

Report to:	Planning Committee
Date of Meeting:	8 February 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/10/0211
Planning Proposal:	Erection of Primary School Incorporating a Community Hall and Nursery, Formation of MUGA Pitch with 5m Ballstop Fence, Increase in Ground Level of Existing Sports Pitch and Installation of 3m Ballstop Fence Around Perimeter, and Formation of Car Parking and Landscaping.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Morgan Ashurst
- Location : Blackwood Primary School
Carlisle Road
Kirkmuirhill, ML11 9SB

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Consent (Subject to Conditions – Based on Conditions Attached).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Aedas Architects Limited
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
 - Policy RES6: Residential Land Use
 - Policy CTY1: Primary School Modernisation Proposal
 - Policy DM1: Development Management
 - Policy ENV30 : New Development Design

- ◆ Representation(s):

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

◆ Consultation(s):

Community Resources

Environmental Services

Scottish Water

Strathclyde Partnership for Transport

Sport Scotland

Roads and Transportation Services (Clydesdale Area)

S.E.P.A. (West Region)

Planning Application Report

1 Application Site

- 1.1 The report relates to the site and grounds of Blackwood Primary School, which extends to 1.6 hectares. The existing school comprises of the traditional sandstone building which has been significantly extended to the rear to provide additional classrooms and internal hall and kitchen facilities. The extensions to the rear are of modern design and materials. A nursery is provided within a separate and temporary building located inside the western boundary of the school grounds. The existing red blaes outdoor pitch to the eastern boundary of the site is on a notably lower ground level than land on three sides (approximately 3m lower than the footprint of the existing school building) and is on a slightly lower level to housing to the north boundary. The playground extends around the outer edges of the primary school; however the main playground is to the west. The car parking for staff use is located to the western boundary and is accessed directly onto Carlisle Road. The ground levels slope downwards from south to north.
- 1.2 The dwellinghouses to the north of the site (neighbouring the school building) are mainly single storey in height and are overlooked by windows to the rear of the school. These houses are located 4-7 metres from the boundary of the playground, and 14m from the windows of the school. Further along the northern boundary there are two storey dwellings. The houses which bound the outdoor pitch to the east are detached in nature and are a mixture of single and two storey houses. The south of the site is bounded by Carlisle Road with detached houses beyond. To the western corner of the site where the site adjoins Carlisle Road there is a row of dwellinghouses and a corner shop.
- 1.3 Blackwood community hall is located adjacent to the site to the west. This hall provides 3 halls and toilet and kitchen facilities. There is also a small outdoor area containing play equipment. The car parking for the hall is accessed directly from Southfield Road then separates to the west where there is a blaes surface parking area. The vehicular access also provides access to the rear of dwellings to the south of the hall which front onto Carlisle Road. There is an outdoor tennis court for public use located to the north of the community hall.

2 Proposal(s)

- 2.1 South Lanarkshire Council is currently undertaking a Primary School Modernisation programme which includes Blackwood Primary School. This proposal involves the provision of a 2 storey building which will incorporate Blackwood Primary School, a community hall and a nursery. The internal layout of the school is simple and clear to aid both circulation and the legibility of spaces. The school entrance is centrally located within a double height space creating a noticeable feature and easily identified entrance. The central part of the building is a double height open plan dining hall. On the ground floor there is also an administration wing, gym hall and a teaching wing. On the first floor will be the rest of the teaching wing which overlooks the dining hall and entrance foyer. The car parking area will be accessed via a new vehicular access from Carlisle Road. There is provision for 45 spaces and 3 disabled spaces and a dedicated bus and car drop off area.
- 2.2 The existing nursery accommodation will be fully integrated within the ground floor of the new building with its own dedicated secure entrance. The nursery is designed to hold a maximum of 50 pupils per session and is fully DDA and will be accessible for

all. The facility will be temporarily moved to within the existing school building to enable construction works to take place.

