

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

Application No	CR/10/0213
Planning Proposal:	Change of Use from the Former Burgh Primary School to a New Business Centre

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Regeneration Services
- Location : Former Burgh Primary School  
King Street  
Rutherglen  
Glasgow  
G73 1JY

## 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 Listed)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: The McLennan Partnership Ltd
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan 2009**  
Policy COM1 – Town Centre Land Use;  
Policy ECON 8 – Small Scale Office Development;  
Policy DM1 – Development Management  
Policy ENV4 – Protection of the Natural and Built Environment  
Policy ENV24 – Listed Buildings  
Policy ENV25 – Conservation Areas

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters

◆ Consultation(s):

Environmental Services

Scottish Power

Scottish Gas

British Telecom

Roads and Transportation Services (Cambuslang/Rutherglen Area)

## Planning Application Report

### 1 Application Site

1.1 The application site is formed by the former Burgh Primary School and its grounds which lie towards the west end of King Street, Rutherglen. The site, which lies within Rutherglen town centre, is bounded to the north by High Street, to the south by King Street, to the east by a public house and the rear of the tenement flats on Queen Street and to the west by a garage on King Street and a residential property on High Street. The site is flat, rectangular in shape and extends to approximately 1580 square metres. The former school building is a category 'B' listed building and the site is located within the Rutherglen Conservation Area.

### 2 Proposal(s)

2.1 The applicant has applied for detailed planning consent for a change of use from primary school to new business centre. The proposed development seeks to comprehensively refurbish the former school building and to convert it to a new business centre comprising some 16 new office spaces with ancillary meeting rooms, toilets etc. It is also proposed to install a new glass sided lift in the atrium space within the building to provide access for all.

2.2 The former school playground will be converted to a new car park for the business centre which will be landscaped. The only access to the site for both vehicles and pedestrians will be taken from King Street using the existing school access. Disabled parking bays and a new disabled access ramp will be provided at the main entrance to the building. A new bin store will be formed on the western boundary at the front of the building while a new covered bicycle store will be provided on the eastern boundary. All the external boundary walls will be cleaned and have any graffiti fully removed. The existing metal railings will be stripped and repainted.

### 3 Background

#### 3.1 Local Plan Status

3.1.1 In terms of the adopted local plan the application site is covered by Policies COM1 – Town Centre Land Use; Policy ENV4 – Protection of the Natural and Built Environment, ENV24 – Listed Buildings and ENV25 – Conservation Areas. While the proposed use has to be assessed against Policies ECON 8 – Small Scale Office Development and DM1 – Development Management.

#### 3.2 Relevant Government Advice/Policy

None.

#### 3.3 Planning History

3.3.1 Listed Building consent has been granted in the past for the demolition of the toilet block and bin store (Planning Application No. CR/09/0236) and the renovation of the windows and stone repairs to the former school building (Planning Application No. CR/10/0192).

3.3.2 However it should also be noted that listed building consent is also being sought for the proposed development, under Planning Application No. CR/10/0202 and it is also to be considered at this committee.

### 4 Consultation(s)

4.1 **Roads and Transportation Services** – no objections subject to conditions relating to parking and visibility splays.

**Response** – Noted. Appropriate conditions will be attached should consent be granted.

4.2 **Environmental Services** – no objections subject to advisory notes being attached to the consent regarding noise, health and safety at work, smoking shelters, demolition and contaminated land.

**Response** – Noted. Appropriate advisory notes will be attached should consent be granted.

4.3 **Scottish Power** – no objections

**Response** – Noted.

4.4 **Scottish Gas** – no reply to date.

**Response** – Noted.

4.5 **British Telecom** – no reply to date.

**Response** – Noted.

## **5 Representation(s)**

5.1 Following statutory neighbour notification and advertisement of the application in the local press as development affecting the character or appearance of a conservation area, development affecting the setting of a listed building and for the non-notification of neighbours, no representations were received.

## **6 Assessment and Conclusions**

6.1 As with all applications the proposed development must be assessed against the relevant development plan policies affecting the site and any other material considerations.

