

Report to: **Planning Committee**  
Date of Meeting: **1 November 2011**  
Report by: **Executive Director (Enterprise Resources)**

Application No HM/11/0353  
Planning Proposal: Erection of Replacement Primary School and Nursery.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Quarter Primary School  
Limekilnburn Road  
Quarter

## 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: South Lanarkshire Council
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**  
Policy CTY 1 – Primary School Modernisation Proposal  
Policy RES 6 – Residential Land Use  
Policy DM 1 – Development Management  
Policy ENV 31 – New Development Design  
Policy ENV35 – Water Supply  
Policy ENV 36 – Foul Drainage and Sewerage  
Policy ENV 37 – Sustainable Urban Drainage Systems

- ◆ Representation(s):

- ▶ 5 Objection Letters
- ▶ 1 Support Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Education Resources

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to land associated with the existing Quarter Primary School, Quarter. The site is approximately 0.27 hectares and the topography of the land decreases approximately 3 meters from the front to the rear of the site.
- 1.2 The site is accessed directly off Limekilnburn Road and is bounded to the west and east by residential properties, to the north by a public house and to the south by fields. There are a variety of house types within the immediate area including old school houses, modern dwellinghouses and sandstone properties. There are no mature trees within the site.
- 1.3 The site is currently occupied by the existing primary school which incorporates the original stone building with slate roof, an early stone built extension and a more recent flat roof extension of rendered blockwork. In addition, there are two large timber huts, one of which contains two classrooms and the other the school kitchen and dining room. Car parking and drop off provision for the school is currently provided off site. A stone wall bounds the side and rear boundaries of the site and a stone wall with railing and gate bounds the frontage.

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

- 2.1 This detailed planning application proposes the erection of a replacement primary school incorporating a nursery and associated playground.
- 2.2 The existing school and timber huts will be demolished and the site cleared for the new school. In order to facilitate both the demolition and construction there will be a removal, refurbishment and re-instatement of the ornamental cast iron fencing and pedestrian gate. In addition there will be the manufacture and site erection of 1 set of vehicular double gates and another single pedestrian gate to match existing.
- 2.3 The proposed new school which will accommodate both the primary school and the nursery will occupy the same site as the existing school and will maintain the current site access arrangements. There will be 2 disabled car parking spaces within the site and vehicle and pedestrian movement will be controlled by the use of fixed and removal bollards together with metal railings and gates. The new school will consist of both single and two storey elements to utilize the slope of the site and to reduce the overall footprint and will incorporate some of the original stone into walls of the new school.
- 2.4 The building will be of a timber frame construction with the external finish of the walls consisting of a mixture of traditional and modern materials, rendered brickwork, the reclaimed stone masonry and timber cladding.
- 2.5 The ground floor will accommodate the nursery, gym, kitchen, janitor's office, stores, office, cloakroom and toilets. The two storey element of the proposed building contains the main teaching area with classrooms to the west and smaller staff and support services to the east.
- 2.6 A design statement has been submitted to 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 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 Quarter Primary School has been identified in the South Lanarkshire Local Plan as a Primary School Modernisation Proposal (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 The school building was recently proposed for listing by Historic Scotland however they concluded that although the original building made a positive contribution to the streetscape it was not of special architectural interest to merit listing in its own right. It was considered however that the decorative cast iron railings to the front wall were of a rare and high quality design and these were C listed by Historic Scotland on 2 September 2011.

3.3.2 A separate application for listed building consent is currently being assessed in relation to the temporary removal of the front wall and railings to allow construction traffic to gain access to the site. This application also includes proposals to restore the existing railings prior to their re-location on the wall along the front boundary of the site (HM/11/0404).

