

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

Application No EK/11/0313
 Planning Proposal: Relocation of MUGA Pitch at Hunter Primary School(Amendment to EK/10/0203)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Hunter Primary School
Crawford Drive
East Kilbride
G74 3YB

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
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
DM 1 - Development Management Policy
ENV 2 - Local Green Network 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):

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

1.1 Hunter Primary School is situated within the residential area of Calderwood, East Kilbride, accessed from Crawford Drive. The application site currently consists of the construction site of the new primary school together with a small mature tree belt between Crawford Drive and Calderwood Road. The site is bordered to the north by a steeply sloping grassed area, to the southeast by the former Hunter High School site, which is currently being redeveloped for housing, to the northeast by the existing primary school building and to the west by residential properties. Immediately to the northwest lies the car park and school drop-off zone to serve the new replacement school, accessed from Calderwood Road. This was approved under cover of a separate planning application in 2008(EK/07/0669) and is currently being used by construction traffic and as a site compound associated with the school construction.

2 Proposal(s)

2.1 Full planning permission is sought for the relocation of the MUGA pitch associated with the new primary school. This is an amendment to the original planning permission. It involves relocating the pitch from the northeastern end of the application site to the southwestern end. The pitch would be located between a belt of existing trees, an electricity substation, biomass unit and footpath and the new school building. The originally approved MUGA pitch location is now to be developed as an eco garden for educational purposes. Staff car parking and disabled spaces would be located to the front of the building adjacent to the school and nursery entrances with deliveries/waste collection also utilising the same vehicle entrance as originally approved.

2.2 The MUGA pitch would be fenced in a standard weldmesh fencing to a height of 2.4 metres. No floodlighting is proposed and it is not intended that the facility is used outwith school hours.

3 Background

3.1 Local Plan Status

3.1.1 The application site is identified as being within the residential area of Calderwood 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. Policy ENV2- Local Green Network Policy is also relevant in respect of this site. 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 EK/10/0203, for the Erection of Replacement Primary School with Ancillary Car Parking, MUGA Pitch, 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 **Roads & Transportation Services H.Q. (Flooding)** – have no objections.
Response: Noted.

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 Hunter 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. This current application is an amendment to the originally approved consent to relocate the MUGA pitch. The development is therefore supported in principle.

6.3 The outdoor MUGA sports pitch is proposed as part of the school facilities. The requirement for its relocation is as a result of the steep ground levels of the northeastern end of the site which would have involved a lot of excavation and retention to construct the pitch in this originally approved location. The new location obviates the need to excavate and a limited amount of retention is required on its perimeter. The size (36m X 18m) and type of pitch is considered to be an improvement on the current facilities at the school and in terms of residential amenity it is considered that it would be largely screened by a block of existing mature trees together with an existing electricity substation and the proposed biomass boiler and sprinkler housing. It is considered that its design and relocation are in accordance with Policy DM1 of the Local Plan. In relation to amenity impacts, I am satisfied that the proposal will not have an adverse impact on the amenity currently enjoyed by local residents.

6.4 Finally, the site is covered by Policy ENV2 (Local Green Network). This policy seeks to protect and support actions to enhance the Local Green Network. Loss of an area in whole or in part will only be permitted where it can be demonstrated that the development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access. In this respect the developer had previously submitted a tree survey and a habitat survey both of which demonstrate that the area is of limited ecological value and loss of identified habitats would have negligible ecological significance. In this instance it is considered that the re location of the school's MUGA pitch which still enables the retention of half of the trees, and additional tree planting as part of the new landscaping, provides an opportunity to enhance and improve the biodiversity of the site.

6.5 In summary, the relocation of the MUGA pitch 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 MUGA pitch relocation will provide improved on-site recreational facilities for the new primary school and in terms of planning policy, the application accords with Policies CTY1, RES6, ENV2 and DM1 of the adopted South Lanarkshire Council Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

14 November 2011

Previous References

- ◆ EK/10/0203 - Erection of Replacement Primary School with Ancillary Car Parking, MUGA Pitch etc - Approved 14 December 2010.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads & Transportation H.Q. (Flooding)

