

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 June 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/11/0204
Planning Proposal:	Demolition of existing school and community hall and erection of primary school and community facilities, and creation of car parking.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Morgan Sindall
- Location : Blackwood Primary School  
Carlisle Road  
Kirkmuirhill  
Lanark

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent (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: Aedas Architects
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
  - Policy RES6: Residential Land Use
  - Policy CTY1: Primary School Modernisation Proposal
  - Policy DM1: Development Management
  - Policy ENV30 : New Development Design

- ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

- ◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Roads and Transportation Services (Clydesdale Area)

Sports Scotland

# Planning Application Report

## 1 Application Site

- 1.1 The report relates to the site and grounds of Blackwood Primary School and Blackwood community hall, which cumulatively extends to 1.4 hectares. The existing school comprises of a traditional sandstone building which has been significantly extended to the rear to provide additional classrooms and internal hall and kitchen facilities. The extensions to the rear are of modern design and materials. A nursery is provided within a separate and temporary building located inside the western boundary of the school grounds. An existing red blaes outdoor pitch to the eastern boundary of the site is on a notably lower ground level than land on three sides (approximately 3m lower than the footprint of the existing school building) and is on a slightly lower level to housing to the northern boundary. The playground extends around the outer edges of the primary school; however the main playground is to the west. During current construction works at the site the car parking for staff use is located to the south eastern boundary and is accessed directly from Carlisle Road. The ground levels slope downwards from south to north.
- 1.2 Blackwood community hall is located to the west of the existing primary school, and is separated by fencing. This community facility provides 3 halls, toilets, a reception office and kitchen facilities. There is also a small outdoor area containing play equipment. The car parking for the hall is accessed directly from Southfield Road then separates to the west where there is a blaes surface parking area. The vehicular access also provides access to the rear of dwellings to the south of the hall which front onto Carlisle Road. There is an outdoor tennis court for public use located to the north of the community hall.
- 1.3 The dwellinghouses to the north of the site (neighbouring the school building) are mainly single storey in height and are overlooked by windows to the rear of the school. These houses are located 4-7 metres from the boundary of the playground, and 14m from the windows of the school. Further along the northern boundary there are two storey dwellings. The houses which bound the outdoor pitch to the east are detached in nature and are a mixture of single and two storey houses. The south of the site is bounded by Carlisle Road with detached houses beyond. To the western corner of the site where the site adjoins Carlisle Road and Southfield Road there is a row of dwellinghouses and a corner shop. To the western boundary of the site on the opposite side of Southfield Road are dwellinghouses and a public park.

## 2 Proposal(s)

- 2.1 The principle of demolishing the existing primary school and erecting a replacement school through a tandem build has been established through planning consent CL/10/0211. This application proposes a similar school and community building in terms of scale, design and siting, however additional community facilities including a gym and library are proposed. These additional facilities will be accommodated within an extension to the community wing within the south western corner of the building, and will remove a small area of car parking approved under the earlier planning consent. The large area of glazing on the south elevation has been removed and replaced with smaller windows to accommodate the extended community wing into the design. The amended proposal now incorporates the demolition of the community hall, and removal of the tennis court and the formation of a 34 space car park and drop off point to serve the community wing in the school. The existing vehicular access off of Southfield Road will be relocated approximately

14 metres to the south to enhance visibility splays and improve road and public safety.

- 2.2 The educational facilities, a proposed MUGA pitch and associated 45 space school car park taking access from Carlisle Road remain unaltered to that previously approved under CL/10/0211. Similarly, the 2 community halls and associated toilets and kitchen within the school building will also remain unchanged.
- 2.3 A separate planning application (CL/11/0206) for the erection of floodlighting and ball stop fencing in association with the upgrading of the existing outdoor sports pitch granted under the previous consent is currently being assessed by this Service. The application will be considered separately on the agenda.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The adopted South Lanarkshire Local Plan identifies the site as being in a Residential Land Use area. Policy RES6: Residential Land Use states that each application will be judged on its own merits with particular consideration given to the impact on the character and amenity of the residential area. The site is also identified as a site for Primary School Modernisation where Policy CTY1: Primary School Modernisation advises that the Council proposes to complete the modernisation and redevelopment of Council primary schools by 2016.
- 3.1.2 Policies ENV30: New Development Design and DM1: Development Management require that all planning applications take into consideration the local character and built form and provide a positive contribution to the local area in terms of design and materials. Appropriate road and pedestrian access and car parking provision will also be required. Policy ENV30 also requires that no overlooking, or unacceptable noise issues are created.

