

Report

Report to:	Planning Committee
Date of Meeting:	8 August 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0587
Proposal:	Overcladding of roof and walls, erection of single-storey extension, nursery playground extension and associated fencing, creation of new car park, widening of existing road, formation of new pedestrian footpath, stair and ramp, substation and associated infrastructure
Site Address:	Our Lady of Lourdes Primary School, Carnegie Hill, East Kilbride, G75 0AG
Applicant:	South Lanarkshire Council
Agent:	Housing and Property Services
Ward:	07 – East Kilbride Central South
Application Type:	Detailed Planning Permission
Advert Type:	N/A
Development Plan Compliance:	Yes
Departures:	N/A
Recommendation:	Grant subject to conditions
Legal Agreement:	N/A
Direction to Scottish Ministers	N/A

1. Reason for Report

- 1.1 The application is required to be determined by the Planning Committee under Clause 4.1 of the Decision-Making Process 2015: any application which has attracted more than five objections.

2. Site Description

- 2.1 The application site relates to land associated with Our Lady of Lourdes Primary, East Kilbride. The site is approximately 1.6 hectares and is bound to the east and south by residential properties, to the west by Murray Road, to the north by Murray Hill and by Carnegie Hill on the eastern boundary. The main pedestrian and vehicular access to the site is from Carnegie Hill, though it is also accessible through a footpath from Murray Road.

3. Description of Proposed Development

- 3.1 The proposed development comprises of a single-storey extension at the north-west facing elevation of the school building, the over-cladding of external walls and roof, a nursery playground extension with associated fencing at the north-east facing elevation, the erection of a substation with associated fencing and hedging, the erection of new fences and gates, the installation of air source heat pumps, a new pedestrian entrance comprising of stairs and ramps on the west of the application site, the installation of 10 no. electric car charging stations within the existing car park, a widening of a section of the road, the creation of a new car park and a new pedestrian footpath that leads from the proposed car park addition around the western site boundary.
- 3.2 The new car park will provide 32 additional spaces measured at 2.5 metres by 5.5 metres; it will be accessed through the existing car park and the vehicular access to the site itself will not be altered.
- 3.3 The applicant has advised that the proposed cladding to the roof is to improve thermal performance, eliminate water ingress, air tightness and improve the visual appearance of the building. The proposals also seek to reduce carbon consumption by replacing existing gas boilers with air source heat pumps.
- 3.4 Internal alterations are also proposed, however, these do not constitute development under the Town and Country Planning (Scotland) Act 1997 and do not form part of the assessment of this application.
- 3.5 It is noted that a previously submitted application (P/23/0322) proposed the substation adjacent to a property at Carnegie Hill. Following discussions with the applicant, the proposed scheme has been amended by repositioning and re-orientating the equipment further into the site, to the north-west, which has resulted in the equipment being situated further from adjacent properties.

4. Relevant Planning History

- 4.1 P/23/0322 – Overcladding of roof and walls, erection of single-storey extension, nursery playground extension and associated fencing, creation of new car park, widening of existing road, formation of new pedestrian footpath, stair and ramp, substation and associated infrastructure – Application Withdrawn

5. Supporting Information

- 5.1. The applicant has submitted a design statement detailing information in relation to the proposed external alterations, internal alterations, energy transition away from gas to fully electric and the proposed siting of the substation.

6. Consultations

- 6.1 **Environmental Services** – no objections subject to the addition of conditions relating to construction noise, the construction of an acoustic barrier around the new electrical substation and the submission of a contamination action plan prior to works commencing.

Response: Noted.

- 6.2 **Roads and Transportation Services (Development Management)** – no objections to the proposal subject to the addition of conditions relating to the specification of the parking spaces, the hardstanding of the access road and parking areas and the submission of further details relating to the electric charging points prior to development.

Response: Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, a total of 25 representations have been received (24 objections and 1 comment). The issues raised are summarised as follows:-

- ◆ Traffic congestion
- ◆ Amenity impacts
- ◆ Concern relating to the location of the proposed substation
- ◆ The withdrawal of the original application and details relating to the development proposal
- ◆ Concern relating to the noise impact of the substation
- ◆ Overshadowing relating to the classroom extension
- ◆ Loss of biodiversity due to the siting of the substation
- ◆ The substation obstructing vision of drivers in relation to the use of the traffic island as a crossing point

The above issues will be considered in the assessment below and full copies are available to view on the planning portal.