- 2.3 The community facility will provide 2 halls with associated toilets and kitchen for public use, and arranged access to the assembly hall when the school facility is not in use. The community hall facilities will be separated internally from the school building and will have a separate entrance. There are 9 car parking spaces and 1 disabled space proposed next to the community hall entrance; however outwith school hours, members of the public will be able to utilise the car parking associated with the school.
- 2.4 The new proposals will be built as a tandem build. This means that the existing school, nursery and community hall will remain operational while the new proposed primary school building is constructed on the adjacent land. On completion of the new school and nursery, the existing school building will be demolished and redeveloped into a playground with outdoor MUGA (Multi Use Games Area) with associated 5m ball stop fence, landscaping and car parking. The existing outdoor pitch will be increased in height by approximately 1m and will be infilled with material from the demolished school building. An improved drainage system will also be incorporated into the outdoor pitch to prevent surface water flooding issues which currently occur and render the pitch unusable on occasions. The blaes surface will be removed and replaced with grass. Due to the increase in height of ground levels a 3m ball stop fence will be required around the pitch perimeter. The pitch will continue to be available for informal use as at present.

3 Background

3.1 Local Plan Status

- 3.1.1 The adopted South Lanarkshire Local Plan identifies the site as being in a Residential land use area. Policy RES6: Residential Land Use states that each application will be judged on its own merits with particular consideration given to the impact on the character and amenity of the residential area. The site is also identified as a site for Primary School Modernisation where Policy CTY1: Primary School Modernisation advises that the Council proposes to complete the modernisation and redevelopment of Council primary schools by 2016.
- 3.1.2 Policies ENV30: New Development Design and DM1 – Development Management require that all planning applications take into consideration the local character and built form and provide a positive contribution to the local area in terms of design and materials. Appropriate road and pedestrian access and car parking provision will also be required. Policy ENV30 also requires that no overlooking, or unacceptable noise issues are created.

3.2 Relevant Government Advice/Policy

- 3.2.1 None.

3.3 Planning History

- 3.3.1 None Relevant.

4 Consultation(s)

- 4.1 **Environmental Services** – Recommended that the decision on the application is deferred until specific information is provided, including: a site investigation; any air quality issues are investigated; and details of floodlighting are provided. Notwithstanding the above, should consent be granted then conditions to control noise and vibration from any ventilations systems, and waste control, should be

attached. The submitted NIA (noise impact assessment) has demonstrated that noise should not have an adverse impact on neighbouring residential properties.

Response: The applicant has submitted an NIA for both the MUGA and the existing pitch. This shows that there will be limited impact on neighbouring dwellings given the existing background noise of the school playground and outdoor pitch. No external floodlighting is being proposed, while a suspensive condition can be used to require the submission of a site investigation. However, conditions to control noise or vibration from ventilation systems or waste are not necessary at this site. Should any issue arise from the above then Environmental Services have legislative powers to investigate and take remedial action as necessary.

- 4.2 **Scottish Water** – have no objections to this proposal. Advice is given that Camps & Daer Water Treatment Works currently has capacity to service this proposed development, whilst Blackwood Wastewater Treatment Works has limited capacity to serve this new demand at this present time. The developer should discuss their development directly with Scottish Water. Furthermore Scottish Water requires a sustainable urban drainage system (SUDS) to be incorporated which serves the new proposal.

Response: Noted. Should consent be granted an informative will be attached to advise the applicant to contact Scottish Water directly to discuss the above issues. A condition will be attached to ensure that the applicant incorporates a SUDS system within the development.

- 4.3 **SPT (Strathclyde Partnership for Transport)** – Welcome the provision of a car and bus drop off layby within the school grounds and its proximity to the main entrance. There is currently one bus contract required for pupil transfer at this school. SPT consider that at the start and end of the school day there is potential conflict between cars and buses. They suggest that separate provision be made for bus and car pick up and drop off in order to alleviate any potential conflict.

Response: Noted. However, Roads are satisfied with the drop off arrangements, and this is something that could be reviewed locally after implementation if any issues arise.

