

# 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	HM/11/0127
Planning Proposal:	Construction of New 2 Storey Primary School, Associated Car Parking, Playground, MUGA Pitch and C.C.T.V cameras

## 1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Lend Leese
- Location : Stonehouse Primary School  
Townhead Street  
Stonehouse

## 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: Holmes Partnership
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy CTY 1 – Primary School Modernisation Proposal  
Policy RES 6 – Residential Land Use  
Policy DM 1 – Development Management  
Policy ENV25 – Conservation Areas  
Policy ENV 30 – New Development Design  
Policy ENV 35 – Water Supply  
Policy ENV 36 – Foul Drainage and Sewerage  
Policy ENV 37 – Sustainable Urban Drainage Systems

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters

◆ Consultation(s):

Environmental Services

Stonehouse Community Council

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Education Resources

# Planning Application Report

## 1 Application Site

- 1.1 The application site relates to land associated with the existing Stonehouse Primary School, Townhead Street, Stonehouse. The site is approximately 0.95 hectares and the topography of the land decreases approximately 5 meters from the western boundary to the eastern boundary. The site is bounded to the north by Townhead Street beyond which are residential properties comprising cottages and to the west by Sidehead Road, beyond which are residential dwellings. An existing stone wall runs along the southern boundary and acts as a retaining wall between the playground and gardens of adjacent residential modern detached dwellings. There is an existing grass area at the eastern boundary which is located within the Conservation Area, beyond which is a mature tree belt.
- 1.2 Vehicular and pedestrian access exists from Townhead Street and there are various pedestrian access routes along the northern and western boundaries.

## 2 Proposal(s)

- 2.1 This detailed planning application proposes the demolition of the existing primary school and seeks consent for the erection of a replacement 2 storey primary school, landscaping, car parking, associated works, MUGA (Multi Use Games Area) pitch and C.C.T.V cameras.
- 2.2 The new school will be two storey and will be of a modern design. This will accommodate both the primary school and the nursery, the latter of which is located on the northern corner of the proposed school. The ground floor will accommodate 2 classrooms, 1 ASN classroom, nursery playroom, assembly/gym hall/stage, library/GP area, kitchen/dining room, office, stores, quiet room, cloakroom and toilets. The upper floor will accommodate 5 classrooms, 2 ASN classrooms, breakout area, staff room, quiet room, therapy room, stores and toilets.  
The existing site entrance will be retained off Townhead Street and will be strengthened via the introduction of a new stone flanking wall that leads onto a new one way car park with drop off facilities, staff parking and service lay bys. Pedestrians will utilise the existing access gates from Townhead Street and Sidehead Road into the playground areas. Visitors will use a new gate within the new section of stone wall to access the main entrance of the school. The playground areas will be located on the western side of the site and a proposed MUGA pitch will be located on the existing grass area.
- 2.3 Externally the building will be finished in facing brick, lightweight cladding, aluminium roof and aluminum double glazed windows.
- 2.4 In terms of landscaping there will be new areas of grass, planting and trees along the boundary edges with an environmental garden along the south/east boundary.
- 2.5 Existing outbuilding structures on the southern elevation will be retained for refuse and a pump area. There will also be provision for a 16 cycle rack along this boundary. CCTV cameras are proposed in the north/west and south/east corners of the application site.
- 2.6 A number of technical and supplementary reports e.g. Design, Geotechnical, Drainage and Flood Risk Assessment, Bat Survey and Mineral Stability Assessment accompany the application.

### **3 Background**

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

3.1.1 Within the South Lanarkshire Local Plan the application site is affected by both Policy RES6 – Residential Land Use and Policy DM1 – Development Management. Policy RES6 states that the Council will resist any developments which will be detrimental to the amenity of these areas. Policy DM1 requires that all applications for planning permission shall take fully into account the local context and built form. Policy ENV25 aims to protect and enhance the conservation area. Policy ENV37 – Sustainable Urban Drainage Systems promotes the use of SUD systems. Policy ENV30 – Development Design requires all new development to promote quality and sustainability in its design, whereas Policies ENV35 – Water Supply and ENV36 – 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.

