

	<h1>Report</h1>	Agenda Item <h1>10</h1>
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Report to:	Planning Committee
Date of Meeting:	20 September 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0149
Planning Proposal:	Installation of Fencing to Increase Height of Part of Perimeter Fence From 1.8m to 2.4m

1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : South Lanarkshire Council
- Location : St Charles Primary School
Harvester Avenue
Newton
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 Conditions attached.

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application
(2) The Planning Committee is required to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: RMJM
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy RES2 – Proposed Housing Site (2008 Housing Land Supply Consent)
Policy DM1 – Development Management

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

None required

Planning Application Report

1 Application Site

- 1.1 The application site relates to the recently constructed St Charles Primary School in Newton and is located on the east side of Harvester Avenue. The site is bounded to the east by Newton Farm Road and to the south by a new roundabout constructed as part of phase 1 of the major residential development at Newton. The site extends to an area of approximately 0.87Ha and is triangular in shape with a gentle slope down to the south west. There are residential properties under construction to the west and south of the site and open space to the north and east.

2 Proposal(s)

- 2.1 A detailed application has been submitted to increase the height of part of the existing perimeter around the school from a height of 1.8 metres to a height of 2.4 metres. The part being increased relates to a 21 metre length of fencing at the north of the site running parallel with Newton Farm Road to provide added protection to the plant facilities.

3 Background

3.1 Local Plan Status

Within the adopted South Lanarkshire Local Plan 2009 the site is covered by Policy RES2 as the site lies within the approved Newton Residential Development (Phase 1). The masterplan attached to the consent identifies the application site for Community/Educational use. The school has now been completed. Policy DM1 - Development Management is also applicable. This policy requires all development to take fully into account the local context and built form and that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

Outline planning permission (CR/03/0272) was granted in February 2006 for the erection of a residential development, distributor road with associated land reclamation, landscaping, infra-structure upgrades and community services (including a new primary school) at Newton Farm. Detailed planning permission was granted for the Erection of a Primary School, MUGA Pitch and Associated Works Including the Installation of CCTV in December 2009 (CR/09/0160).

4 Consultation(s)

- 4.1 None.

5 Representation(s)

- 5.1 None

6 Assessment and Conclusions

- 6.1 The proposal relates to the increase of height of part of the existing perimeter fence to the rear of the plant facilities around the recently completed St Charles Primary School at Harvester Road, Newton. The determining issue in this instance is the proposal's compliance with local plan policy.
- 6.2 The site is affected by Policy RES2 – Proposed Housing Site Policy which supports the development of housing on those sites in the Housing Land Audit as summarised

in appendix 1 of the Local Plan and identified on the Proposals Map. In this instance the policy refers to site CR1001 – Newton Phase 1 also has outline planning permission for a residential development which includes a school/community facility on the application site. Clearly this proposal relates only to the school facility and has no impact on the overall housing land supply to which the policy relates.

- 6.3 In addition to the above policies Policy DM1 - Development Management also requires to be considered. It requires all development to take fully into account the local context and built form. From the above detailed assessment I am satisfied that an increase in height to part of the fence of some 600mm to provide added security to the site will not unduly impact upon any residential properties and the proposal is consistent with this policy. The section of fence is to the rear of the site and is largely concealed from the main entrance. The fencing will be of the same type and colour of the fencing which exists at present. Given this, approval of detailed planning permission is recommended.

7 Reasons for Decision

- 7.1 The proposal complies with Policies RES2 and DM1 of the South Lanarkshire local Plan 2009.

Colin McDowall
Executive Director (Enterprise Resources)

6 September 2011

Previous References

- ◆ CR/09/0160
- ◆ CR/03/0272

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009

Contact for Further Information

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

Alan Pepler, Planning Officer, Civic Centre, East Kilbride
Ext 6652, (Tel :01355 806652)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application (Amend)

PAPER APART – APPLICATION NUMBER : CR/11/0149

CONDITIONS

- 1 This decision relates to drawing numbers:

(00) 000-1 Rev Q
(00) 000-2 Rev F
(90) 700-1 Rev F

- 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.