- 4.4 **Sports Scotland** – Advise that the use of synthetic grass rather than grass would be preferred as it is more practical for school use and community use. The proposed hall, with dimensions of 11.8mx15m (as opposed to the 18mx18m recommended in Sport Scotland guidance) will limit the use of the area for court based sports, as it will not accommodate standard court sizes. Furthermore the changing rooms are not conveniently located if community use of the pitch is proposed. In addition, the format and design of the glazing on the east elevation is likely to create issues with glare. In conclusion, Sport Scotland has no objection to the proposal, subject to conditions requiring the submission of full details of the pitch, including method of construction, drainage, surface gradients and surface finish, and the pitch being fully operational within one year of the new school opening.

Response: Noted. The applicants have confirmed that the size of the internal hall is suitable for its proposed use as an indoor activity hall. There is no proposal to date to provide formal use of the external sports pitches therefore there is no need to provide additional changing facilities. The applicant has confirmed that the issue of glare from the area of glazing will be resolved through mitigation measures such as internal curtains and blinds. Should consent be granted then the recommended conditions will be attached.

- 4.5 **Roads and Transportation Services (Area Manager - Clydesdale)** – have no objections to this proposal, however recommend that the following are provided: sufficient visibility splays; guardrails along the school frontage; and a new access

with dropped kerb. It is also recommended that the provision of a cycle shelter is provided and advise that signing and lining details require to be discussed with the Council. Furthermore, it is recommended that a part time mandatory 20 mph speed limit is introduced along the frontage of the school. This would help improve road safety and reduce the frequency and severity of accidents, particularly at school times. This is required to be carried out through a Traffic Regulation Order (TRO), and would introduce new signage.

Response: Noted. The applicant has demonstrated that the required visibility splays of 2.5x90m can be achieved. Should consent be granted a condition will be attached to ensure that guardrails are provided along with the necessary dropped kerbs. With regards to the provision of a cycle shelter the applicant has advised this will be considered at a later date. An informative will be attached to any consent granted to advise the applicant of the need to discuss signing and lining details with Roads and Transportation Services. The applicants have given an undertaking to progress the TRO and provide signage.

4.6 **SEPA (West Region)** – advise that the Council should be satisfied with drainage connection to the public network, however where this is not possible then a Drainage Impact Assessment (DIA) may be required by the developer to provide suitable alternatives. A SUDS system must be incorporated within the site to serve the new proposal. Advice is also given relating to the storage and use of waste materials.

Response: Noted. The Council is satisfied that the applicant proposes to connect to the public water and foul drainage network, while Scottish Water has not objected to the proposal. The applicant should discuss the requirements for connection to the public network directly with Scottish Water, and any subsequent requirement for a DIA. An informative would be attached to any consent advising the applicants to contact SEPA regarding the storage and use of waste material resulting from the demolition of the existing Primary School.

4.7 **Community Resources** – The proposed landscaping is acceptable.

Response: Noted.

5 Representation(s)

5.1 Following the carrying out of statutory neighbour notification no letters of objection were received.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for the erection of a Primary School incorporating a Community Hall and Nursery, formation of MUGA Pitch with 5m ballstop fence, the increase in ground level of existing sports pitch and installation of 3m ballstop fence around perimeter, and formation of car parking and landscaping at the site and grounds of Blackwood Primary School. The main considerations in determining this application are its compliance with local plan policy, its impact on visual and residential amenity of the surrounding area, and the impact on existing facilities.

6.2 The adopted South Lanarkshire Local Plan identifies the site as being within a predominately residential area where Policy RES6 of the adopted local plan applies. These policies seek to protect residential amenity and resist the introduction of incompatible uses. The school, nursery and neighbouring community hall are established uses within the area and the demolition and rebuild will provide much improved facilities. In particular the nursery is currently located within temporary buildings, and the community hall has ongoing maintenance issues and is in poor

condition internally. The building will meet modern construction and disability access standards, and will provide audio facilities in the community hall. The applicant has submitted an NIA which demonstrates that there will be limited impact on neighbouring dwellings above the existing background noise of the school playground and outdoor pitch. I am also satisfied that the scale of the proposal is acceptable in the context of the surrounding area and that residential amenity will not be adversely affected. The proposal therefore complies with the aims of the above policy. The proposal also clearly complies with Policy CTY1 of the adopted South Lanarkshire Local Plan which supports the Council's Schools Modernisation Programme.

