

	<h1>Report</h1>	Agenda Item 8
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Report to:	Planning Committee
Date of Meeting:	8 February 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/10/0473
Planning Proposal:	Demolition of Primary School and Erection of Replacement Primary School and Detached Youth Facility with Associated Upgraded Accesses, Car Parking, Landscaping and Grass Sports Pitch. (amendment to planning consent CL/09/0365)

1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : Morgan Sindall
- Location : Douglas Primary School
Ayr Road
Douglas
ML11 0QA

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

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

3 Other Information

- ◆ Applicant's Agent: 3D Reid
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy CTY 1: Primary School Modernisation
 - Policy RES 6: Residential Land Use
 - Policy DM 1: Development Management
 - Policy ENV 11: Design Quality
 - Policy ENV 30: New Development Design

◆ Representation(s):

- ▶ 1 Objection Letter
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Scottish Water

Roads and Transportation Services (Clydesdale Area)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site consists of the grounds of the existing Douglas Primary School on Ayr Road. The existing school is predominately 2 storey in height and comprises 10 classrooms and has a flat roof. The existing nursery occupies 2 classrooms with the remainder of the building being utilised for teaching. The existing shared school dining/gym/assembly hall is also used outwith school hours by the local community, in particular, the local drama group. The site is bounded by Ayr Road to the east; agricultural land to the west, residential dwellings to the north and residential dwellings and agricultural land to the south. The application site extends to some 1.9 hectares. Universal Connections is currently located within the grounds of the school in a temporary portable building, while there is an existing pitch at the south western boundary of the site. The existing access is located at the northern edge of the site.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a replacement primary school and detached Universal Connections facility together with associated landscaping and roads infrastructure at Ayr Road, Douglas. This is an amended scheme to the planning approval issued for this site in 2009. The new school design has not been altered from the previous approval and remains single storey in height and it comprises 6 classrooms, an assembly/gym hall with stage, kitchen, dining room, changing rooms, staff room, multi-purpose room, play room, GP room and an ICT room. There is an existing grassed sports pitch within the grounds which is to be replaced with an upgraded pitch relocated to the north of the site. The building is irregular in shape, the main entrance being towards the centre of the building at the front. The roof design has a number of mono pitches and is to be clad in standing seam roof sheeting. Elevations are to be finished in a mix of red/buff facing brick, vertical timber cladding, curtain walling and kingspan panels. Outdoor circulation and play areas would be provided to the front and rear of the building with additional of soft landscaping to complement the existing trees being retained on site.
- 2.2 The changes to the previous approval involves the erection of a permanent detached building to house Universal Connections situated to the front of the site adjacent to the new sports pitch. This would be a simple red brick built rectangular building with a shallow mono pitched metal roof, the materials matching the approved materials for the school. The other change is the erection of a 2.4m high black polyester coated metal mesh boundary fencing to the front elevation instead of the approved 1.5m high metal railing.
- 2.3 Access to the school is to be as previously approved and would be via a new access from Ayr Road. The existing access would serve the replacement Universal Connections building and the re-positioned pitch. The existing right of access to 62 Ayr Road to the east would be maintained. It is proposed to provide 34 parking spaces (2 disabled), a bus drop off zone and turning circle for the school with a further 3 independent parking spaces (1 disabled) provided for Universal Connections and the pitch.
- 2.4 The proposal comprises a tandem build with the new school building being constructed while the existing school remains on site. The replacement Universal Connections facility and sports pitch would be provided in phase two of the build once the existing school is demolished.

3 Background

3.1 Local Plan Status

3.1.1 In the South Lanarkshire Local Plan, the site is located within the settlement boundary of Douglas and identified as being within a Residential Area where Policy RES 6 applies. This states that within such areas the priority will be to protect residential amenity. Proposals for new development will generally be acceptable when this would not adversely affect local character or amenity. It is specifically covered by Policy CTY 1 as part of the Councils Primary School modernisation programme.

3.1.2 Other relevant policies to be considered in assessing this application are Policies DM 1: Development Management, ENV 11: Design Quality and ENV 29: New Development Design.

3.2 Relevant Government Advice

3.2.1 None relevant.

3.3 Planning History

3.3.1 Planning permission was granted for a replacement school on this site in November 2009 under application CL/09/0365.

4 Consultation(s)

4.1 **Roads and Transportation Services** – no objection subject to previous comments and conditions being implemented. This includes the provision of a footpath along the frontage of the site and suitable parking and access built to roads standards along with a redesign of the existing traffic calming on Ayr Road.

Response: Noted. Conditions can be attached to any consent to safeguard their concerns.

4.2 **Environmental Services** – No objection.

Response: Noted.

4.3 **Education Resources** – no objection.

Response: Noted.

4.4 **Scottish Water** – no objection.

Response: Noted.

