

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>24 May 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0010
Planning Proposal:	Erection of Replacement Primary School/Nursery with Associated Car Parking, All Weather Sports Pitch, CCTV Cameras, Infrastructure and Landscaping.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease
- Location : Murray Primary School  
Napier Hill  
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).

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 07 East Kilbride Central South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
RES6 – Residential Land Use Policy,  
CTY1 – School Modernisation Proposal  
ENV11 – Design Quality Policy,  
ENV30 – New Development Design Policy,  
ENV 37 - Sustainable Urban Drainage Systems  
DM 1 Development Management Policy

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

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SportScotland

SP Energy Network

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

The Coal Authority - Planning and Local Authority Liaison Department

Murray Community Council

TRANSCO (Plant Location)

Land and Fleet Services (Arboriculture)

Roads and Transportation Services (East Kilbride Area)

## **Planning Application Report**

### **1 Application Site**

1.1 Murray Primary School is situated within the residential area of The Murray, East Kilbride, accessed from Napier Hill. The application site (1.76 hectares) consists of two thirds of the existing primary school site including some open space grassed areas, the southern wing of the existing school, a janitor's house and a strip of land along the northern boundary to facilitate the proposed vehicular access and drop-off which would exit onto Baird Hill. The site is bordered to the north and west by mature woodland, to the south by residential properties, to the southwest by a sheltered housing complex (Archibald Kelly Court) and to the west by part of the existing primary school building group. The existing vehicular access from Napier Hill is located on the northern boundary.

### **2 Proposal(s)**

- 2.1 Detailed planning permission is sought for the erection of a replacement primary school and nursery with ancillary car parking, all weather sports pitch and CCTV cameras. In addition a sprinkler tank, pumphouse, refuse area and formation of a new vehicular access road with drop-off zone are proposed.
- 2.2 Murray Primary School forms part of phase 2 of the South Lanarkshire Council primary schools modernisation programme. The proposed works involve the construction of an 'L' shaped two storey integrated building which will combine the main primary school and the pre-school nursery. The internal design entails a pre-school nursery comprising internal activity rooms/classrooms, toilets, cloakroom, kitchen and stores together with the main primary school comprising classrooms, gym hall with stage, kitchen, toilets and dining room on the ground floor. Further primary school classrooms, staff room, offices, toilets, library and ICT area are located on the upper floor.
- 2.3 The proposed building is steel framed with an aluminium standing seam roof. It is two storeys in height with a combination of facing brick, aluminium glazed curtain walling, louvres and doors distributed in a vertical banded breakdown. Aluminium windows are proposed, and in terms of boundary treatment, a 2.4m high weld mesh perimeter fence is proposed.
- 2.4 The building is to be constructed to the south of the existing school building with the main school and nursery entrances located on the north elevation overlooking the vehicular access road and pupil drop-off zone. The staff, visitors and nursery parking including disabled spaces is located to the north east of the building with the kitchen deliveries/waste collection also utilising this vehicle area.
- 2.5 The existing vehicular access from Napier Hill is to become one way with the new access road and drop off zone being constructed along the north of the site and exiting onto Baird Hill. The drop off zone is to comprise of 19 spaces along the left hand side of the road. Footpath links are proposed for safe pedestrian access to the building.
- 2.6 The all weather 3G sports pitch is to be located to the west of the school building. In addition areas of hardstanding playground are located adjacent to the pupil entrances and an eco garden and play trail are to be developed in the southern corner of the site.

### **3 Background**

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

The application site is identified as being within the residential area of The Murray in the 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. In relation to design matters Policies ENV11 (Design Quality), ENV30 (New Development Design) and DM1 (Development Management) are applicable. In addition, Proposal CTY1 (School Modernisation Proposal) supports the principle of the redevelopment of the school and nursery, together with the re-use, where appropriate, of any land surplus to the requirements of the school. A full discussion of the proposal against these policies is contained in Section 6 of this report.