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 None.

#### **3.3 Planning History**

- 3.3.1 Planning consent CL/10/0211 established the principle of demolishing the existing Primary School and replacing it with a new school and a nursery through a tandem build process. The existing sports pitch was also to be upgraded to provide an improved surface and drainage. The demolition of the community hall was not included in the application, however a replacement community wing was being provided within the new school building. The car parking for both the educational and community facilities was accommodated within the existing boundaries of the school and its associated grounds.
- 3.3.2 In relation to the previous planning consent initial construction work has commenced on site. The school playground and staff car parking within the western area of the school grounds have been removed and the ground excavated. The staff car parking is now provided within the south eastern boundary of the site and is accessed directly off Carlisle Road. The outdoor pitch is not currently available for use, as it comprises of the developer's compound. The Blackwood hall is no longer available for use. Pupils will be relocated into the new school before demolition takes place on the existing school, and this will then create the area proposed for a playground, MUGA and the new staff car parking.

## 4 Consultation(s)

4.1 **Environmental Services** – do not object subject to conditions being attached to any consent given. The conditions cover a range of issues such as: ground contamination; air pollution; noise and fumes from ventilation equipment; and waste collection.

**Response:** Noted. Should consent be granted suitable conditions will be attached to address the above matters.

4.2 **Roads and Transportation Services –** do not object to this application and are satisfied that no roads safety issues will arise from the proposal. The car parking capacity is sufficient for the proposed uses. It is advised that the footpath link from the car park to the entrance to the community centre should be extended to link into the existing footway on Southfield Road.

**Response:** Noted. Should consent be granted a condition will be attached to ensure that the footpath is extended.

4.3 **Sport Scotland –** do not object to this application, and are satisfied with the removal of the existing tennis court and its replacement within the MUGA pitch which will be to LTA (Lawn Tennis Association) standard. However the pitch should have appropriate lining incorporated for tennis use.

**Response:** Noted. Should consent be granted then a condition will be attached to ensure that lining suitable for tennis use will be incorporated into the MUGA pitch.

4.4 **Roads and Transportation Services Flooding –** do not object to this application subject to a flood risk and drainage assessment being carried out. Furthermore a sustainable drainage system (SUDs) should be provided, including the future maintenance scheme.

**Response:** Noted. Should consent be granted then suitable conditions will be attached to address the above matters.

## 5 Representation(s)

5.1 Following the carrying out of statutory neighbour notification one letter of objection was received. The representations refer to both this application and tandem proposal for the erection of floodlighting and netting associated with the upgrading of the adjoining existing blaes sports pitch the subject of planning application CL/11/0206. The points of objection relate solely to issues relating to the use of the outdoor sports pitch and the associated floodlighting. These issues are non-material to the assessment of this application and are addressed in the report on the application for the floodlights/netting which will be considered separately on the agenda.

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

## 6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for the demolition of the existing school and community hall at the site of Blackwood Primary School and Blackwood community hall and the erection of a new primary school and community facilities. The main considerations in determining this application are its compliance with local plan policy, its impact on visual and residential amenity of the surrounding area, and the impact on existing facilities.

