

Report to:	Planning Committee
Date of Meeting:	01 November 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/11/0354
Planning Proposal:	Demolition Of Existing School And Erection Of Replacement 2 Classroom Primary School

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Coulter Primary School
Birthwood Road
Coulter
Biggar
ML12 6PZ

2 Recommendation(s)

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

- (1) Grant 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: South Lanarkshire Council
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy CTY1: Primary School Modernisation
Policy RES 6: Residential Land Use
- Policy DM1: Development Management
- Policy ENV30: New Development Design

- ◆ Representation(s):

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

◆ Consultation(s):

Environmental Services

Scottish Water

West of Scotland Archaeology Service

Roads and Transportation Services (Clydesdale Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to the site of the existing Coulter Primary School which sits on the southern edge of Coulter. There has been a school on this site for over a hundred years – a local landowner originally gifted the land for educational use in 1910, and it has since passed into South Lanarkshire's ownership. The site is approximately 0.2 hectares in size and is bound on all sides by sandstone walls, with the one facing the road being lower and topped by metal railings.
- 1.2 The original building was constructed in 1910 with rendered stone walls and slated roof, but from the public road much of it is obscured by the later 1960s and 70s flat-roofed extensions. Part of the southern part of the playground has been formed into an environmental garden. There is no formal parking provision within the school grounds; if this is required it occurs at the car park associated with the nearby community hall, although there is gated access into the site which is located in the north-east corner of the playground. The school site is bounded on the north by local authority housing constructed in the 1960s, while agricultural fields immediately adjoin the southern and western boundaries.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the demolition of the existing school buildings and the erection of a replacement two classroom school to meet the educational requirements of the local area. The school will be positioned over to the western boundary of the site due to the presence of an existing major water main which runs north/south through the playground. Access to the site will remain in the present position, but it will be widened to include a new pedestrian access adjacent to the vehicular gate. The pedestrian gate is opposite the route of the defined pedestrian route from the nearby community hall car park. Within the site will be two disabled car parking spaces close to the main school entrance for any wheelchair users. Vehicle and pedestrian movements will be restricted and controlled through the use of fixed and removable bollards together with metal railings and gates.
- 2.2 The building will be single storey, and externally be finished in a mixture of traditional and modern materials including rendered blockwork, natural stone and a metal standing seam roof. The main entrance to the school will be on the north elevation of the building under the deep overhang of the roof in this area. The two classrooms face south-east and have direct access to the external play and teaching areas. The stone boundary walls will be retained.
- 2.3 A bat survey has been carried out and confirms that no bats are using the existing building. Bats were however noted foraging among the trees and hedgerows which are abundant in the locality.

3 Background

3.1 Local Plan Background

In the adopted South Lanarkshire Local Plan the relevant Policies are RES6: Residential Land Use, ENV30: Development Design, DM1: Development Management and Proposal CTY1: Primary School Modernisation. Policy RES6 aims to protect the residential character of the area from inappropriate uses. Proposal CTY1 identifies the application site as part of the Council's modernisation programme. Policies ENV30 and DM1 promote high quality, sustainable designs which respect the local context and avoid adverse impact upon amenity and road safety.

3.2 Government Advice/Policy

None relevant.

3.3 Planning Background

There is no relevant planning history relating to the application site.

4 Consultation(s)

4.1 Environmental Services - have no objections to the proposal.

Response: Noted

4.2 Roads and Transportation Services (Clydesdale Area Manager) – note that due to the size and location of the school traffic will not be able to directly enter the school site. They advise that they are content that Education Resources will manage matters locally and as required. Two disabled parking spaces will however be provided within the grounds. The applicant has submitted a plan which demonstrates that a coloured surface will be laid on the existing carriageway to connect the school to the parking area at the Community hall. The purpose of this is to highlight the pedestrian route and to deter parking at the school. Roads and Transportation Services have requested the provision of secure cycle storage within the school site.

Response: Noted. Following discussion with the applicant a further drawing has been submitted that demonstrates how the designated pedestrian route will be achieved. It is proposed to attach a condition to any consent issued requiring this route to be provided before the school is occupied. The provision of cycle storage will also be similarly specified.