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

3.2.1 None relevant.

## 4 **Consultation(s)**

4.1 **Environmental Services** - have no objections subject to conditions and advisory notes.

**Response:** Noted. Conditions and advisory notes will be attached where applicable.

4.2 **Roads and Transportation Services H.Q. (Flooding)** - have no objections, subject to a flood risk assessment of the site being undertaken together with compliance with the Council's sustainable urban drainage design criteria.

**Response:** Noted. Conditions will be added to any consent issued.

4.3 **Scottish Water** – no response to date.

**Response:** Noted.

4.4 **SP Energy Network** - have no objection in principle, however advise that there exists equipment in the vicinity of the proposed site.

**Response:** A condition will be added to any consent to require the developer to arrange any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at their expense.

4.5 **S.E.P.A. (West Region)** – no objections, however they provided advice on air quality management given the proposal for a biomass boiler together with a requirement that the foul drainage is connected to the public sewer.

**Response:** Noted. Advisory notes would be attached to any planning approval to reflect SEPA's advice.

4.6 **Land and Fleet Services (Arboriculture)** - have intimated that no trees are likely to be affected by the development, however advise that adjacent woodland which was disrupted during a pre site investigative survey has not been reinstated.

**Response:** Noted. In respect of remedial works to adjacent woodland, the relevant department as been advised of this matter.

4.7 **Roads and Transportation Services (East Kilbride Area)** - have no objections

**Response:** Noted.

4.8 **SportScotland** – had expressed a concern about whether or not adequate outdoor sports facilities were to be provided and recommended a synthetic games pitch to substitute the proposed MUGA. Through negotiations with SportScotland the proposal has been revised substituting the MUGA with a larger all weather 3G pitch (53m x 32m) in the same location. On that basis SportScotland have no objections.

**Response:** Noted.

- 4.9 **The Coal Authority - Planning and Local Authority Liaison Department** - are satisfied with conclusions of the Mineral Stability Assessment Report, that the risk of mineral instability from unstable coal mine workings is considered to be low.  
**Response:** Noted.
- 4.10 **Murray Community Council** - no response to date.  
**Response:** Noted.
- 4.11 **TRANSCO (Plant Location)** - no objections in principle.  
**Response:** Noted

## **5 Representation(s)**

- 5.1 Following statutory neighbour notification together with re-neighbour notification following the change from a MUGA pitch to a larger synthetic sports pitch, no letters of representation have been received.

## **6 Assessment and Conclusions**

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to the relevant policies contained within the adopted South Lanarkshire Local Plan.
- 6.2 The Local Plan identifies Murray Primary School as one of the primary schools for redevelopment by 2016 under CTY1 (School Modernisation Proposal). The development is therefore supported in principle by this proposal.
- 6.3 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. It is considered that, given the existing use of the site, a replacement school is acceptable in principle. In relation to access arrangements, the issue of traffic congestion and disturbance to local residents has been carefully considered. The proposed construction of a new one-way vehicular access road with ingress from Napier Hill and egress onto Baird Hill with pupil drop-off facilities within the school site will help to alleviate congestion and disturbance issues within the surrounding residential area by avoiding two way traffic using the surrounding narrow streets. As such, the proposal is considered to be in accordance with Policy RES6 of the Local Plan and will not have an adverse impact on residential amenity.
- 6.4 An outdoor all weather sports pitch is proposed as part of the development. The size of pitch has been re-assessed and increased to 53m x 32m following discussions with Sportscotland who required a larger facility for school use. Its synthetic make up renders it acceptable to Sport Scotland and in accordance with Local Plan Policy.
- 6.5 In terms of design, the school and nursery building is a contemporary style and is to be constructed from a variety of materials, resulting in a high quality building, which will be a significant improvement on the existing school buildings. The school will be better designed in terms of linking with the surrounding residential areas by way of footpaths, new car park and drop-off facility. Policy ENV30 (New Development Design) of the Local Plan states that new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to character of the urban or rural environment in which it is located. The proposed development includes a sustainable urban drainage scheme, and more efficient energy technology in terms of the biomass heating system. As described above, the design of the development is considered acceptable and the proposal therefore complies with Policies ENV11, ENV30, ENV37 and DM1 of the Local Plan.