- 6.2 The general principle of a new educational and community development on this site has been established through planning consent CL/10/0211, and this is reinforced by Policy CTY1 in the adopted local plan. This proposal seeks consent for the extension of the site beyond the school grounds in order to incorporate additional car parking to serve the enlarged facility. The adopted South Lanarkshire Local Plan identifies this part of the site as being within a predominately residential area where Policy RES6 applies. This policy seeks to protect residential amenity and resist the introduction of incompatible uses. There must be no resultant loss of open or play spaces or planting which make a significant contribution to the amenity of the area. The enlarged car park is necessary to serve the additional facilities now proposed. This will require the demolition of the existing community hall and loss of a tennis court. The hall facilities will be replaced in the new building while the proposed MUGA pitch is capable of being used for tennis and is designed to Lawn Tennis Association Standards. There is already an element of car parking in this area to serve the hall in this part of the site. As a result I am satisfied that the use of this land as a car park is acceptable in land use terms and will not adversely affect residential amenity while existing facilities will be replaced elsewhere.
- 6.3 The provision of a community library and new gym and leisure facility is to be welcomed. The extended community wing will respect the design and materials of the building already approved and will not be prominent within the streetscape as it is a continuation of the south elevation. The community entrance area will be accessed mainly via the car parking facilities off Southfield Road, however a small path will lead to Carlisle Road for additional access. It is not considered that any noise issues or nuisance from general activity will be created from the additional community facilities as the library is the closest facility to the neighbouring property at 139 Carlisle Road. Roads and Transportation Services are satisfied that the enhanced car parking provision is acceptable and the new vehicular access off Southfield Road will improve visibility splays for drivers exiting the site and will therefore enhance road and public safety at this location. I am also satisfied that the scale of the proposal is acceptable in the context of the surrounding area and that residential amenity will not be adversely affected.
- 6.5 The proposal complies with Policy CTY1 of the adopted South Lanarkshire Local Plan which supports the Council's Schools Modernisation Programme, and complies with Policies RES6, ENV30 and DM1 which aims to protect residential and visual amenity. In view of the above, the proposal should be welcomed in terms of the improved educational and community facilities which will be provided to the local area. I am satisfied that the residential amenity of the surrounding residential area will not be adversely affected by the development, and that the scale and design is of an acceptable standard. I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal would contribute positively to the Councils Primary School Modernisation proposal and will provide improved community and educational facilities. The proposal complies with the aims of Policies RES6, CTY1, ENV30 and DM1 of the adopted South Lanarkshire Local Plan.

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

**13 June 2011**

**Previous References**

◆ CL/10/0211

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

▶ Consultations

Environmental Services 01/06/2011

Roads & Transportation Services H.Q. (Flooding) 06/06/2011

Roads and Transportation Services (Clydesdale Area) 10/06/2011

Sports Scotland 13/06/2011

▶ Representations

Representation from Mr and Mrs Dewar, 6 Cherry Tree Drive, Blackwood  
06/06/2011

**Contact for Further Information**

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

Pamela McMorran

(Tel :01555 673209 )

E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers: LL(90)P10 Revision B; AL(01)011 Revision 02; AL(03)011; AL(01)010; AL(02)001 Revision 02; AL(01)0102.
- 2 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.
- 3 That before the development hereby permitted is brought into use, all the fences or walls indicated on the plans hereby approved shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That within 3 months of the date of consent a detailed scheme of landscaping for the landscape areas as indicated on the approved plans 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 proposed 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 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 no development shall commence until details of surface water drainage arrangements and future maintenance schedules 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 (SUDs) and with the Council's Sustainable Drainage Design Criteria and requirements. The approved SUDs shall then be implemented prior to the completion of the development and shall thereafter be maintained to the satisfaction of the Council.
- 7 (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.

8 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

9 That before the school or community hall hereby approved are brought into use, all of the parking spaces and drop off points shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

10 That the upgrading of the existing sports pitch shall be completed and fully operational within one year of the new school opening to the satisfaction of the Council as Planning Authority.