11/11/2011

- ▶ 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

Detailed Planning Application

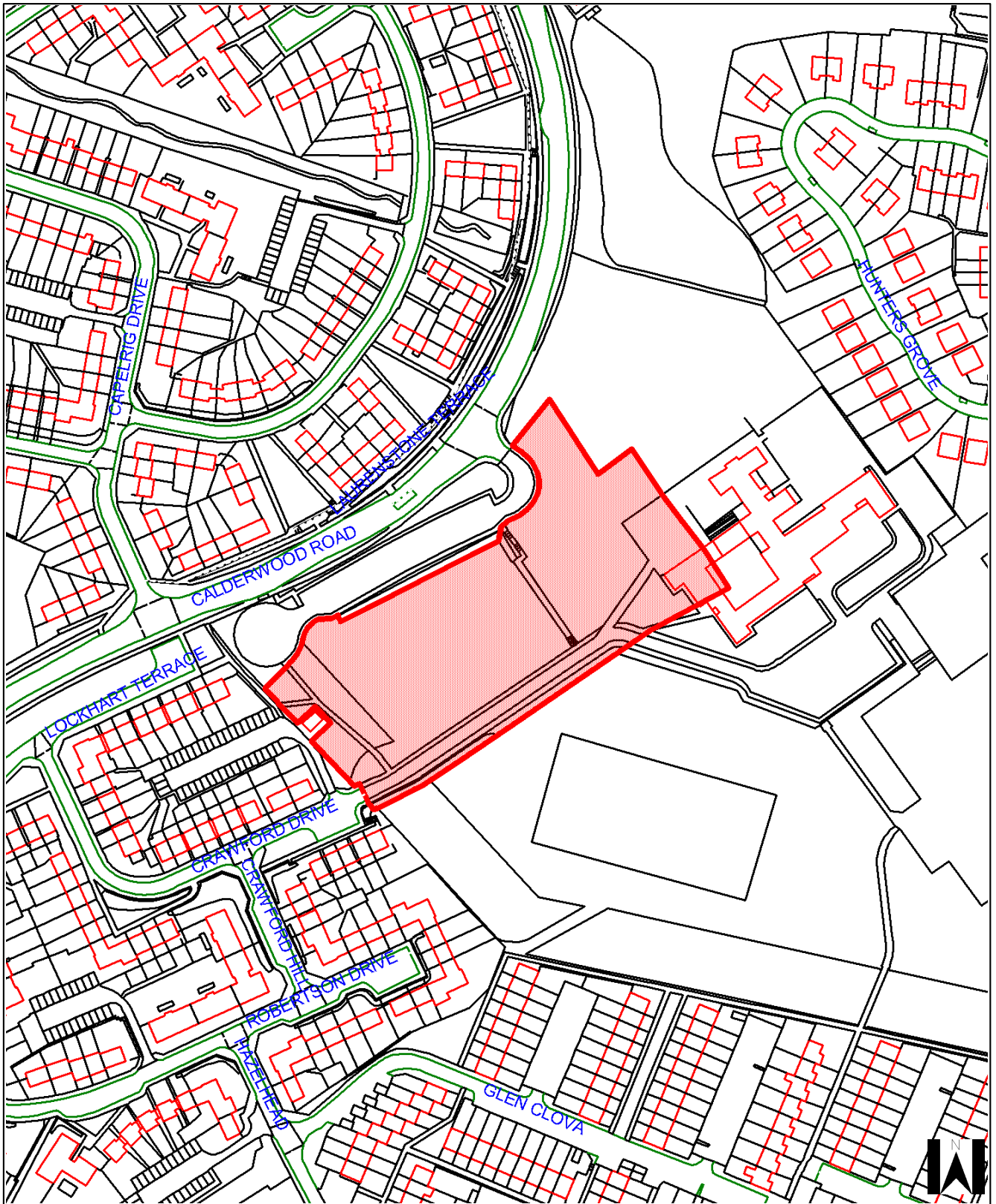
PAPER APART – APPLICATION NUMBER : EK/11/0313

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: (TP)001 Rev B-existing approved; SK-001 Rev A-existing approved; (00)001 Rev L; L11 Rev F; TP(001) RevD; (00)001 Rev N.
- 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.
- 4 That before development starts, full details of the design and location of any retaining walls, to be erected on the site shall be submitted to and approved 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 These details have not been submitted or approved.



For information only

For information only