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.

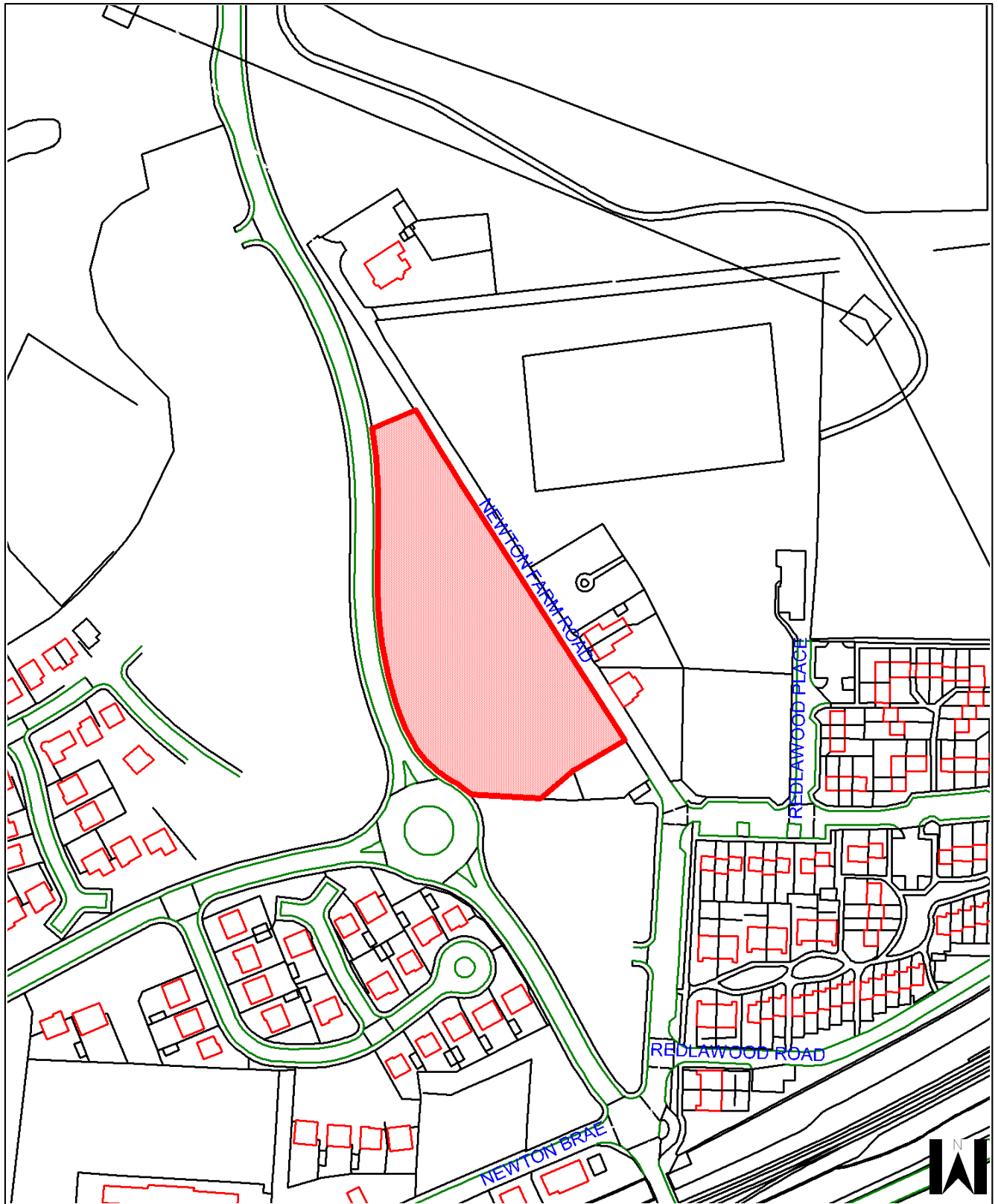
CR/11/0149

St Charles Primary School, Harvester Avenue, Newton,
Cambuslang

Planning and Building Standards Services

Scale: 1: 2500

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