- 7.2 Other non-material planning comments were included in representations. These points relate to:-

- ◆ Health and safety concerns in relation to the proposed substation
- ◆ The surface of the existing playground
- ◆ Concern relating to the substations' effect on house prices
- ◆ Loss of a view as a result of proposed extension
- ◆ Concern relating to exterior lighting and alarms which are not included within the proposal

8. Development Plan

- 8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the South Lanarkshire Local Development Plan 2 and National Planning Framework 4.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 - Biodiversity
- ◆ Policy 11 – Energy
- ◆ Policy 14 – Design, quality and place

8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications, proposals are assessed against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

- 8.4. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 1 - Spatial Strategy
- ◆ Policy 2 - Climate Change
- ◆ Policy 3 – General Urban Areas and Settlements
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 18 - Renewable Energy

SLLDP2 Volume 2 Policies

- ◆ Policy SDCC6 - Spatial Strategy
- ◆ Policy NHE20 – Biodiversity
- ◆ Policy RE1 – Renewable Energy

South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ Renewable Energy (January 2021)
- ◆ Electric Charging Points (August 2022)

9. Guidance

- 9.1. None applicable.

10. Assessment and Discussion

10.1. Introduction

The main issues to be addressed in the determination of this application includes the acceptability in principle of the proposed development, its layout, siting and design, and an assessment of technical matters. The policies contained within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2 are the main policy consideration in this case, together with an assessment of any other material planning considerations.

10.2 Principle of Development

Policy 1 - Spatial Strategy of Local Development Plan 2 supports sustainable economic growth and regeneration, the move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. It further states that the use of district heating systems and renewable energy developments in appropriate locations will be supported.

- 10.3 In this instance, a component of the proposal relates to the erection of a substation and associated infrastructure within a school premises. There is a precedence of development for similar developments taking place within South Lanarkshire sited within the curtilage of educational premises for energy requirements; as such, it is

considered acceptable in respect to the general principle of development. Nonetheless, energy infrastructure proposals are still required to be assessed, taking into account the individual merits of each particular application; this aspect of the assessment will be discussed at a later stage of the report.

- 10.4 The application site is an existing educational facility located in an urban area and settlement within the South Lanarkshire Local Development Plan 2 and, therefore, its continued use for this purpose raises no issues. Additionally, the Local Development Plan 2 identifies the site as a Primary School, therefore the proposal is consistent with local plan policy and the principle of development accords with wider policy frameworks.

10.5 Climate Change

Policy 1 - Tackling the climate and nature crises of National Planning Framework 4 states that when considering all development proposals, significant weight will be given to the global climate and nature crises. Policy 2 - Climate mitigation and adaption similarly intends to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change. Development proposals to retrofit measures to existing developments that reduce emissions or support adaption to climate change will be supported. Policy 2 of Development Plan 2 identifies that all developments should seek to minimise and mitigate against the effects of climate change.

- 10.6 The proposals relate to the addition of air source heat pumps and a substation to support the transition from gas to electric systems. Given the proposed development is to facilitate electric vehicle charging points and the school heating system, it is considered that the proposals are by their nature carbon reducing and therefore considered to be in accordance with the aims of Policies 1 and 2 of National Planning Framework 4 and Policy 2 of Local Development Plan 2. No other aspects of the proposal are considered to contravene policy relating to climate change.

10.7 Biodiversity, Trees and Woodland

Policy 3 - Biodiversity of National Planning Framework 4 intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Policy NHE20 of Local Development Plan 2 similarly intends to prevent significant biodiversity losses and if possible, provide adequate mitigation and offsetting measures.

- 10.8 Whilst the siting of the proposed substation on an existing section of greenspace will result in the loss of a tree and a section of grass, the alterations are considered negligible and will not result in any significant reduction of biodiversity loss. Additionally, it is noted that amended plans with hedging are proposed around the substation as a means of further mitigating any visual or noise impact. In this instance, the hedging is undertaken as an appropriate measure for a small-scale enhancement of biodiversity while screening the proposed substation. Therefore, the proposal is considered acceptable with regards to Policy 3 of National Planning Framework 4 and Policy NHE20 of Local Development Plan 2.

10.9 Layout, Siting and Design

Policy 14 - Design, quality and place of National Planning Framework 4, aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy 3: General Urban Areas and Settlements of Local Development Plan 2 states that development which would be detrimental to the amenity of residents and the wider community, or to the character of the surrounding area will not be permitted. This

particularly applies to 'bad neighbour' uses which can affect neighbours by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety. Policy 5: Development Management and Placemaking states that development should take account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Additionally, proposals should have no unacceptable significant adverse impacts on the local area.

