

Report to: **Planning Committee**  
 Date of Meeting: **29 November 2011**  
 Report by: **Executive Director (Enterprise Resources)**

Application No EK/11/0340  
 Planning Proposal: Change of Level and Location of MUGA Pitch (Amendment to EK/09/0390)

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : Lend Lease
- Location : Canberra Primary School  
Belmont Drive  
East Kilbride G75 8HD

## 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 the 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  
LR1 – Indoor/ Outdoor Recreation Facilities  
ENV1 – Priority Green Space Land Use Policy  
ENV2 – Local Green Network Policy,  
ENV11 – Design Quality Policy,  
ENV29 – New Development Design Policy,  
ENV 36 – Sustainable Urban Drainage Systems  
DM 1 – Development Management Policy

- ◆ Representation(s):

▶ 0 Objection Letters

- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

None

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site constitutes Canberra Primary School and is situated within the Westwood residential area of East Kilbride, on the corner of Belmont Drive and Westwoodhill. The site is currently under construction to provide the new school.
- 1.2 The application site covers an area of approximately 1.95 hectares and the existing building group is a flat-roofed design of between two and four storeys in height. The existing building will be retained as a decant facility on completion of the development. The new school building is under construction at the south-western corner of the site and will also provide a Multi-Use Games Area (MUGA) and new grass pitch. There are existing vehicular and pedestrian accesses on Belmont Drive and a pedestrian access from Westwoodhill. There are a number of mature trees along the western and southern boundaries. The nearest residential properties are situated approximately 32m to the south.

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

- 2.1 The applicant is proposing to amend the location and level of the previously approved Multi Use Games Area (MUGA) from its original position. The MUGA will still be to the rear (south-west) of the site but will move a further 4 metres to the south east. In addition, the level of the ground will be raised by approximately 1.3m.

### **3 Background**

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

The application site is identified as being within a residential area of East Kilbride 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. The Local Plan also designates the site as falling within part of the green network, where Policy ENV2 (Local Green Network) applies. In relation to design matters Policy ENV11 (Design Quality), ENV29 (New Development Design) and DM1 (Development Management) are applicable. Policies CTY1 (School Modernisation Proposal) and LR1 (Indoor/ Outdoor Recreation Facilities) all support the principle of the redevelopment of the school, together with the use of school facilities/land for community benefit. A full discussion of the proposal against these policies is contained in Section 6 of this report.

#### **3.2 Planning Background**

- 3.2.1 Planning permission was granted by the Planning Committee on 26 January 2010 for the erection of the replacement primary school with MUGA pitch at Canberra (EK/09/0390).
- 3.2.2 Given the scale and nature of the proposals they would normally be delegated, however, in light of the new planning legislation which came into effect in 2009, applications where the Council has an ownership interest require to be reported to a Committee for a decision.

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

- 4.1 None required.

## **5 Representation(s)**

- 5.1 Following statutory neighbour notification, 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 Canberra Primary School as one of the primary schools for redevelopment by 2016 under Policy CTY1 -School Modernisation Proposal. The development is therefore supported in principle by this policy. The proposal relates to the re-siting of the previously approved MUGA pitch which is associated with the construction of the new school. Granting of the previous consent also established the principle of the MUGA pitch under Policy LR1 - Indoor/ Outdoor Recreation Facilities. The development of the school has resulted in the moving of earthwork and the applicants are proposing to re-use the earth on site to avoid the need for significant construction traffic removing soil from the site.
- 6.3 Through the granting of the previous consent (EK/09/0390) the overall proposal has been established as being compliant with Policies RES6, ENV1, ENV2, ENV11, ENV29 and ENV36 as the use is acceptable within a residential land use area and will maintain greenspace, the Green Network and not have a detrimental impact on natural heritage. Furthermore, the new school design and layout will enhance the character of the locality whilst incorporating a Sustainable Urban Drainage Scheme. The main determining issue for the proposal is how it complies with Policy DM1 – Development Management.
- 6.4 Policy DM1 – Development Management states that all planning applications 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. Development will require to have no significant adverse impact on the local environment and to enhance its quality and appearance. The proposal does not differ significantly from when it was originally approved. The pitch will be 1.3 m higher than previously proposed and will move 4 m closer to the residential properties to the south. Notwithstanding this, the MUGA pitch will still be 32 metres away from the nearest house. In addition, there are no directly facing habitable rooms facing onto the site. Whilst a small number of trees are being removed at this corner of the site, the applicant will be carrying out a scheme of replanting which will result in a net increase in trees on this boundary. Given the appropriate mitigation, it is considered that the proposal complies with Policy DM1 and the other appropriate Local Plan policies and approval is therefore recommended.

## **7 Reasons for Decision**

- 7.1 The proposal complies with policies RES6 – Residential Land Use Policy, CTY1 – School Modernisation Proposal, LR1 – Indoor/ Outdoor Recreation Facilities, ENV1 – Priority Green Space Land Use Policy, ENV2 – Local Green Network Policy, ENV11 – Design Quality Policy, ENV29 – New Development Design Policy, ENV 36 – Sustainable Urban Drainage Systems, DM 1 – Development Management Policy of the South Lanarkshire Local Plan 2009.