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

4.1 **Roads and Transportation Services (Hamilton Area)** - No objections subject to conditions relating to vehicle /pedestrian sightlines, pedestrian guardrail and school keep clear markings. In addition a traffic management plan is needed for the demolition and construction phases of the project. In addition the Service made the following detailed comments:

- ▶ The requested visibility splays appear achievable.
- ▶ Parking requirements for this development would normally be 19 spaces however due to site restrictions, it is not possible to achieve this and accommodate all educational needs. The creation of on street parking bays is not feasible and therefore parking can continue to be accommodated informally on street as per the current practice.

- ▶ As the vehicle access will generally have low vehicular traffic the existing width will be acceptable.
- ▶ There is a single existing pedestrian access which is shown on the proposed plan as opening onto the disabled spaces. For pedestrian safety reasons it is suggested that this is closed by removing the gate and extending the wall/fence. The boundary wall requires to be re-positioned to achieve the visibility splays
- ▶ The current pedestrian guardrails would require to be relocated to the new pedestrian access point.
- ▶ The school keep clear road markings may require to be altered to take account of the altered access points.
- ▶ Further information will be required on 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 pedestrian guardrails are outwith the application site therefore this requirement will be addressed through the use of advisory notes.

- 4.2 **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. In addition a flood risk assessment is asked for and a letter from Scottish Water stating that they are happy receiving surface water from this development.

**Response:** Noted. A copy of the self certification document has been sent to the agent. The other requirements will be addressed, where appropriate, through the use of planning conditions.

- 4.3 **Environmental Services** – no objections subject to a standard condition and informatives relating to noise.

**Response:** Noted. Noise is an issue for Environmental Services and therefore the imposition of a planning condition is not necessary.

- 4.4 **Education Resources** – positively support the planning application.

**Response:** Noted.

## 5 Representation(s)

- 5.1 Statutory neighbour notification procedure has been carried out and the application was advertised due to the scale and nature of operations. In addition the application was advertised in the local press in relation to the non notification of neighbours and potential impact on a listed structure (i.e. the newly listed railings). Six letters of representation were received in connection with the proposals, five of which object to the proposal and 1 that supports it. The issues raised are summarised below:

- a) **Quarter School needs to be saved as part of the heritage of the mining village. The numbers are dropping and there is not a desperate need for more space. I am sure an extension to the back could have been incorporated at a much lesser cost. Why can't the existing school be refurbished with façade retention or a new school built at an entirely different location? Why are the Council throwing away money?**

**Response:** The current school building is unable to provide the required facilities to meet the primary school's curriculum for excellence and therefore requires to be modernised. The application site is an existing educational facility and therefore its

continued use for this purpose raises no issues. Furthermore, the South Lanarkshire Local Plan also identifies the school as being part of South Lanarkshire Council's proposal for Primary School Modernisation.

**b) There appears to be a large void in the pre consultation with the local community.**

**Response:** In terms of Planning Legislation there is no requirement to consult prior to the application being submitted on a project of the size of Quarter Primary School. Planning Legislation requires Pre-Application consultation (PAC) on national and major planning applications as defined by the Planning etc (Scotland) Act 2006. The application is clearly not a national development and the definition of a major application is one where the site area is or exceeds 2 hectares. As the application site for the new Quarter School extends to only 0.27 hectares it does not constitute a major development and therefore PAC is not required. As with other Primary Schools in the Schools Modernisation Programme, consultation with the wider public takes place during the planning application process when the application is being assessed by Planning Services.

**c) Inadequate provision for play areas, no MUGA park or sports area for the village. No provision for a community room.**

**Response:** The application site is relatively small in comparison to other primary school sites in South Lanarkshire Council and therefore the footprint of the proposed replacement primary school has been designed so that it meet's the required educational standards whilst providing the necessary play area provision in accordance with the Schools Premises (General requirements and Standards) (Scotland) Regulations 1967. South Lanarkshire Council's schools are considered to be Community School's because if required they are open for community lets, in particular the gym/dining hall.

**d) No provision of a lay-by for safe pick up/drop off of pupils and no provision for parking other than disabled.**

**Response:** Roads and Transportation Services have no objections to the proposal as detailed above in paragraph 4.1 commenting that parking can continue to be accommodated informally on street as per the current practice.

