furthermore, it is noted that Roads and Transportation Services have offered no objection, subject to conditions, and the proposal is therefore considered acceptable in this regard.
- 6.7 In terms of impact on amenity, due to the proposals 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, resulting from the school building itself.
- 6.8 Whilst it is noted that the application, if approved, would result in the redevelopment of an existing sports pitch the proposals involve the relocation of the pitch to a site immediately adjoining the school development and therefore the use of the facility will not be lost and this approach would be consistent with the aims of local plan policies.
- 6.9 No third party objections received in respect of the proposals and the remaining statutory consultees have offered no objections, subject to conditions which can be included as conditions, where appropriate.
- 6.10 In conclusion, the proposal forms part of the wider project to modernise schools in the Council's area and will not adversely impact on the character or amenity of the 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 Executive.
- 6.11 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 Policies CTY 1 – Primary School Modernisation Proposal, RES 6 – Residential Land Use, ENV 2 – Local Green Network, DM 1 – Development Management, ENV 35 – Water Supply, ENV 36 – Foul Drainage and Sewerage and ENV 37 – Sustainable Urban Drainage Systems of the Adopted South Lanarkshire

Local Plan. The proposal forms part of the wider project to modernise schools within South Lanarkshire Council's area.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**8 February 2010**

#### **Previous References**

- ◆ None

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

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads & Transportation Services H.Q. (Flooding) 30/12/2009
  - Power Systems 23/12/2009
  - Education Resources 21/12/2009
  - Environmental Services 29/12/2009
  - Enterprise Resources - Estates 29/12/2009
  - TRANSCO (Plant Location) 29/12/2009
  - Environmental Services 21/12/2009
  - SportScotland 09/02/2010
- ▶ Representations
  - None

#### **Contact for Further Information**

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

James Watters, Planning Officer, Brandon Gate, Hamilton  
Ext 3522 (Tel: 01698 453522 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The development hereby permitted shall be started within three years of the date of this permission.
- 2 The consent shall be carried out strictly in accordance with drawing numbers:  
  
AL(01)501 - Location Plan  
LL(90) 001 rev A - Proposed Site Layout (TO BE CONFIRMED)  
AL(01) 001 rev E - Ground Floor Plan  
AL(01) 101 rev B - Roof Plan  
AL(02) 001 rev C - Sections  
AL(03) 001 rev C - East and West Elevation  
AL903) 002 rev C - North and South Elevations  
1688 - 11 rev A - Access Road
- 3 That before any work commences on the site, or as otherwise agreed with the Planning Authority, 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, in respect of the works, until approval has been given to these details.
- 4 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 3 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 5 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.
- 6 That before development starts, or as otherwise agreed in writing with the Planning Authority, 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, or as otherwise agreed in writing with the Planning Authority, 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 before the development hereby approved is completed or brought into use, the access to the site via Stewartgill Place shall be upgraded to an adoptable standard. This shall include the widening of the existing footway on the west side of Stewartgill Place to 2.5 metres and the installation of pedestrian guard rails (visirail type) along the length of the footway (or as otherwise agreed by the Council s Roads Authority)

Prior to works commencing on site a drawing detailing the proposed improvement works shall be submitted to, and agreed with the Council as both Planning and Roads Authority, and shall thereafter be constructed to the entire satisfaction of the Council as Roads Authority.

10 That before the development hereby approved is brought into use, dropped kerb accesses shall be installed at the junctions of Stewartgill Place and between the public and private section of the road. These details to be included with the drawing required under the terms of condition 9 above and thereafter constructed to the specification and to the satisfaction of the Council as Roads and Planning Authority.

11 That before the development hereby approved is completed or brought into use, the upgraded public road should terminate in a turning head s to enable vehicles to enter and leave the application site in forward gears at all times. These details are to be provided within the drawing provided in accordance with Condition 9 above. All works to be undertake in accordance with South Lanarkshire Guidelines for Development Roads, or otherwise agreed with the Council as Roads and Planning Authority.

12 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

13 The surface of car parkland playground areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

14 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.

15 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.

16 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 15 above, unless alternative arrangements have been agreed in writing with the Council as Planning Authority prior to works commencing in respect of these works.

- 17 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 (and the Scottish Executive as Trunk Roads Authority).
- 18 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 designed in accordance with Scottish Water's standards.
- 19 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.
- 20 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed 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.
- 21 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
  - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
  - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 22 That notwithstanding the terms of condition 2 above, the relocated football pitch shall be formed as a Grade 1 pitch, with minimum playing dimensions of 90m x 50m, with 3m run-off, within 1 year of the new school becoming operational, or as otherwise agreed, in writing with the Council as Planning

Authority, in conjunction with SportScotland.