5 Representation(s)

5.1 Following the carrying out of statutory neighbour notification and advertisement of the application due to the non-notification of neighbours, one letter of representation was received, the contents of which are summarised as follows, together with my comments thereon:

(a) The erection of Universal Connections closer to the road will create road safety and anti-social problems due to the congregation of people at the facility.

Response: Disagree. Both the School and Universal Connections are staffed and supervised when in use and the buildings and grounds will not be accessible outside the opening hours of these buildings due to the proposed security fencing and gates. It is therefore possible to control the use of the car parking areas inside the site to minimise the congregation of people outside these facilities.

- 5.2 This letter has been copied and made available for inspection in the usual manner and on the Councils Planning Portal.

6 Assessment and Conclusions

- 6.1 The determining issues in this case are the extent to which the proposed alteration to the approved scheme complies with the South Lanarkshire Local Plan (Adopted) and its effect on the character and amenity of the area.
- 6.2 In terms of the South Lanarkshire Local Plan (Adopted), the site is subject to Proposal CTY1: Primary School Modernisation, which states that the Council propose to complete the modernisation and redevelopment of all Council Primary Schools on sites identified on the proposal map by 2016. Douglas Primary School is one such school identified. The school site falls within a predominantly residential area where Policy RES 6: Residential Land Use applies. This policy states that the Council will oppose the loss of houses to other uses and will refuse any development that will be detrimental to the amenity of these areas. Each application will be judged on its own merits, with particular consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements. The redevelopment of the existing school and provision of a permanent building to house the Universal Connections facility is acceptable as it is considered that there will be no adverse impact on the amenity of the area and will involve a similar use and existing facilities to that already found at the site. It is not anticipated that there would be a significant intensification of the site. The school and new Universal Connections building are of a high standard of design and are considered to be superior in quality of design than the existing school and temporary structures on site. The change in design and height of the front boundary fence is a standard design of security fencing used at the majority of school sites throughout South Lanarkshire and it is not considered to adversely affect the visual amenity of the area.
- 6.3 Policy DM1: Development Management states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. I am satisfied that the proposals are still appropriate and consider, therefore, that they comply with this policy.
- 6.4 Policies ENV11: Design Quality and ENV30: New Development Design seek to promote quality and sustainability in a development's design and that any new development should enhance and make a positive contribution to the character and appearance of the urban environment in which it is located. The school is single storey in design and is appropriate in terms of its elevational treatment and symmetry. It utilises the natural gradients within the site to achieve a well balanced, modern facility with a mixture of materials and roof lines. The proposed Universal Connections building is a simple rectangular low impact design utilising the same materials and construction as the school therefore providing a consistent design theme across the site. It is therefore considered that the proposal complies with these policies.
- 6.5 I conclude that the altered proposal complies with local plan policy and will ultimately result in a development that will integrate well with the area whilst re-using previously developed land in an efficient manner and at a sustainable location. Existing facilities such as the sports pitch and Universal Connections have been retained within the site, therefore providing a fully integrated community facility. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is consistent with Proposal CTY1 and Policies RES6, DM1, ENV11, ENV30 of the adopted South Lanarkshire Local Plan and there will be no adverse impact on residential amenity or road safety.

Colin McDowall
Executive Director (Enterprise Resources)

31 January 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads and Transportation Services (Clydesdale Area)	14/12/2010
Education Resources	15/11/2010
Environmental Services	10/12/2010
Scottish Water	30/11/2010

- ▶ Representations

Representation from : Margaret Owens-Smith, Cransley, Douglas, LANARK, ML11 0SA, DATED 23/11/2010

Contact for Further Information

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

Steven Boertien, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3266 (Tel :01555 673266)
E-mail: enterprise.lanark@southlanarkshire.gov.uk

Detailed Planning Application (Amend)

PAPER APART – APPLICATION NUMBER : CL/10/0473

CONDITIONS

- 1 This decision relates to drawing numbers: LL (90) P001, (00) 002, (01) 101, AL (01) 014, LL (90) 004, LL (90) P001A, SA (90) 902, (01) 001, (01) 002, AL (01) 004, SL (90) 906, LL (90) PS1, SA (90) 908, SL (90) 901 and LL (90) P002.

- 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 the school hereby approved is completed or brought into use, the new vehicular access and the upgraded access, so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 4 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.
- 5 That before the school 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 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That within one month of the date of this permission, 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.
- 7 That the landscaping scheme, approved under the terms of Condition 6 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the school 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.
- 8 That within two months of the date of this permission, details of the proposed football pitch within the school grounds shall be submitted and approved by the Council as Planning Authority. This for the avoidance of doubt shall include details of drainage, surface details and fencing.
- 9 That the pitch, approved under the terms of Condition 8 above, shall be completed to the satisfaction of the Council as Planning Authority within 12 months of the occupation of the school hereby approved and shall thereafter be maintained to the satisfaction of the Council.
- 10 That the school hereby permitted shall not be brought into use until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 11 That before the school hereby approved is brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 12 Development shall not commence until details of surface finishes to all parking and

manoeuvring areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.

