

Report

Report to:	Planning Committee
Date of Meeting:	8 June 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0511
Planning proposal:	Erection of 7 classrooms, 2 storey extension to existing north-east gable of existing school

1 Summary application information

Application type:	Detailed planning application
Applicant:	South Lanarkshire Council
Location:	Newton Farm Primary School Harvester Avenue Cambuslang G72 6AA

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.

3 Other information

- ◆ Applicant's Agent: Gordon Henderson
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2**
Policy 1 – Spatial Strategy
Policy 2 – Climate Change
Policy 3 – General Urban Area/Settlements
Policy 5 – Development Management and Place Making
Policy 7 – Community Infrastructure Assessment
Policy DM1 - New Development Design

◆ **Representation(s):**

▶	1	Objection Letters
▶	2	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Halfway Community Council

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The existing school site, which extends to approximately 3 hectares (3,000 square metres), is part of the larger Phase 2 Newton Community Growth Area (CGA) site of 128 hectares. It is located to the north-west of the original village of Newton.
- 1.2 The existing school site is located on the eastern side of Harvester Avenue. The existing school building, which has a floor space of 3,200sqm, was granted planning permission in 2015 and subsequently opened in August 2017. It has an associated car park, MUGA pitch, community wing and 3G community pitch. The school site is surrounded by new residential development which was recently approved following the granting of the Newton Community Growth Area masterplan in 2014.

2 Proposal(s)

- 2.1 This proposal consists of the erection of an extension to the north-eastern gable of the existing school to provide seven additional classrooms, one additional needs (AN) room with associated corridors, stairwells and toilets and a new head teacher's room. The extension will be two storey, with three classrooms and the AN room on the ground floor and three classrooms on the upper floor. In addition, the extension will be the same height as the existing building and will extend the building by 20 metres into an area of the playground, whilst maintaining the existing depth of 30sqm. The extension will be finished in facing brick to match the existing building. The existing car park and access from Harvester Avenue will be maintained. The proposal will supply the necessary floor space required for the catchment area.

3 Background

3.1 Local Plan Status

- 3.1.1 South Lanarkshire Local Development Plan 2 (adopted) identifies the site as being within Newton Community Growth Area and, therefore, part of the Community Growth Area. With regard to this proposal, Policies 1 – Spatial Strategy, Policy 2 – Climate Change, 3 – General Urban Area / Settlements, 5 – Development Management and Place Making and 7 – Community Infrastructure Assessment are all relevant.

3.2 Planning Background

- 3.2.1 Planning permission in principle was granted in September 2014 for a mixed-use development, including residential, community facilities, open space, distributor road, primary school and neighbourhood retail centre for the Newton Masterplan site (CR/09/0139). Planning permission for the erection of the new primary school, nursery and community facility with floodlit 3G pitch and associated car parking was granted by Planning Committee on 8 September 2015 (CR/15/0104).

4 Consultation(s)

- 4.1 **Environmental Services** – no objections subject to the imposition of a condition relating to dust management.

Response: Noted. This condition will be attached to any consent issued.

- 4.2 **Roads and Transportation Services (Development Management)** – no objections subject to conditions relating to a Traffic Management Plan (TMP), dropped kerbs and a dilapidation survey being attached.

Response: Noted. These conditions will be attached to any consent issued.

- 4.3 **Halfway Community Council** – raise concerns regarding the lack of outdoor space available following the addition of new classrooms, concerns that the additional classrooms are not sufficient to meet current and future demand and concern over the lack of high school provision.

Response: Following the construction of the extension, a sizeable playground area will be maintained (approximately 5000sqm) together with the maintenance of the Multi Use Games Area (MUGA). The Council's Education Resources has confirmed that the additional classroom space will supply the necessary floor space required for the catchment area. In addition, they have confirmed that there is sufficient high school provision for the catchment area. Education Resources have confirmed that are looking to undertake a catchment review to ensure there is appropriate capacity in all schools.

5 Representation(s)

- 5.1 Following statutory neighbour notification, 2 letters of support and 1 letter of representation have been received. The points raised are summarised as follows:-

Objection

- (a) **Concerns by how close the new section will now be in relation to the houses on Bramble Wynd.**

Response: The new extension will be slightly closer to the properties to the north and east on Bramble Wynd. However, the building will still be in excess of 40 metres from the properties to the north and in excess of 60 metres to the properties to the east.

- (b) **The school in the evening when closed creates a lot of unnecessary light pollution. Would be interested to know what action the council can take to reduce unnecessary light coming from the school in the late evening especially if extension approved.**

Response: This matter has been raised with the applicant. Whilst there will be some security lighting required at night, the majority of the lights in the school will be turned off.

- (c) **The amount of rubbish currently being created around the area (walkway between Bramble Wynd and small pitch) increasing the school capacity will only have further impact on the amount of rubbish created.**

Response: This matter has been brought to the attention of the applicants. The school has waste collection facilities in line with the Council requirements.