**e) If the proposed school is allowed the objector would like to be assured that they will be consulted in decisions made concerning the shared boundary at the rear of 15 Limekilnburn Road. The soakaway under the school property will be re routed or that any occurring damage will be repaired. There will be no intrusive lighting that will affect the neighbouring properties and that there will be sufficient security for the property not to be accessed out with school hours other than supervised activities.**

**Response:** The issue of boundary treatment along a shared boundary is potentially a civil issue however there are no proposals to reduce the existing boundary heights. Potential damage to an underground soakaway and how it is repaired is not a material planning consideration. No floodlighting is required because there is no proposed MUGA pitch. There are security requirements in place for all of South Lanarkshire Council's schools both during and after use.

**Response:** Noted

In relation to the letter of support it is commented that the plans for Quarter are a credit to South Lanarkshire Council. The new school is a much needed improvement to the education facilities within the village and meets the aspirations of pupils, staff

and parents. The idea of retaining the boundary fence and utilizing some of the stone of the new building is a superb way of retaining the heritage of the old school.

These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

## **6 Assessment and Conclusions**

- 6.1 The application proposes the erection of a replacement school on the site of the existing Quarter Primary School. The key issues in the assessment of the application are whether the proposal accords with government guidance and advice, local plan policy and its impact on residential amenity.
- 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 ENV31, ENV35, ENV36 and ENV37 respectively. The impact of the removal, refurbishment and re-instatement of the ornamental cast iron fencing and pedestrian gate will be dealt with under the listed building application.
- 6.5 No objections, subject to conditions have been received from the statutory consultees. The third party objections discussed above in paragraph 5 do not merit refusal of this application.
- 6.6 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, 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. The proposal also forms part of the wider project to modernise schools within South Lanarkshire Council's area.

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

**19 October 2011**

**Previous References**

- ◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Neighbour notification letter dated 10 August 2011
- ▶ Advert dated 22 September 2011
- ▶ Design statement

- ▶ Consultations

Roads & Transportation Services H.Q. (Flooding)	23/08/2011
Environmental Services	30/08/2011
Roads and Transportation Services (Hamilton Area)	11/10/2011
Education	19/10/2011

- ▶ Representations

Representation from : Mrs Janice Young, 1 Darngaber Road, Quarter, Hamilton  
ML3 7QB, DATED 24/08/2011

Representation from : Linda McKnight, via email DATED 30/08/2011

Representation from : Mr and Mrs Colin Boston, Merrick gardens, Quarter,  
DATED 19/08/2011

Representation from : Margaret Toner, 15 Limekilnburn Road, Quarter, DATED  
01/09/2011

Representation from : Mr Nick Parr, 25 Pembury Crescent, Hamilton, ML3 8SX,  
DATED 16/08/2011

Representation from : Mrs Janice Young, 1 Darngaber Road, Quarter, Hamilton  
ML3 7QB, DATED 28/09/2011



**Contact for Further Information**

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

Murray Reid, Planning Officer, Montrose House, Hamilton

Ext 3625 (Tel: 01698 453625)