6.2 In this instance the relevant development plan is the adopted South Lanarkshire Local Plan 2009 from which Policies, COM1 – Town Centre Land Use, ECON8 – Small Scale Office Development and DM1 – Development Management are relevant. Whilst the built heritage Policies, ENV4 – Protection of the Natural and Built Environment, ENV24 – Listed Buildings and ENV25 – Conservation Areas also apply, these will be considered in detail in the assessment of the listed building application also associated with the development (CR/10/0202).

6.3 Policy COM1 – Town Centre Land Use seeks to retain and protect the town centres role as a commercial and community focal point by only allowing a mixture of uses compatible with this role and Policy ECON8 – Small Scale Office Development that small scale office developments of less than 2000 square metres be located within or adjoining the town centre. Within Policy COM1, small scale office development is identified as a compatible use and thus the proposal is considered to comply with this policy. At the same time the development's size and its location within Rutherglen town centre indicate that the proposed conversion and refurbishment is also compatible with Policy ECON8.

6.4 Policy DM1 – Development Management states that all applications require to take account of the local context and built form in terms of scale, massing, design, external materials and impact on amenity. Given that the proposed development will retain and improve the existing building using materials sympathetic to its historic nature as well as provide an off-street car park with a new landscaped setting, it is concluded that the development will enhance the amenity of the area and accord with the terms of Policy DM1. Furthermore it is considered that neither the setting of the listed building or character of the Conservation Area will be adversely affected. Notwithstanding, a detailed assessment of the proposal's impact on this built

heritage is required and this will be fully considered in the Committee Report for the listed building application, CR/10/0202.

- 6.5 No representations have been received in relation to this planning application and there have been no adverse comments from any of the consultees.
- 6.7 The proposed development will ensure that the historic fabric of this listed building will be sensitively protected whilst allowing the building to be refurbished to a modern standard. The proposed development would be in accordance with the local plan, safeguarding the future of this former school as well as providing quality office space within the town centre. In light of the above it is recommended that detailed planning consent be granted subject to the attached conditions.

## **7 Reasons for Decision**

- 7.1 The proposed development accords with Policies COM1, ECON8 and DM1 of the adopted local plan and it is considered that it will not have an adverse impact on the setting of the listed building or the character of Rutherglen Conservation Area.

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

**24 January 2011**

## **Previous References**

- ◆ CR/09/0236 - Demolition of toilet block extension and bin store (Listed Building Application) – Granted 29/03/10
- ◆ CR/10/0192 - Renovation of existing windows and stone repairs to B listed building, granted Listed Building Consent 16/11/10.

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Design Statement

### ▶ Consultations

Scottish Power	01/10/2010
Roads and Transportation Services (Cambuslang/Rutherglen Area)	28/09/2010
Environmental Services	07/10/2010

- ▶ Representations  
None

**Contact for Further Information**

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

Bill Kerr, Planning Officer, 380 King Street, Rutherglen

Ext: 847 5141. (Tel :0141 613 5141 )

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

## CONDITIONS

- 1 This decision relates to drawing numbers:  
2010-11/B/101;  
2010-11/B/102 Amendment A;  
2010-11/E/001;  
2010-11/E/002;  
2010-11/E/003;  
2010-11/E/004;  
2010-11/E/005;  
2010-11/P/100;  
2010-11/P/101;  
2010-11/P/200 Amendment A;  
2010-11/P/201 Amendment A;  
2010-11/P/202;  
2010-11/P/203;  
2010-11/P/204.
- 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 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.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 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. The parking spaces shall be a minimum size of 2.5m wide by 5.0m long with a minimum aisle width of 6m.
- 6 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.
- 7 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(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and