- 6.3 The aims of Policy ENV30 and DM1 of the adopted local plan are to ensure that developments are of high quality design and take into consideration the surrounding area and immediate streetscape. Any development should aim to enhance the locality while being in keeping. The aim of the proposal is to provide improved facilities within a high quality development. The layout and design takes into consideration the dimensions of the site and the proximity to neighbouring houses. The applicant has ensured there is no overlooking to houses by sensitively designing the north elevation and that there is visual interest so that visual amenity is not adversely affected. The north elevation has been set back a distance of between 19.3 and 20.9 metres from the rear of the neighbouring dwellings. This is a significant improvement on the existing situation and is sufficient distance to ensure that no adverse overlooking issues are created. The applicant has investigated the possibility of retaining the original Primary School sandstone building, or its façade, however it was not possible due to the tandem build of the development, and retention would have resulted in pupils' being decanted which was not feasible or practical at this site. Subsequently the applicant has submitted a proposal of high quality modern design and materials which has been sensitively considered to ensure that there is no adverse impact on the visual amenity of the streetscape. The applicant has also placed emphasis on the importance of high quality landscaping and outdoor areas to enhance teaching and learning styles. I am satisfied that the proposal complies with the aims of the above policy.
- 6.4 The applicant has submitted a parking survey which has formed the basis of the proposed car parking provision. Roads and Transportation Services are satisfied that there is sufficient provision for both the school and nursery, and the separate Community Hall facilities. The inclusion of a bus and car drop off area within the school grounds is welcomed, and should help alleviate existing drop off issues along the existing school frontage at peak times. The proposed vehicular accesses are acceptable, and sufficient disabled parking is provided to ensure accessibility for all users. In view of the above I am satisfied that there are no adverse road and public safety issues.
- 6.5 In view of the above, the proposal should be welcomed in terms of the improved educational and community facilities which will be provided to the local area. I am satisfied that the residential amenity of the surrounding residential area will not be adversely affected by the development, and that the scale and design is of an acceptable standard. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal would contribute positively to the Council's Primary School Modernisation proposal and will provide improved community and educational facilities. The proposal complies with the aims of Policies RES6, CTY1, ENV30 and DM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

31 January 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Strathclyde Partnership for Transport 28/06/2010
 - Community Resources 27/05/2010
 - Scottish Water 19/05/2010
 - Environmental Services 26/05/2010
 - Sport Scotland 02/06/2010
 - Roads and Transportation Services (Clydesdale Area) 27/05/2010
 - S.E.P.A. (West Region) 19/05/2010

Contact for Further Information

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

Pamela McMorran, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3209 (Tel :01555 673209)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk
Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/10/0211

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers/ plans: AL(03)001 Rev A; LL (90) 004 Rev A; AL (01) 001; Existing and proposed grass pitch levels; S (90) 120 Rev B; LL (90) 001 Rev D; AL (01) 101; LL (90) 002.1 Rev A; AL (01) 011; AL (02) 001; AL (02) 002; AL (02) 003; LL (90) 002 Rev D.

- 2 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.

- 3 That before the development hereby permitted is brought into use, all the fences or walls indicated on the plans hereby approved shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That before works commence on site a detailed scheme of landscaping for the landscape areas as indicated on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all proposed trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 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 (SUDs) and with the Council's Sustainable Drainage Design Criteria and requirements. The approved SUDs shall then be implemented prior to the completion of the development and shall thereafter be maintained to the satisfaction of the Council.
- 7 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be