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.

6.6 In summary, the development is considered acceptable. The proposal forms part of the wider project to modernise schools in the Council's area. A new school will be a major asset to the local community and will assist in improving educational standards both of primary school and of pre-school facilities, a core objective of the Council and the Scottish Government. It is therefore recommended that planning permission be granted for the proposal.

## **7 Reasons for Decision**

7.1 The proposed development will provide a new primary school and pre-school nursery which will be of benefit to the local community and in terms of planning policy, the application accords with Policies CTY1, RES6, ENV11, ENV30, ENV37 and DM1 of the adopted South Lanarkshire Council Local Plan.

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

**6 May 2011**

### **Previous References**

◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - TRANSCO (Plant Location) 14/01/2011
  - SP Energy Network 21/01/2011
  - SportScotland 15/04/2011
  - Coal Authority Mining Reports Office 25/01/2011
  - Environmental Services 01/02/2011
  - Roads and Transportation Services (East Kilbride Area) 04/02/2011
  - Roads & Transportation Services H.Q. (Flooding) 18/02/2011
  - Land & Fleet Services(Arbiculture Manager) 19/01/2011
  - SEPA(West Region) 05/05/2011
  
- ▶ 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](mailto:Enterprise.ek@southlanarkshire.gov.uk)

## CONDITIONS

- 1 The consent relates to drawing numbers: AL(90) 101B; AL(00) 101J; AP(09) 101; AP(09) 102; AL(03) 101A; AL(02) 500; AL(02) 101; AL(01) 102; AP(09) 103; AP(01)101D; AL(00) 105.
- 2 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.
- 3 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.
- 4 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.
- 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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 7 That before development starts, full details of the design and location of 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, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 10 That the developer shall arrange for any alteration, deviation or reinstatement of