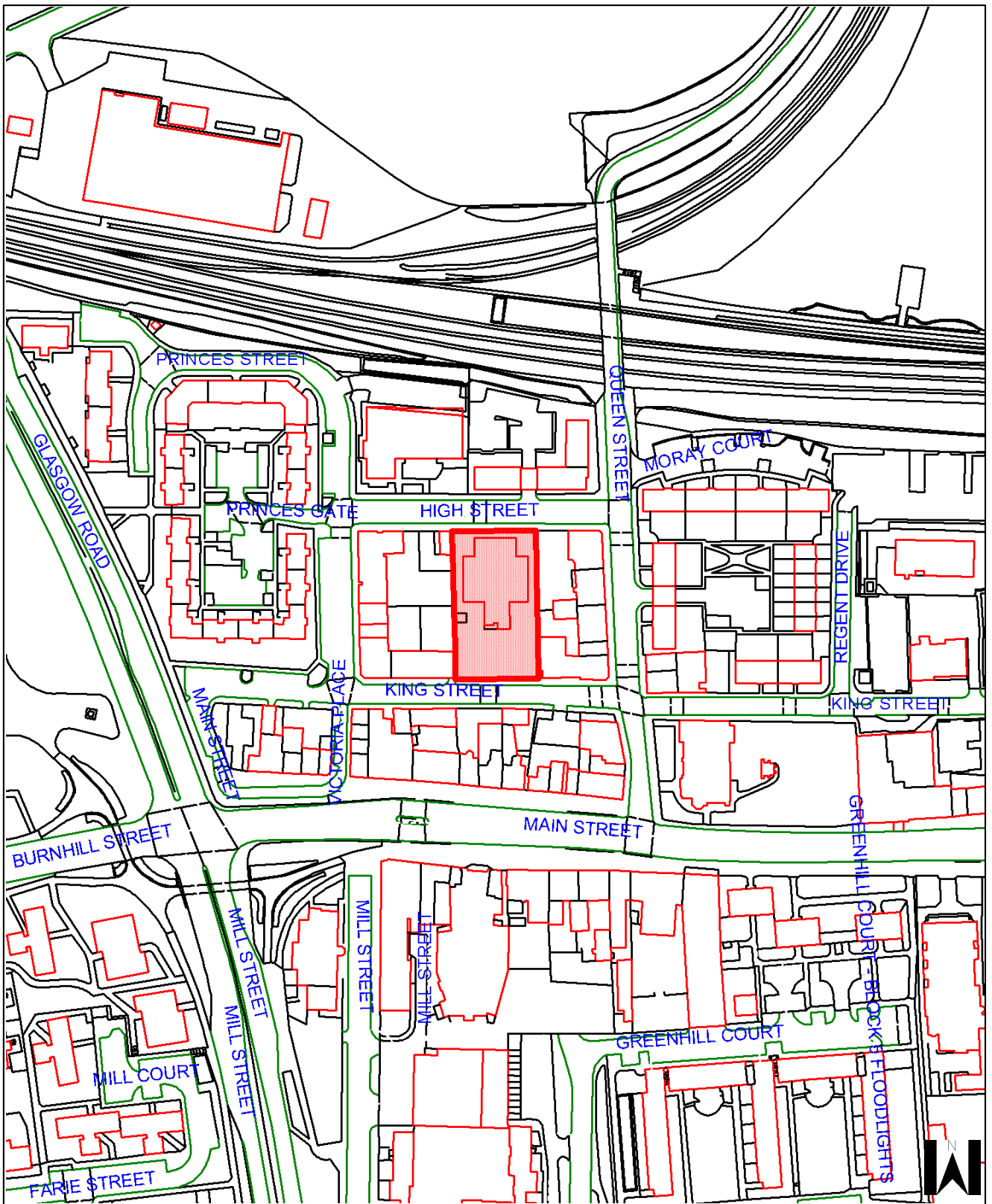
replaced where necessary to the satisfaction of the Council.

- 8 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 6 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.
- 9 That notwithstanding the terms of conditions 6-8 above the proposed landscaping around and within the car park shall be maintained to ensure that where it is adjacent to the vehicular access it does not exceed 0.9 metres in height in order that it does not impede the sight lines within the car park and at the vehicular access point.
- 10 That before development starts details of the covered bicycle store shall be submitted to and approved in writing by 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 amenity and in order to retain effective planning control.
- 5 To ensure the provision of adequate parking facilities within the site.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 In the interests of amenity.
- 9 In the interest of road safety
- 10 To safeguard the character and appearance of the Listed Building.





For information only

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