- 10.10 The proposed developments consist of a variety of alterations to the existing school; the over-cladding of the roof and walls, the creation of a new footpath, replacement windows and doors, a single-storey extension, a nursery playground extension with associated fencing and a new pedestrian entrance comprising of steps and a pathway. The proposed changes are deemed to be acceptable; they will provide both a visual and functional enhancement to the existing exterior of the school.
- 10.11 In terms of impact on amenity; due to the proposed extensions position, scale, orientation and proximity to surrounding properties, it is considered that there will be no adverse impact on neighbouring properties, or the character of the area in general, resulting from the extension itself that would justify refusal of consent. The proposed external changes relate to the replacement of external doors, windows and curtain walling with new triple glazed units and cladding as a visual enhancement to the existing school. The proposal also includes 32 additional parking spaces with which Roads and Transportation Services has confirmed that they are satisfied. Consequently, it is considered that the proposed developments comply with the provisions of Policy 14 of National Planning Framework 4 and Policies 3 and 5 of Local Development Plan 2.
- 10.12 Energy
Policy 11 - Energy of National Planning Framework 4 aims to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).
- 10.13 Policies 18: Renewable Energy, RE1: Renewable Energy and SDCC6: Renewable Heat of Local Development Plan 2 states that applications for renewable energy infrastructure will generally be supported, subject to an assessment of the relevant criteria and requirements.
- 10.14 The proposed substation will provide a functional purpose for the transition from gas to electric power generation. It will be screened by both fencing and a hedge to sufficiently mitigate any issues relating to visual impact and noise. The substation is to be located within an existing car park and is considered to be the type of urban infrastructure that is not out of place within a car park. While there is precedence for substations sited within the curtilage of educational facilities in South Lanarkshire Council, each application should be considered on its own merits. In this case, it is considered that there is sufficient distance between the substation and adjacent residential properties so that there is no significant impact to residential amenity.
- 10.15 During the neighbour notification period; representations were received concerning health concerns relating to substations. The Council's Environmental Services were consulted on this proposal and have raised no objection in terms of health and safety. It is also noted that objections were related to the substation posing a risk to visibility when used as a crossing point in relation to the adjacent road. Nonetheless, it is noted that the island does not constitute an existing crossing station; there are paths on

either side of the car park that provide a pathway to enter and exit the school site without accessing the island.

10.16 Representations were received relating to concern over the lack of prior consultation in regard to the substation. It is considered that appropriate notification was undertaken in respect to the proposal. There are no other requirements within current planning legislation to undertake further public consultation in this instance. It is also noted that Education Resources held a public event which was in addition to any requirements under planning legislation.

10.17 Consequently, it is considered that the proposed external changes comply with the provisions of Policy 11 of National Planning Framework 4 and Policies 18, RE1 and SDCC6 of Local Development Plan 2.

10.18 Other issues
None

10.19 Technical Matters
In terms of technical matters, no consultees have raised any objections subject to the use of appropriate conditions.

11 Recommendation and Conditions

11.1 The Committee is asked to agree the following recommendation:-

Grant subject to conditions:-

1. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

2. That before the development is completed or brought into use, the surface of access road and parking areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

3. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles. Prior to any works commencing on site details of the proposed arrangements shall be submitted and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

4. That before any works starts a Traffic Management Plan (TMP) for that construction phase with information such as, but not limited to, construction phasing, site deliveries routing/timings, construction compound layout, turning facilities, site car parking for visitors and site operatives and wheel washing facilities shall be submitted to and approved by the Council as Planning Authority.

The TMP shall include a Travel Plan element to encourage less reliance on individual private car trips to the site for those personnel involved in construction activities on a routine basis and those attending through the course of site inspections and site meetings.

Reason: In the interests of traffic and public safety.

5. The recommendations contained within the approved Traffic Management Plan shall be implemented and adhered to at all times. The developer shall notify the Council in writing, as soon as reasonably practical, of any changes in construction activities where these will have an impact on the approved TMP.

Reason: In the interests of traffic and public safety.

6. That before the development starts, details for the substation size, dimensions and materials shall be submitted for approval by the Planning and Roads Authority.

Reason: To ensure the development is satisfactory in appearance and to retain planning control.

7. The close boarded screen proposed by the applicant surrounding the electrical substation should be constructed to fulfil the following criteria:-
 - ◆ The barrier shall have a minimum surface density of 13kg/m²
 - ◆ The structure shall be continuous without any holes, slits, cracks or gaps through or beneath the structure as this compromises the effectiveness of the barrier
 - ◆ The structure shall allow maintenance to the barrier and provide adequate stability under high winds

Reason: In the interests in preserving local amenity and to minimise nuisance to occupants of nearby buildings as a result of noise from the substation.

12. Reason for Decision

- 12.1 In conclusion, following a detailed assessment of the application, it is considered that the proposal will not result in an adverse impact on road safety, residential amenity or the visual amenity of the streetscape, it will provide additional classrooms through an extension to an existing educational facility within the settlement, allow for the transition to more sustainable methods of energy generation and would be fully compliant with the provisions of Policies 1, 2, 3, 11 and 14 of National Planning Framework 4 and Policies 1, 2, 3, 5, 18, SDCC6, NHE20 and RE1 of the adopted South Lanarkshire Local Development Plan, and associated Supporting Guidance.

David Booth
Executive Director (Community and Enterprise Resources)

Date: 31 July 2023

Background Papers

Further information relating to the application can be found online:

[P/23/0587 | Overcladding of roof and walls, erection of single-storey extension, nursery playground extension and associated fencing, creation of new car park, widening of existing road, formation of new pedestrian footpath, stair and ramp, substation and associated infrastructure | Our Lady Of Lourdes Primary Carnegie Hill East Kilbride G75 0AG \(southlanarkshire.gov.uk\)](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