- (d) **What action would be taken to reduce increased noise level with build and increased school capacity?**

Response: The majority of the noise would be limited to drop-off/collection and play/lunchtime. In addition, the majority of the playground is located a suitable distance from the nearest house. Should noise become excessive then Environmental Services would liaise with the school to ensure appropriate management measures are undertaken.

Support

- (a) **Fully support this planning request for an extension to Newton Farm Primary School. Demand for places has greatly exceeded those available very quickly. It is very important considering the number of children still moving into the area with the number of houses being built. Most houses here are family homes of 3 & 4 bedrooms purchased by people who already have school age families or are planning/expecting them, and the provision of additional school and nursery places should be treated as a high priority.**

Response: Noted. The school was originally designed with the ability to be extended should it be required.

These letters are available for inspection on the Council's planning portal.

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 Development Plan 2 (SLLDP2). In this instance, policies 1- Spatial Strategy, 2 – Climate Change, 3 – General Urban Area / Settlement 5 – Development Management and Place Making, 7 – Community Infrastructure Assessment and DM1 – New Development Design are all relevant.
- 6.2 The adopted Local Plan identifies Newton as a Community Growth Area as per Policy 1 –Spatial Strategy. This policy also identifies the Schools Modernisation programme as a key component of the strategy and this proposal clearly complies with this policy. Policy 7 – Community Infrastructure Assessment – states that capital projects requiring works or facilities to proceed should access financial contributions which are appropriately assessed. In this instance, the school has been partly funded by the principal house builder within the Newton Farm Development. In this regard, I am satisfied that the proposal complies with this policy.
- 6.3 As with all applications, it requires to be assessed in terms of Climate Change where policy 2 is relevant. It is considered to be in accordance with the overarching principles relating to climate change issues as set out in Policy 2. The site is sustainable in terms of footpath connection, bus connection and will have access to a substantial area of open space. In addition, a condition has been attached to the consent issued requiring the provision of electric charging points for motor vehicles within the site and the site will utilise the existing Sustainable Urban Drainage system (SUDs). As such, the view is taken that the proposed development accords with the provisions of Policy 2 of the Local Development Plan.
- 6.4 The site is located within the Community Growth Area and, specifically, part of the overall residential area. In this regard, Policy 3 – General Urban Area/settlements supports non-residential uses within residential areas where there is no demonstrable harm to the residential amenity. The school has been in situ now for nearly four years and is well established within the CGA. The Roads and Transportation Service are satisfied with the existing parking and drop-off facilities within the school grounds reducing the need for vehicles to park in the surrounding streets. As such, the proposal is considered to be in accordance with Policy 3 of the Local Development Plan as it will not have any adverse impact on residential amenity.

- 6.5 Policy 5 – Development Management has similar aims to Policy 3 in that it states that all proposals require to take account of their surroundings and ensure that there is no detrimental impact to any adjacent uses. As noted above, the school is established and is now surrounded by residential properties. The school layout and design (original and extended) are influenced by the housing which surrounds this site. The extension is effectively a replica of the existing north-east gable and will be the same height, width and length to the existing building. In addition, the building will be finished in matching materials – namely facing brick wall and aluminium roof. The extension will be well set back from the existing houses adjacent, and the new building will not result in any overshadowing or overlooking. A substantial area of playground will be maintained together with a grassed area with informal play equipment and the existing MUGA pitch to the north-east corner of the site. I am therefore satisfied that the proposal complies with 5 of the adopted local development plan.
- 6.6 Policy DM1 of the adopted Local Development Plan states that any new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to the character of the environment in which it is located. The proposed development includes a sustainable urban drainage scheme, and it will have a conventional heating system. As described above, the design of the development is considered acceptable and the proposal, therefore, complies with policies 1, 2, 3, 5, 7 and DM1 of the adopted local development plan 2. In relation to amenity impacts, I am satisfied that the proposal will not have an adverse impact on the amenity and will complement the existing school.
- 6.7 In summary, the development is considered acceptable in planning terms. The proposal builds on the aims of the Newton Masterplan area. Additional school floorspace will be a major asset to the local community. Given the above, I would recommend that the proposal is granted.

7 Reasons for Decision

- 7.1 The proposal complies with policies 1, 2, 3, 5, 7 and DM1 of the adopted South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 28 May 2021

Previous References

- ◆ CR/15/0104
- ◆ CR/09/0139

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated
- ▶

Consultations

Halfway Community Council	05.05.2021
Roads Development Management Team	19.05.2021
Environmental Services	10.05.2021

► Representations	Dated:
Alyson Rodger, 23 Fieldmouse Way, Cambuslang, G72 6AP	12.04.2021
Mrs Laura Hodge, 27 Badger Wynd, Cambuslang, G72 6an	05.04.2021
Mr Brian Greene, 30 Bramble Wynd, Glasgow, G72 6WU	20.04.2021

Contact for further information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455048

Email: iain.morton@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. 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 and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: 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.

03. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

04. That prior to commencement of works on site the applicant shall submit, for the written approval of the Council as Planning Authority, a Traffic Management Plan to include details of construction access, related staff/construction parking, wheel washing arrangements and timing of deliveries to avoid the school/nursery peak periods.

Reason: In the interest of road safety.

05. That prior to commencement of works on site the applicant shall submit, for the written approval of the Council as Roads Authority, proposals for the introduction of a new dropped kerb pedestrian crossing point at the vehicular site access. Once approved the dropped kerb crossing point shall be implemented on site in accordance with the approved drawings and specification and to the satisfaction of the Council as Roads Authority.

Reason: in the interests of road and public safety.

06. That prior to commencing on site the applicant shall undertake a joint dilapidation survey of Harvester Avenue and shall submit a record of the survey, together with arrangements for subsequent inspection and repair during the construction phase; for the written approval of the Council as Roads Authority.

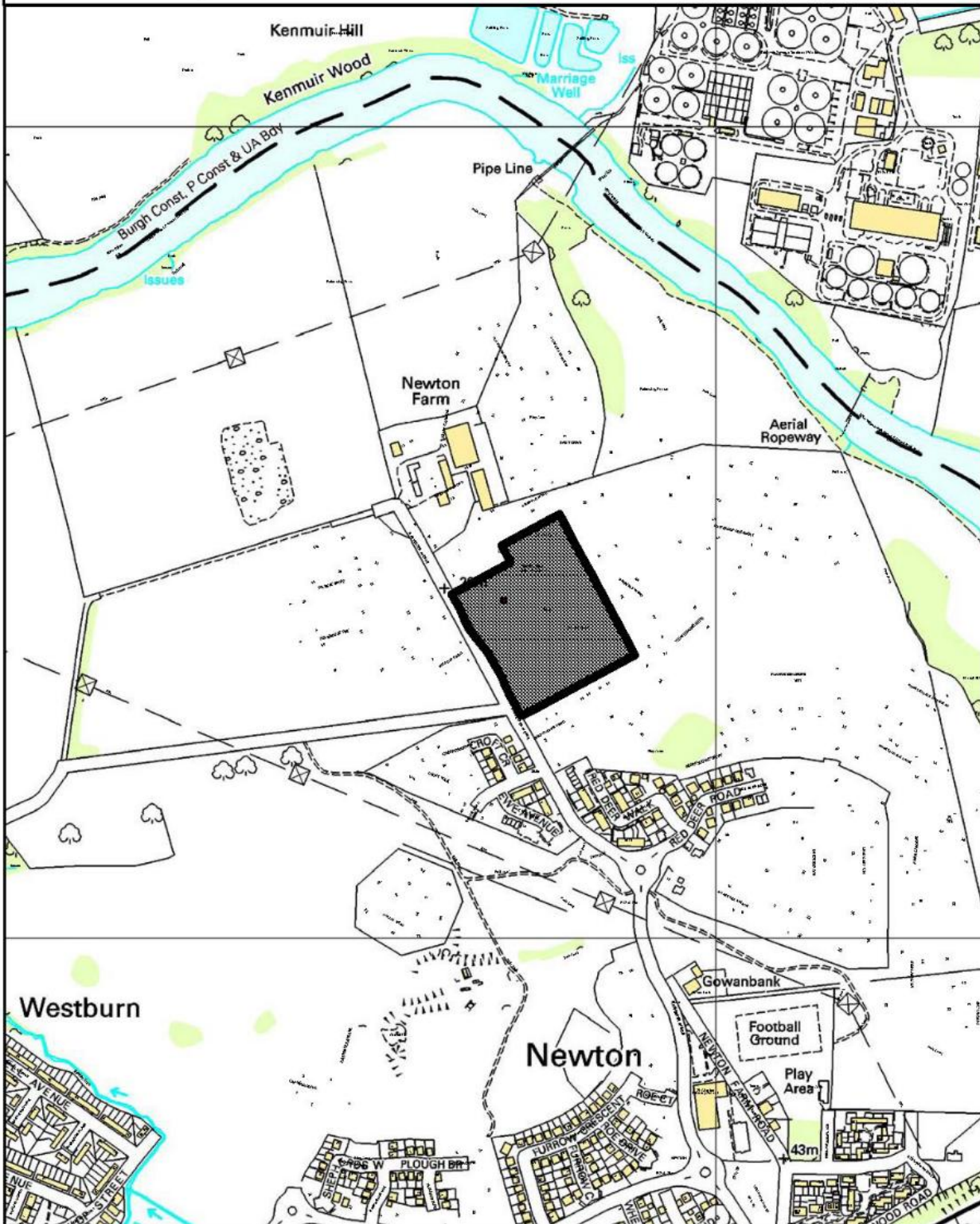
Reason: In the interests of road safety.

07. 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 and mobility scooters. 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.

P/21/0511

Newton Farm Primary School



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Scale:
1:6,500
Date:
19/05/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development