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

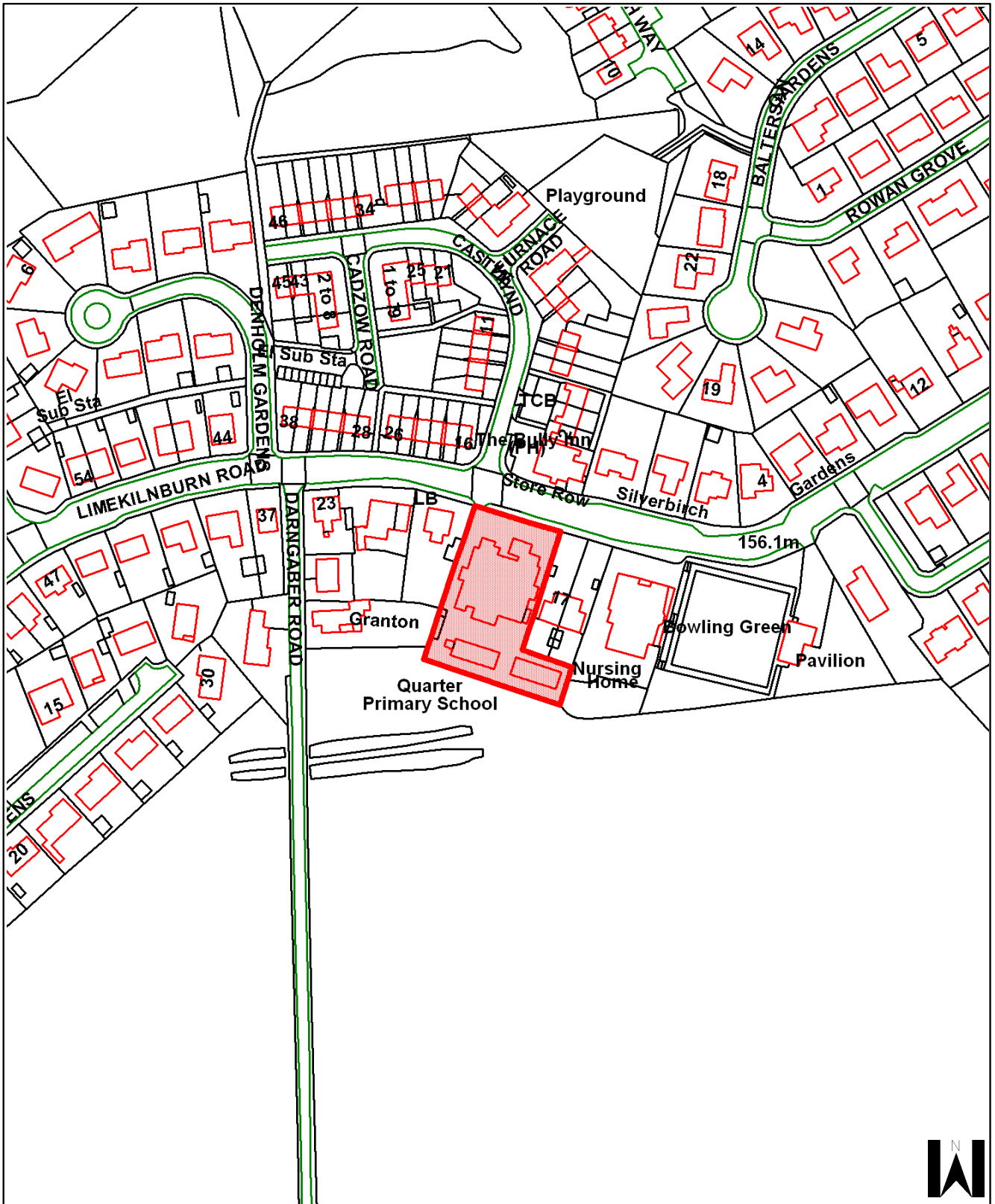
**CONDITIONS**

- 1 This decision relates to drawing numbers:  
AL(03) 01  
AL(04) 01  
AL(01) 01  
AL(00) 03  
AL(00) 01  
AL(00) 02  
AL(04) 02
- 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 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.
- 5 That before the development hereby approved is completed or brought into use, a vehicular visibility splay of 2 metres by 35 metres 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.
- 6 That before the development hereby approved is completed or brought into use, a pedestrian 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.
- 7 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.
- 8 Prior to the commencement of works on site, a traffic management plan for the demolition and construction phases of the project shall be submitted to and approved in writing by the Council.

- 9 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

## **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 These details have not been submitted or approved.
- 5 In the interest of road safety
- 6 In the interest of road safety
- 7 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.
- 8 In the interest of road safety
- 9 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.



For information only

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