

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>13 December 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/11/0209
Planning Proposal:	Alteration to School Bio-Mass Boiler Unit with Erection of 11 metre High Chimney (Amendment to Replacement Primary School Application ref no: CR/10/0233)

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Cairns Primary School  
Woodland Crescent  
Cambuslang

## 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: RMJM Scotland Ltd
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
DM 1 - Development Management Policy  
RES 6 - Residential Land Use Policy  
CTY 1 - Primary School Modernisation Proposal

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

### ◆ Consultation(s):

Environmental Services



# Planning Application Report

## 1 Application Site

- 1.1 The application site is located within the Cairns residential area of Cambuslang. The site lies to the west of St Cadoc's Primary School and is accessed off Woodland Crescent. The site is currently under construction to provide the new Cairns Primary School.
- 1.2 The site is bounded by Lilybank Avenue to the north, Woodland Crescent to the south, by public open space to the west and by a blaes football pitch and vacant land (formerly housing) to the east. The site is generally flat, however along its northern edge the site sits at the top of a fairly steep embankment above Lilybank Avenue. The site is generally rectangular in shape and has a gross area of approximately 1.77ha with the floorspace of the school being some 3,351 square metres.

## 2 Proposal(s)

- 2.1 Full planning permission is sought for the alteration to the biomass unit associated with the new school. This comprises the erection of an 11 metre high flue. This is an amendment to the original planning permission. The biomass unit is located in the same position as originally approved. The flue would be erected through a low pitch standing seam roof and would be of aluminium appearance. The unit is grouped with the sprinkler unit and bin stores in an enclosed housing finished in dark brick to match the new school. This unit is located near the northeast corner of the new school building, directly east of the MUGA pitch which faces onto Lilybank Avenue.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 The application site is identified as being within the residential area of Cairns, Cambuslang 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 DM1 (Development Management) is 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 Planning Background

- 3.2.1 Planning application CR/10/0233, for the erection of a replacement primary school with associated car parking, MUGA sports pitch, biomass boiler house, sprinkler tank, CCTV cameras and access road and so on was approved on 15 December 2010.
- 3.2.2 Given the scale and nature of the proposal and as no objections were submitted, the current application would in normal circumstances have been a delegated decision. However, as the site is within Council ownership, the approved scheme of delegation requires that the application be considered at Committee.

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

- 4.1 **Environmental Services** – have no objections to the proposal.  
**Response:** Noted

#### 5 **Representation(s)**

- 5.1 Following statutory neighbour notification and advertisement of the proposal, due to the scale and nature of it, in the local newspaper 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 Cairns Primary School as one of the primary schools for redevelopment by 2016 under CTY1 (School Modernisation Proposal). Detailed planning permission has been issued for the replacement primary school together with MUGA pitch, biomass boiler, car parking etc. This current application is an amendment to the originally approved consent to alter the biomass unit with the introduction of an 11metre high chimney. The development is therefore supported in principle.
- 6.3 The biomass unit is required as part of the school heating system. The requirement for its alteration with the introduction of the 11 metre flue is as a result of its location in relation to openable windows within the two storey school building. The biomass unit is in the same position as the previously approved one however the original approval had not specified the exact height of the chimney. Given the proposed height, it was required that an amended application be submitted for consideration. The chimney's location is some 39 metres from the nearest adjacent residential properties and is set back 25 metres from Lilybank Avenue within the school grounds. It is grouped together with the sprinkler tank system and bin stores, all enclosed in a dark brick enclosure to match the new school. It is considered that its design is in accordance with Policy DM1 of the Local Plan. In relation to amenity impacts, it is considered that given the distance of the chimney from the school boundary and houses the proposal will not have an adverse impact on the amenity currently enjoyed by local residents.
- 6.4 In summary, the alteration to the biomass unit is considered acceptable. The overall school replacement forms part of the wider project to modernise schools in the Council's area. The new school, which is currently under construction, 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 this amendment.

#### 7 **Reasons for Decision**

- 7.1 The proposed biomass unit forms part of an efficient and sustainable heating system which is required for the new primary school and in terms of planning policy, the application accords with Policies CTY1, RES6 and DM1 of the adopted South Lanarkshire Council Local Plan.

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

**28 November 2011**

**Previous References**

- ▶ CR/10/0233 - Erection of replacement primary school with associated car parking, MUGA sports pitch, biomass boiler house, sprinkler tank, CCTV cameras and access road etc - Approved 15 December 2010.