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

**14 November 2011**

**Previous References**

- ◆ EK/09/0390

**List of Background Papers**

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

**Contact for Further Information**

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

Iain Morton, Planning Officer, Civic Centre  
Ext 6314, (Tel :01355 806314 )  
E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

Detailed Planning Application (Amend)

PAPER APART – APPLICATION NUMBER : EK/11/0340

**CONDITIONS**

1 This decision relates to drawing numbers:

AL (00)001

AL (00)105 F

AL(90)006A

AL(90)007B

CL(52)0210 Rev J

CL(90)0110 Rev F

CL(90)0112 Rev G

CL(90)0113 Rev G

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.

**REASONS**

1 For the avoidance of doubt and to specify the drawings upon which the decision was made.

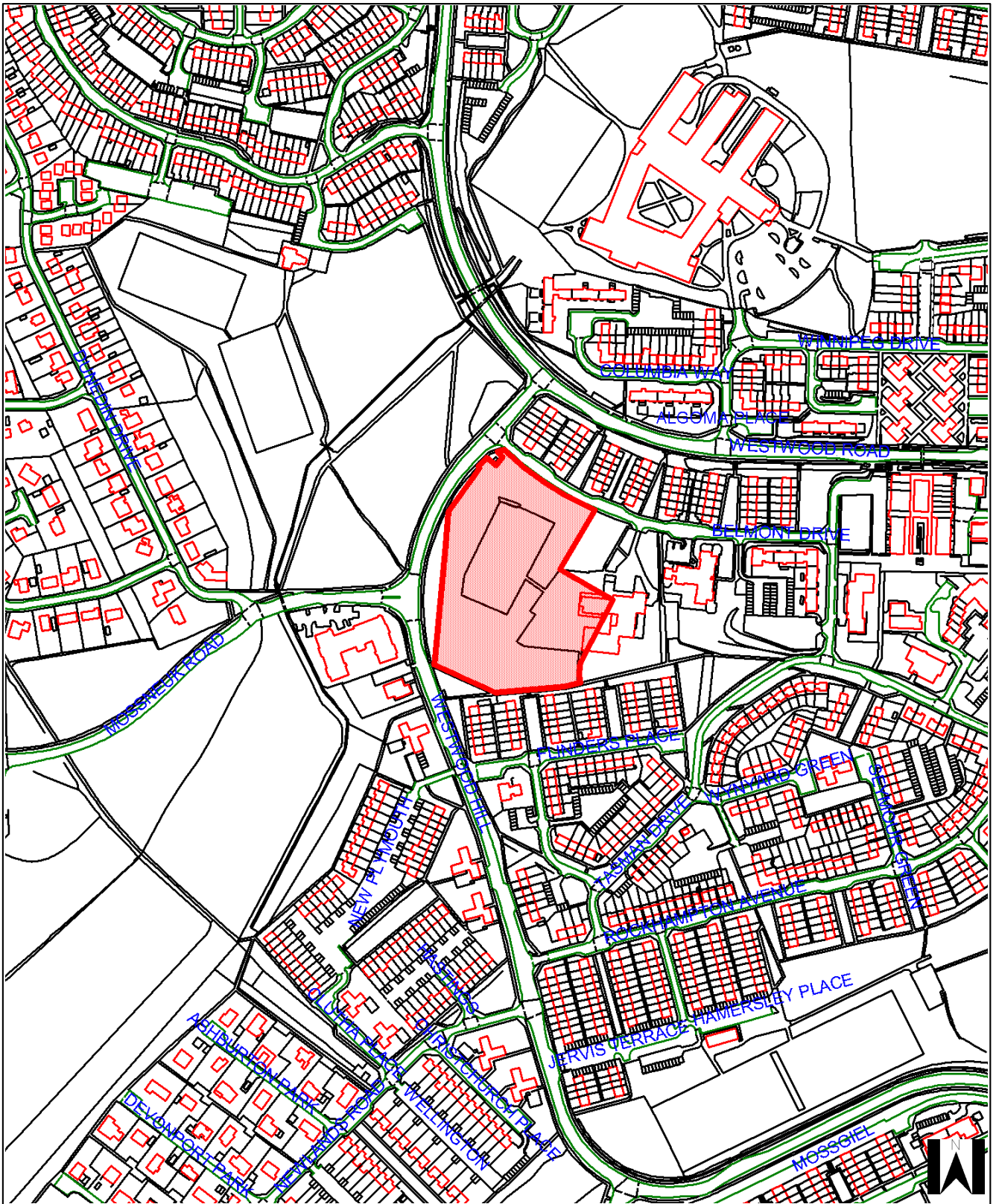
2 In the interests of amenity and in order to retain effective planning control.

EK/1 1/0340

Canberra Primary School, Belmont Drive,

Planning and Building Standards Services

Scale: 1: 5000



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