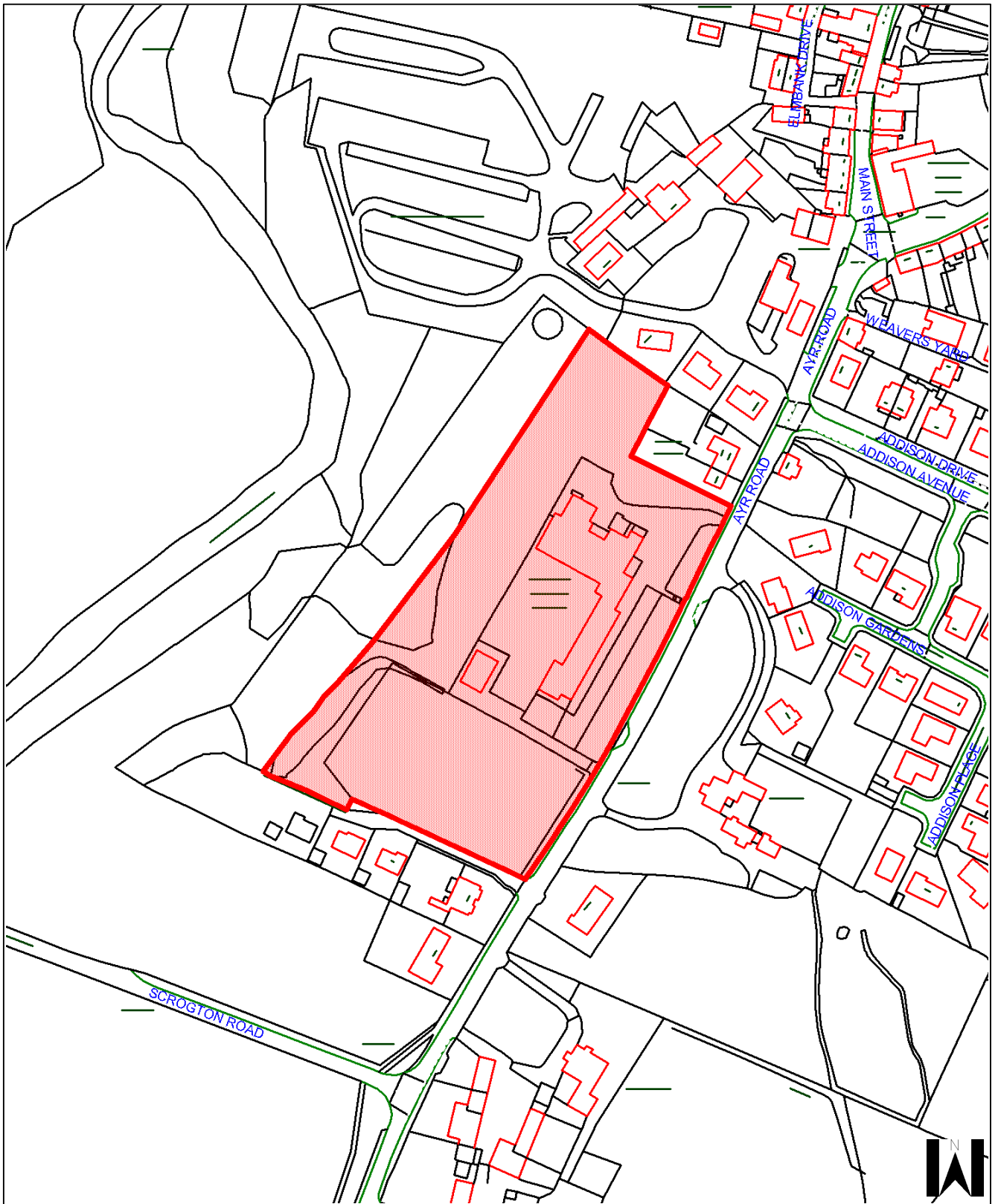
- 13 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 14 That before the school hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access 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.
- 15 That before the development hereby approved is completed or brought into use, a 2.0m minimum wide footway shall be provided along the full site frontage to the specification of the Council as Roads and Planning Authority.
- 16 That before the school hereby approved is brought into use, dropped kerbs & guardrails should be provided at the entrance to the school car park, with dropped crossings for disabled access.
- 17 That before the school hereby approved is brought into use, the existing traffic calming (chicanes) and signage on Ayr Road shall be redesigned/relocated in accordance with a scheme to be agreed with the Council as Planning Authority.

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 interest of public safety
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity.
- 10 To ensure that an appropriate sewerage system is provided.
- 11 To ensure the provision of a satisfactory drainage system.
- 12 These details have not been submitted or approved.

- 13 To ensure the provision of adequate parking facilities within the site.
- 14 In the interest of road safety.
- 15 In the interest of public safety.
- 16 In the interest of public safety.
- 17 In the interests of traffic and public safety.

For information only



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