3.1.2 In addition to the above the existing Stonehouse School has been identified in the South Lanarkshire Local Plan as a Primary School Modernisation Proposal (Policy CTY 1)

#### **3.2 Relevant Government Guidance/Advice**

3.2.1 Given the scale and nature of the proposal there is no government guidance/advice directly applicable.

#### **3.3 Planning History**

3.3.1 There is no recent planning history relative to this site.

### **4 Consultation(s)**

4.1 **Roads and Transportation Services (Hamilton Area)** – No objections subject to conditions relating to parking, vehicular and pedestrian sight lines, surfacing, dropped kerb and crossing point installations. In addition the Service made the following detailed comments:

- ▶ The single gated access on Sidehead Road, which is protected by a pedestrian barrier, requires to be widened to a double width gate with a dropped kerb suitable for emergency vehicles
- ▶ The boundary wall requires to be re-positioned to achieve the visibility splays
- ▶ The parking provision is acceptable based on the staffing level and pupil numbers
- ▶ The single unused gate opposite 52 Townhead Street should be closed by removing the gate and extending the wall
- ▶ The existing double gate opposite 46 Townhead Street is acceptable due to the existence of a pedestrian barrier
- ▶ The vehicle access/egress on Townhead Street is currently 6 metres wide but will require the boundary wall to be altered to suit visibility splays. All gates should be set back 10 meters to allow vehicles to wait at the gate and the gates should also open inwards to the school
- ▶ The vehicle access should be resurfaced from the public carriageways to the new gates. “School keep clear” road markings and also “school” warning signs should be erected on Townhead Street
- ▶ Further information will be required on the decant arrangements and the traffic proposals for the demolition and construction phases of the works.

**Response:** Noted. The main requirements can be addressed through the use of planning conditions, where appropriate. It should be noted however that the road markings and signage are outwith the application site therefore this requirement will be addressed through the use of an advisory note.

- 4.2 **Scottish Water** – has offered no objection to the proposal and has confirmed that Camps Water Treatment Works currently has capacity to service the proposed development. However, Stonehouse Waste Water Treatment Works has limited capacity to serve this development therefore the developer should discuss the development directly with Scottish Water. In addition the principal of S.U.D.S is supported.

**Response:** Noted and an informative would be attached to any consent granted advising the applicant to make contact with Scottish Water as requested.

- 4.3 **Environmental Services** – no objections subject to standard conditions relating to noise, lighting and dust and standard informatives relating to noise, food safety, demolition and contamination.

**Response:** Noted. These requirements can be addressed through the use of planning conditions and informatives, where appropriate.

- 4.4 **Roads & Transportation Services H.Q. (Flooding)** - no objection to the proposed development subject to design criteria relating to Sustainable Urban Drainage Systems and Flood Risk being satisfied through the completion of self certification documentation.

**Response:** Noted. A copy of the self certification document has been sent to the agent and an appropriate S.U.D.S condition will be imposed should planning consent be granted.

- 4.5 **Education Resources** – have offered no objection to the proposal.

**Response:** Noted.

- 4.6 **Stonehouse Community Council** – no response to date.

**Response:** Noted.

## 5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out and the application was advertised as development affecting the character and appearance of the conservation area. No letters of representation were received in connection with the proposals.

## 6 Assessment and Conclusions

- 6.1 The application proposes the demolition of the existing primary school and seeks consent for the erection of a replacement 2 storey primary school, landscaping, car parking, associated works, MUGA pitch and C.C.T.V cameras. The key issues in the assessment of the application are whether the proposal accords with local plan policy and its impact on residential amenity and the conservation area.

- 6.2 In terms of local plan policy, the application site is an existing educational facility within an area designated as residential within the South Lanarkshire Local Plan and therefore its continued use for this purpose raises no issues. Furthermore, the South Lanarkshire Local Plan also identifies the school as being a Primary School Modernisation Proposal (CTY 1). The proposal therefore is entirely consistent with local plan policy.