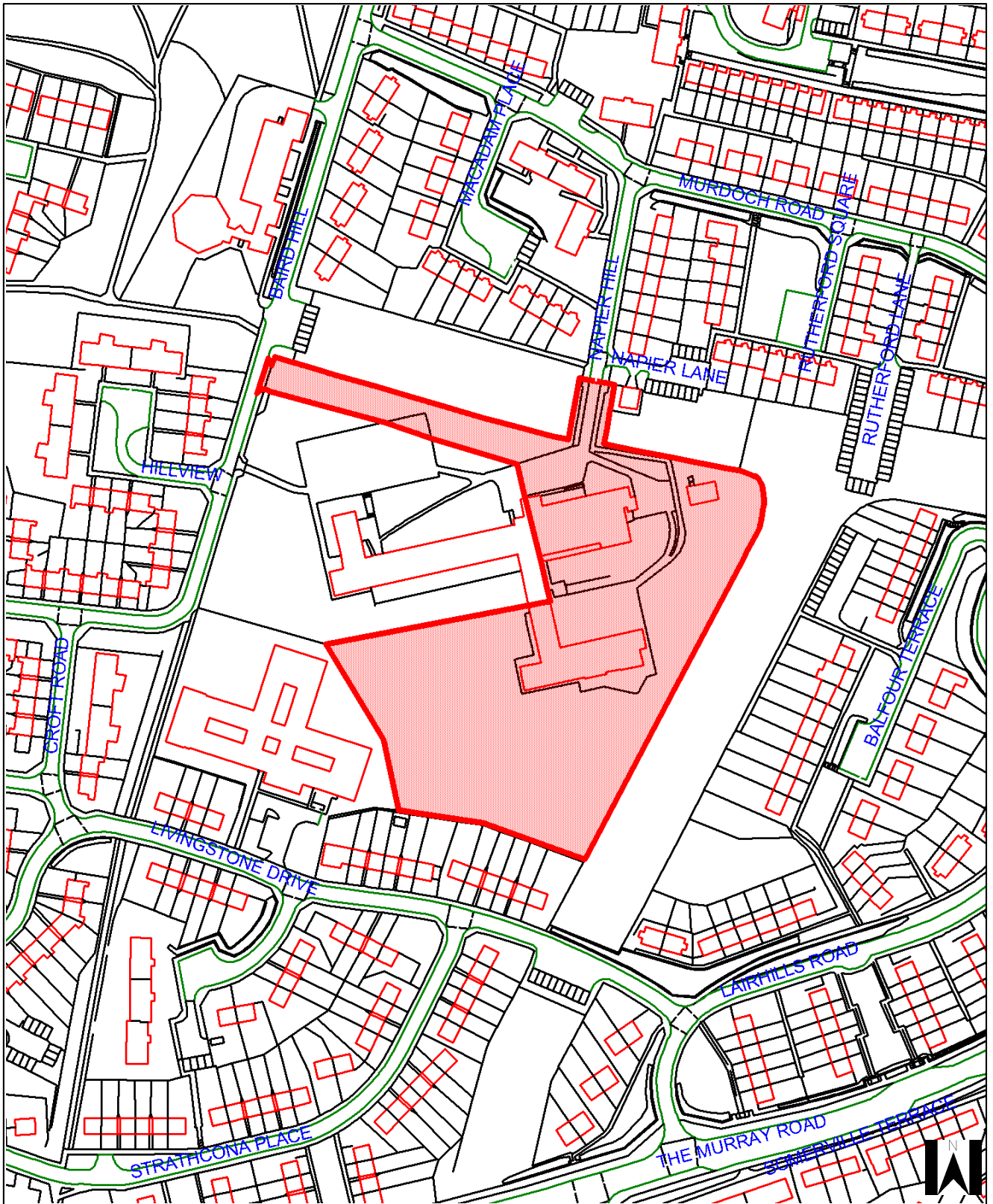
statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

- 11 That the school shall not be operational until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 12 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.
- 13 That the sustainable urban drainage scheme, for which the permission of the Council as Planning Authority has been obtained under the terms of condition 12 shall be completed prior to the occupation of the new school building hereby approved.
- 14 That prior to the commencement of site works, a Flood Risk Assessment for the development shall be submitted for approval by the Council's Flood Section, in accordance with the Council's design criteria.
- 15 Prior to development commencing on site, details of any 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.
- 16 Before the development is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The development shall not be brought into use until the ventilation systems are operational in accordance with the approved details.  
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.  
The ventilation system shall:
  - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
  - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
  - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 17 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.

- 18 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.
- 19 That before development starts, a method statement of construction works shall be submitted for consideration and approval by the Council as Planning and Roads Authority. This shall include details of safe routes for pupils to existing school, construction access and site compound.
- 20 That before the development starts, a detailed specification of the all weather pitch facility including run-off/playing area dimensions and protective/rebound fencing details 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 said Authority prior to the development hereby permitted being occupied or brought into use.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity and in order to retain effective planning control.
- 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 ensure satisfactory vehicular and pedestrian access facilities to the site.
- 10 In order to retain effective planning control
- 11 To ensure provision of a satisfactory sewerage system.
- 12 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.
- 13 In order to retain effective planning control.
- 14 In the interests of flood prevention to the site and surrounding area.
- 15 To minimise the risk of nuisance from light pollution to nearby occupants.
- 16 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 17 To minimise nuisance, littering and pest problems to nearby occupants.
- 18 To minimise noise disturbance to adjacent occupants.
- 19 In the interests of public safety and to retain effective planning control.
- 20 These details have not been submitted.



For information only

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