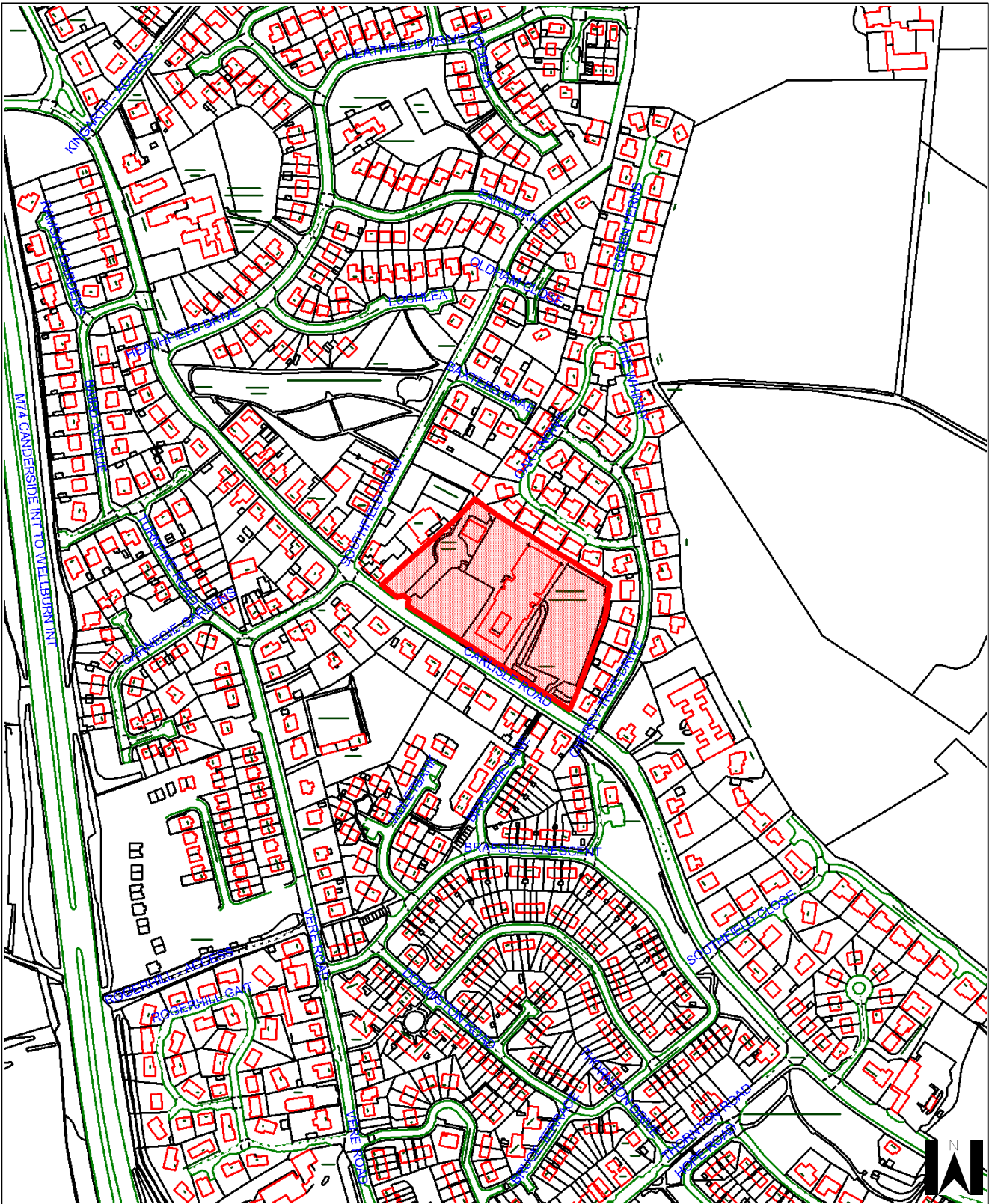
submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

- 8 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.
- 9 That before the school or community hall hereby approved are brought into use, all of the parking spaces and drop off point shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 10 That before the development is brought into use, a new dropped kerb access to the site (as indicated on the plans approved), and guardrails along the road frontage of the school, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 11 That before any work commences on site, full details of the replacement pitch, including method of construction, drainage, surface gradients and surface finish, shall be submitted for the approval of the Council as Planning Authority.
- 12 That the upgrading of the existing pitch shall be completed in accordance with the details approved under Condition 11 above, and the pitch shall be fully operational within one year of the new school opening to the satisfaction 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.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 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.
- 7 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

- 8 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 In the interest of public safety
- 11 To ensure the provision of a suitable sports pitch.
- 12 To ensure the provision of a suitable sports pitch within a reasonable timescale.



For information only

For information only