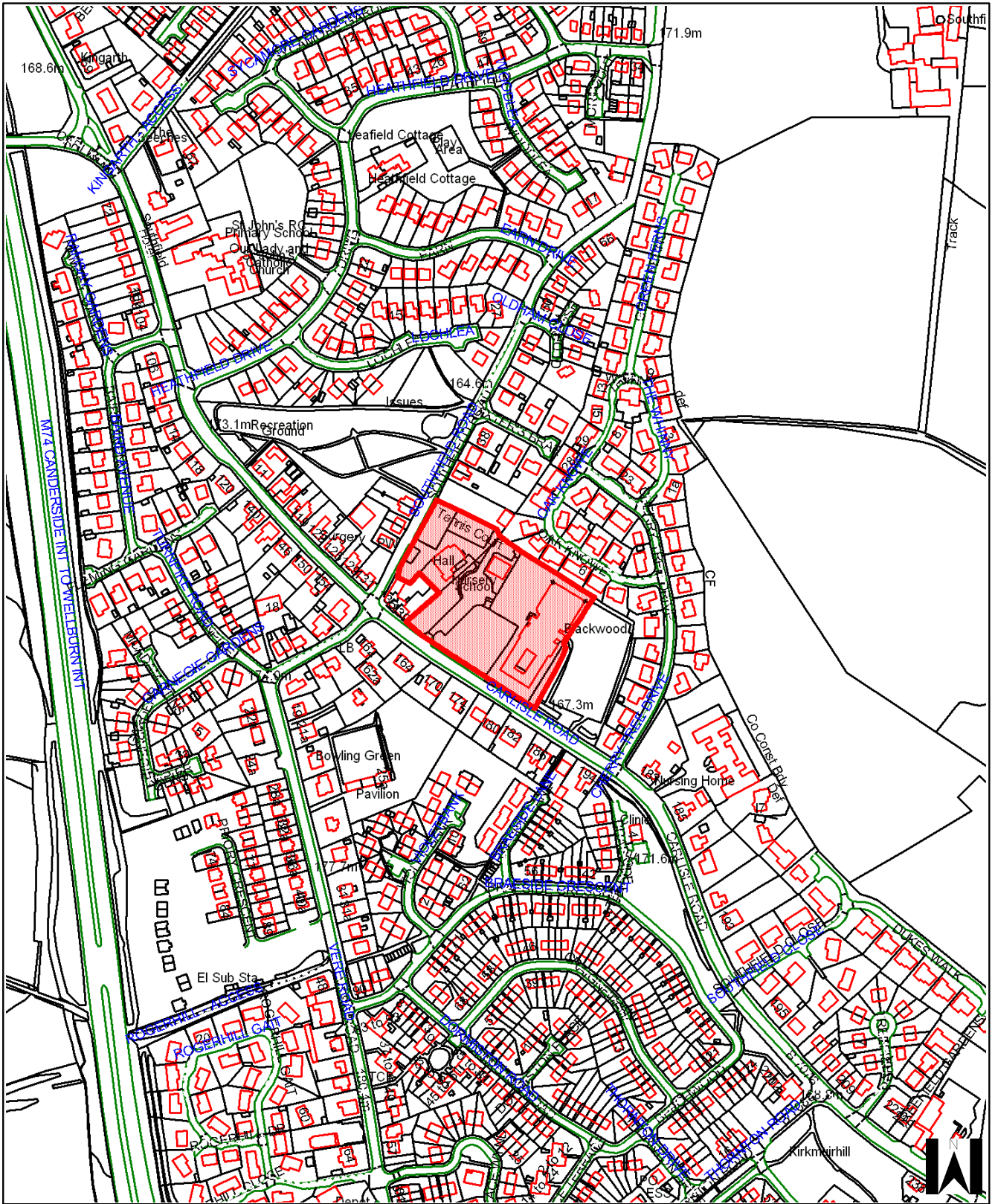
11 Prior to development commencing on site a scheme to control and minimise the emission of pollutants from the biomass plant shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter 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 and Environmental Services.

12 That before the community facilities hereby approved are brought into use, the new vehicular access onto Southfield Road shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 13 That before the community wing hereby approved is 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 access onto Southfield Road, 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.
- 14 That prior to the commencement of development on site, a flood risk and drainage assessment together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning and Roads Authority. The works will require to comply with the Council's current design criteria.
- 15 That before the development hereby approved is brought into use a footpath shall be provided in the area coloured ORANGE on the approved plan (LL(90)P10 Rev.B) to the specification of the Council as Planning Authority.
- 16 That for the avoidance of doubt the MUGA pitch shall be lined to allow for tennis use in accordance with LTA (Lawn Tennis Association) standard, and shall thereafter be maintained 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 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 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.
- 7 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 8 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 9 To ensure the provision of adequate parking facilities within the site
- 10 To ensure the provision of a suitable sports pitch within a reasonable timescale.
- 11 To minimise the risk of nuisance from pollutants to nearby occupants.
- 12 In the interest of public safety
- 13 In the interest of road safety
- 14 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 15 In the interest of public safety
- 16 To provide a suitable replacement for the existing tennis court which is to be removed.



For information only

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