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations – Environmental Services – dated 28/11/11
  
- ▶ 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, East Kilbride  
Ext 6385, (Tel :01355 806385 )  
E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

## Detailed Planning Application

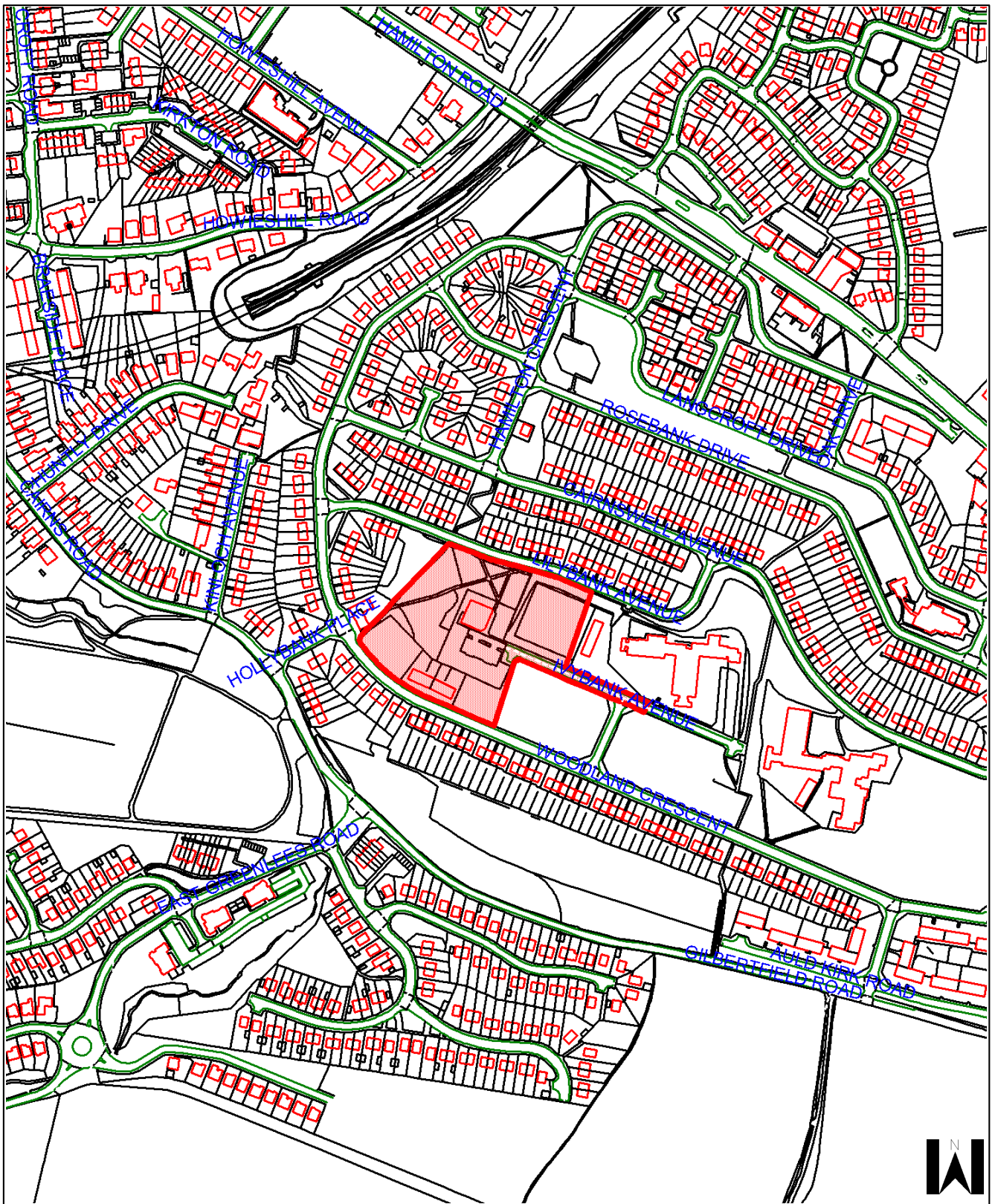
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### **CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers: 3174.80(GA)002 Rev B; 3174.80(GA) 400 Rev F; 3174.80(90) 701 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.
- 3 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

### **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.



For information only

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