- 6.3 In terms of impact on amenity, due to the proposals scale, orientation and proximity to surrounding properties, I am of the view 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, resultant from the school building itself. The proposal therefore complies with the terms of Policy 6 Residential Land Use and Policy DM1 Development Management.
- 6.4 Other local plan policies cover matters such as SUDS, quality and sustainability, and water and drainage requirements. The proposals raise no issues in this regard and therefore subject to planning conditions, the proposals comply with the terms of Policies ENV37, ENV30, ENV35 and ENV36 respectively.
- 6.5 A small section of the application site as detailed above in paragraph 1.1 is located within Stonehouse Conservation Area and as such Policy ENV25 of the South Lanarkshire Local Plan is relevant when determining this application. This policy aims to protect and enhance the conservation area. The part of the site located within the Conservation Area comprises the proposed MUGA pitch which does not have a frontage onto Townhead Street. In this instance it is therefore considered that the proposed development would not have an adverse impact on the overall Conservation Area.
- 6.6 No adverse comments have been received from the statutory consultees and no third party letters of representation have been received.
- 6.7 In conclusion, 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 should assist in improving educational standards, a core objective of the Council and the Scottish Government. The proposal, from a planning point of view is satisfactory. Accordingly, 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 RES6 – Residential Land Use, DM 1 – Development Management, ENV25 – Conservation Areas, ENV 30 – Development Design, ENV 35 – Water Supply, ENV 36 – Foul Drainage and Sewerage and ENV 37 – Sustainable Urban Drainage Systems of the adopted South Lanarkshire Local Plan. In addition the proposal also forms part of the wider project to modernise schools within South Lanarkshire Council's area as covered by Policy CTY1 of the adopted local plan.

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

**7 June 2011**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form

- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Neighbour notification letter dated 31 March 2011
- ▶ Advert dated 7 April 2011
- ▶ Drainage impact and flood risk assessment dated May 2010
- ▶ Mineral stability assessment Report – July 2010 (Final).
- ▶ Design statement dated March 2011
- ▶ Geo-Environment report, May 2010
- ▶ Drainage strategy and Flood Risk Assessment, dated 4 March 2011
- ▶ Bat Survey, May 2011

▶ Consultations	
Scottish Water	06/04/2011
Education Resources	19/04/2011
Environmental Services	18/04/2011
Roads and Transportation Services (Hamilton Area)	23/05/2011
Roads & Transportation Services H.Q. (Flooding)	24/05/2011

**Contact for Further Information**

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

Murray Reid, Planning Officer, Brandon Gate, Hamilton  
 Ext 3521 (Tel :01698 453521 )  
 E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers:  
AL(90)100  
AL(00)100  
LL(90)01  
AL(01)100  
AL(02)100  
AL(02)101  
AL(03)101  
AP(09)100  
AP(09)101  
AL(03)100  
AL(01)101  
AL(90)100
- 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 That within 3 months 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.
- 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(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.
- 6 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.
- 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.