4.3 Scottish Water - has no objection to the proposal, but advise that they have apparatus in the vicinity of the school.

Response - Noted. The school proposals have been designed in the knowledge of the route and importance of Scottish Water's pipelines.

4.4 West of Scotland Archaeology Service - advise that although the school lies in an area where there are a number of nationally important archaeological sites, they are of the opinion that there is a limited probability of previously undisturbed and significant in situ remains being found in the footprint of the proposed building. Furthermore the position and scale of the proposed building would not have an adverse effect on the setting of the nearby Scheduled Ancient Monuments.

Response – Noted.

5 Representation(s)

5.1 Following the carrying out of statutory neighbour notification and advertisement of the application in the local press due to the non-notification of neighbours, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The main determining issues in the consideration of this application are the extent to which the proposal complies with the adopted local plan and its effect on the amenity of the area.
- 6.2 The site lies within a residential area where Policy RES 6 of the South Lanarkshire Local Plan applies. This policy requires the amenity of existing residential areas to be protected from the introduction of inappropriate uses. The application site consists of the existing school facility, and I am satisfied that a replacement primary school is entirely appropriate within this residential area. More specifically the site is affected by Proposal CTY1: Primary School Modernisation which identifies it as part of the Council's modernisation programme. Accordingly, the proposal is compatible with land use policy and is acceptable in principle.
- 6.3 Policies ENV30 and DM1 aim to give full consideration to local surroundings and avoid adverse impacts upon amenity and road safety whilst promoting high quality, sustainable designs. The proposal relates to a replacement school on the site of an existing school therefore there will be no significant changes in circumstances affecting the locality in the respect of introducing new activity, or noise to the local area. The proposed building will be positioned closer to the north and west boundaries of the playground, due to the constraints of the mains water pipes which run through the site, but the design has taken due cognisance of the adjacent housing so that the majority of the school activities would occur on the other side of the building mass. Whilst some modern materials will be used on the exterior elevations, it is proposed to use natural stone for some sections of the walls and this will blend with the local stone. The massing of the building is appropriate for its setting while there would be no overlooking or significant overshadowing of adjoining properties. I am satisfied that there would not be an adverse impact on residential or visual amenity.
- 6.4 There have been no adverse comments from consultees and no letters of representation have been received. The definition of the parking and walking arrangements will benefit all users and improve the safety of pupils being dropped off within the community hall car park.
- 6.5 In considering the above it is concluded that the proposed development is consistent with relevant local plan policies and is acceptable in terms of its impact on local amenity and therefore it is recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies RES6, ENV30, DM1 and Proposal CTY1 of the South Lanarkshire Local Plan (Adopted) and there would be no adverse impact on the residential or visual amenity of the area or on road safety.

Colin McDowall
Executive Director (Enterprise Resources)

14 October 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - West of Scotland Archaeology Service 17/08/2011
 - Environmental Services 22/08/2011
 - Scottish Water 16/08/2011
 - Roads and Transportation Services (Clydesdale Area) 22/09/2011

- ▶ Representations
 - None

Contact for Further Information

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

Ailsa Graham, Planning officer, Council Offices, South Vennel, Lanark, ML11 7JT
(Tel :01555 673190)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: AL(01)01; AL(00)01; AL(03)01; AL(00)03; AL(00)02; AL(03)02; CL(01)10
- 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 (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.
- 5 That before any work commences on the site, a scheme of landscaping 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 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.

- 6 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(s) 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.
- 7 That the existing boundary walls and railings shall be retained in situ. Any repairs or infilling to the stonework shall be carried in natural stone to match the colour, size and coursing of the existing boundary walls; all to the satisfaction of the council as Planning Authority.
- 8 That before the primary school hereby approved is completed or brought into use, the new vehicular access into the site; the designated pedestrian route from the Community Centre to the school as shown in Drawing nos CL(01)10; and secure cycle storage within the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 9 That before the school 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 Roads and Planning Authority.
- 10 That prior to works commencing on site, a statement shall be submitted to and agreed by the Council as Roads and Planning Authority, detailing the proposed signing and lining details for the pedestrian route.