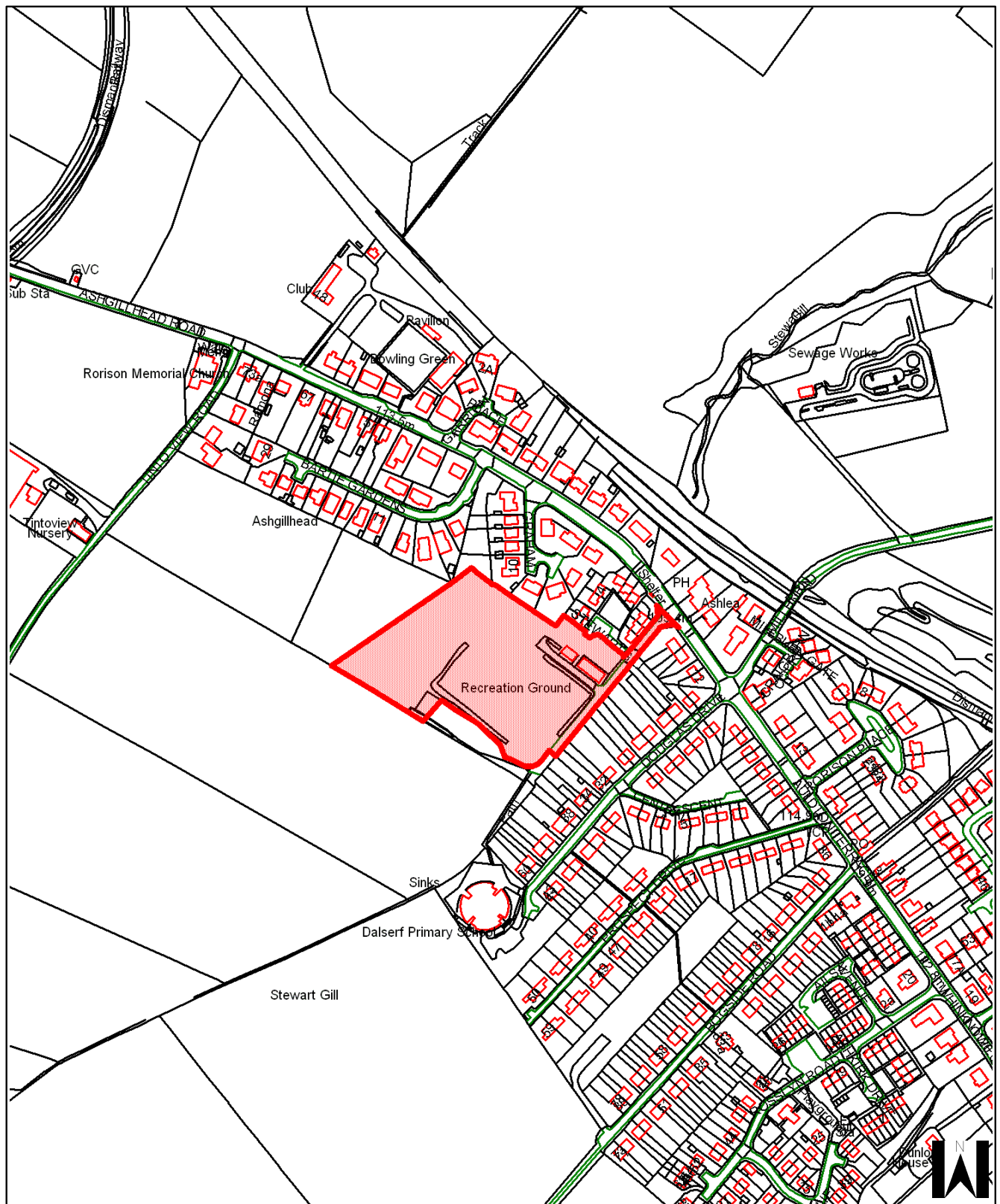
## REASONS

- 1 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 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 the interest of public safety
- 10 In the interest of public safety
- 11 In the interest of public safety
- 12 To ensure the provision of adequate parking facilities within the site.
- 13 In the interest of public safety
- 14 In order to retain effective planning control
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory land drainage system.
- 17 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 18 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.
- 19 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.
- 20 To minimise the risk of nuisance from dust to nearby occupants.
- 21 To avoid unacceptable risks to human health and the environment, to ensure

that the land is remediated and made suitable for its proposed use.

- 22 To ensure the satisfactory provision of adequate sports provision at this location and in order to retain effective planning control.

For information only



For information only