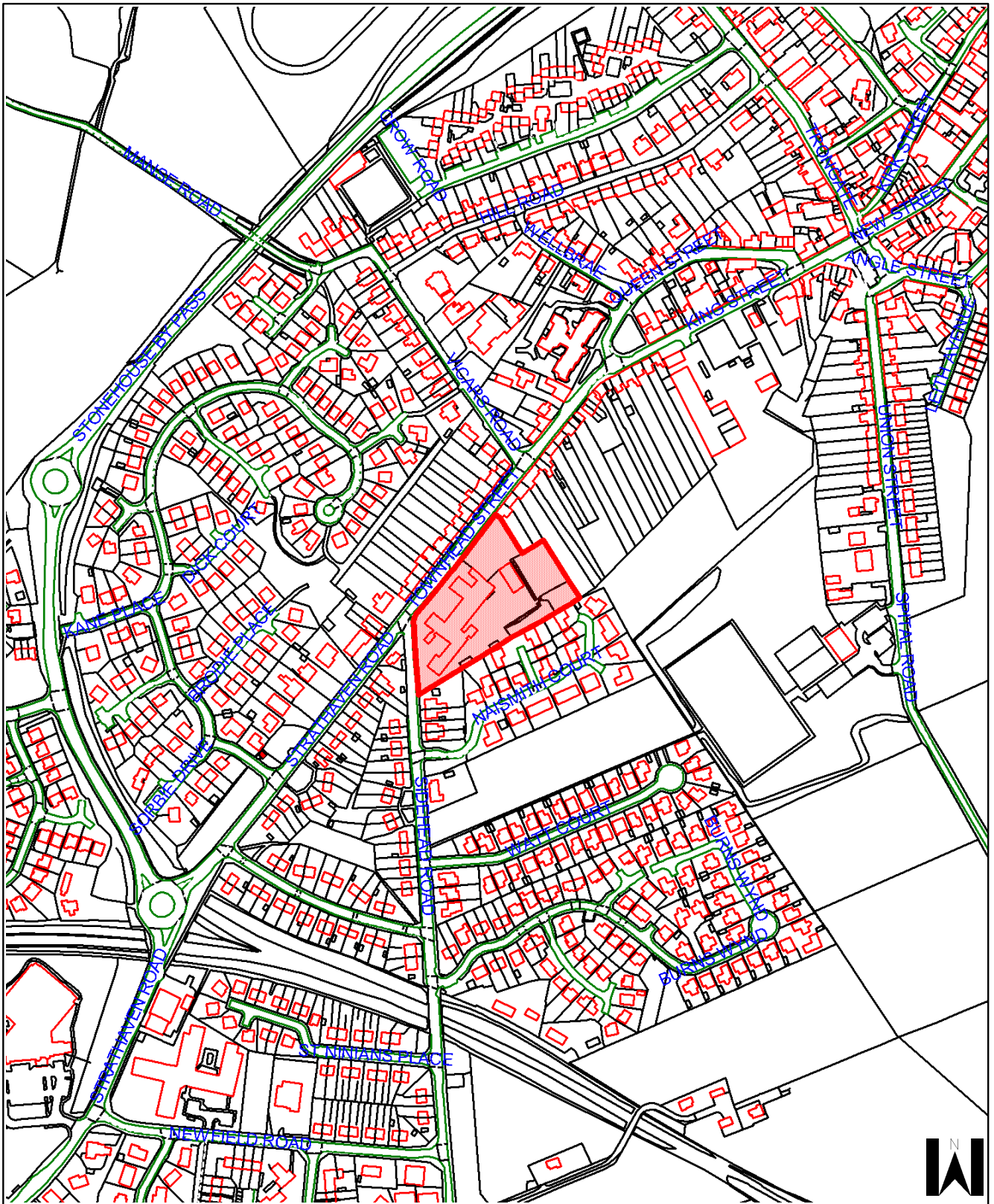


- 8 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 9 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 school 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.
- 10 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.
- 11 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.
- 12 That before the development hereby approved is brought into use, a dropped kerb access to the site at the proposed emergency access on Sidehead Road shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 13 That notwithstanding the terms of Condition 12 above, crossing points with dropped kerbs shall be provided at the applicant's expense at the existing school access marked green on the approved plan to permit access for the disabled.
- 14 That before the development hereby approved is completed or brought into use, a private vehicular access or driveway of at least 10 metres in length shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

- 15 That before the development hereby approved is completed or brought into use, all of the 42 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.
- 16 That before the school hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres on Townhead Street and 2.5 meters by 35 meters on Sidehead Road 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.
- 17 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.
- 18 The vehicle and pedestrian gates should open inwards at the school.
- 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, details of the proposed 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.
- 21 That the existing single gated access on Sidehead Road shall be widened to a double width gate with a dropped kerb suitable for emergency vehicles to the satisfaction of the Council as Roads and 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 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 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 10 To minimise noise disturbance to adjacent occupants.
- 11 To minimise the risk of nuisance from dust to nearby occupants.
- 12 In the interest of public safety
- 13 In the interest of public safety
- 14 To prevent deleterious material being carried into the highway.
- 15 To ensure the provision of adequate parking facilities within the site.
- 16 In the interest of road safety
- 17 In the interest of road safety
- 18 In the interests of traffic and public safety.
- 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 light pollution to nearby occupants.
- 21 To ensure the provision of satisfactory access to the site.



For information only

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