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 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 In the interests of amenity.
- 8 In the interest of public safety
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 These details have not been submitted or approved.

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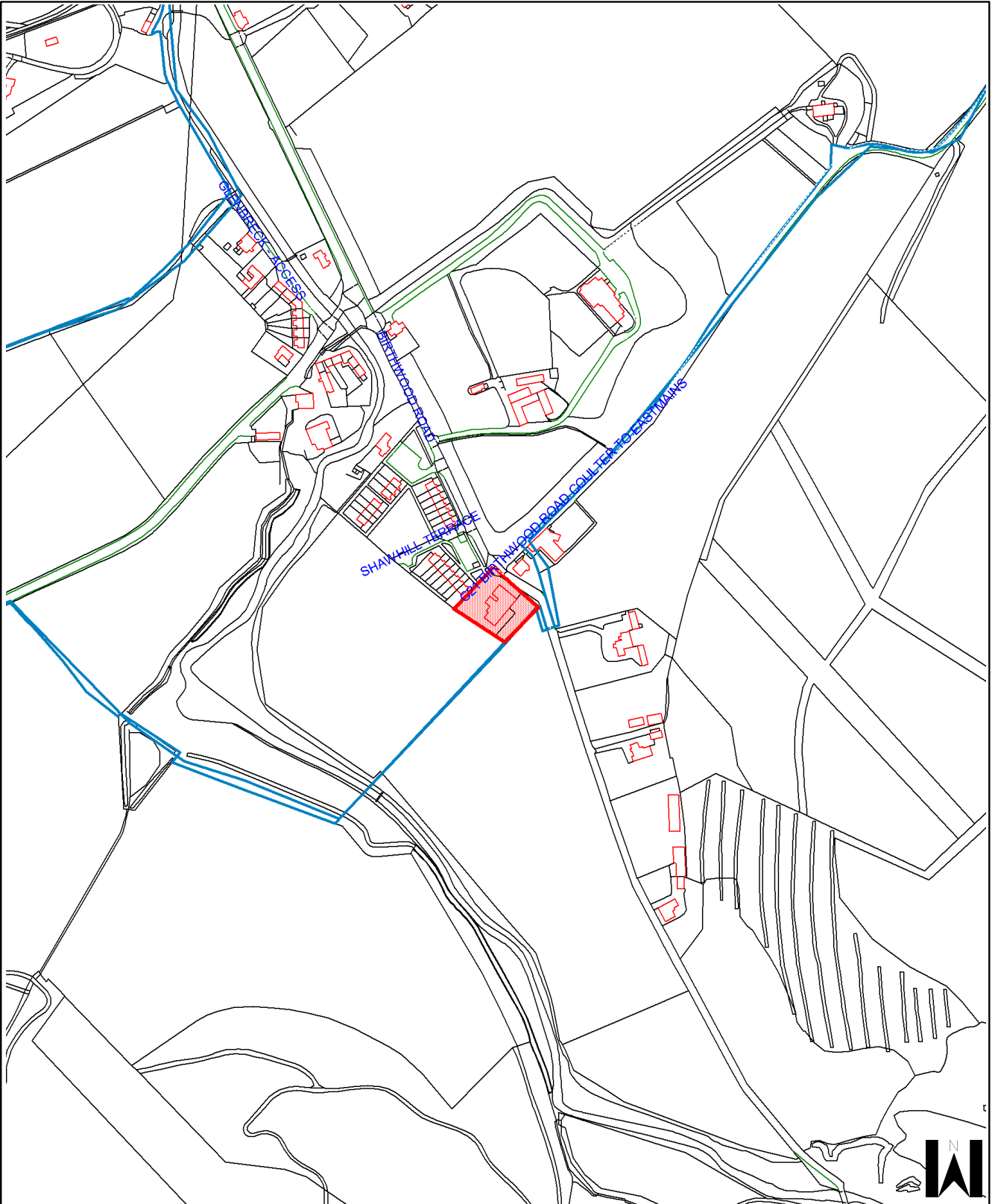
Planning and Building Standards Services

Coulter Primary School, Birthwood Road, Coulter, Biggar,
MI 12 6D7

Scale: 1: 5000

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