

## KEY INFORMATION

**Ward** Douglas

**Proposal**

Outline application for the erection of a new Primary School, Nursery, Community Facilities with associated playing field, external play area and parking

**Address**

Land To South Of Balerno Street And West Of Banchory Road Dundee

**Applicant**

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**Registered**

4 March 2002

Case Officer Gordon Reid



# New Primary School and Nursery Proposed at Banchory Road

Outline application for the erection of a new Primary School, Nursery, Community Facilities with associated playing field, external play area and parking is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

## RECOMMENDATION

The proposal for a new primary school, nursery and community facilities at Banchory Road are considered to be in accordance with the policies of the development plan.

The application is recommended for APPROVAL subject to conditions.

## SUMMARY OF REPORT

- Planning permission, in outline, is sought for the development of a new primary school, nursery, community facilities with associated playing field, external play area and parking at Banchory Road, Dundee.
- The proposal raises issues for consideration in terms of Public Open Space Policy OS1, Leisure and Tourism Policy LT14 and Social, Community and Education Facilities Policy SCE5 of the Dundee Local Plan 1998.
- A single letter of objection was received to the proposal raising concerns with regard to traffic congestion, parking, access, noise and the effect on trees.
- Consultees requested that conditions be attached to planning permission, if granted, to allow for the future consideration of matters such as traffic, noise and trees.
- It is considered that the proposals are in accordance with the Public Open Space, Leisure and Tourism and Social, Community and Education Facilities Policies of the Dundee Local Plan 1998. In addition, it is considered that conditions relating to noise, trees and traffic be imposed to allow for the future consideration of these matters.

## DESCRIPTION OF PROPOSAL

Planning permission, in outline, is sought for a new primary school with community facilities, a new nursery, a 7-a-side Playing field, an external play area and parking at Banchory Road, Dundee.

The new primary school is to be a dual stream school with 460 places. The nursery school is to be for ages 0-5 and have 70 places. The associated facilities are to include a 7-a-side playing field, an external play area and parking.

The community facilities are to include a community games hall, community group rooms, a community fitness room and a foyer/waiting area for the public.

The new school is to replace Douglas and Powrie Primary Schools including new 0-5 years provision. These schools are near the end of their forecast lifespan. This proposal will allow the building of a new primary school for the Douglas Area with facilities for families of children aged 0-12 on the one site.

## SITE DESCRIPTION

The application site is located to the south of Balerno Street and to the west of Banchory Road. The site is flat and extends to approximately 2.06 hectares. The site has been cleared of existing buildings and is made up of grassed areas and areas of hardstanding. There are trees around the boundary of the site and running east west across the site. The site is enclosed by metal railings on the north and east boundaries. There is an existing vehicular and pedestrian accesses on Banchory Road and Balerno Street. To the north, south and west of the site are residential areas. To the south west of the site is a bowling green. To the east of the site is St.Pius Church and Primary School. The site was formerly occupied by the Balerno Centre.

## POLICY BACKGROUND

There are no National or Structure Plan policies of relevance to the consideration of this application .

## Dundee Local Plan 1998

The application site is partly located within an area identified as existing residential by the Local Plan. Housing Policy H1 applies to these areas and seeks to ensure that developments do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. The Policy advises that it does not preclude the sensitive introduction of services or facilities, which are desirable within residential areas.

The remainder of the site is located within an area identified as Public Open Space. Policy OS1 applies to these areas and sets out a presumption in favour of retaining open space of recreational, amenity and nature



conservation value to their surroundings, including areas associated with schools. The Policy does allow for instance where alternative uses for open spaces could be acceptable. These include the amount and distribution of alternative areas of open space in the vicinity.

Social, Community and Education Facilities Policy SCE5 is of relevance to the consideration of the application. This policy encourages the community use of school buildings and the dual use of areas of open space attached to schools.

Leisure and Tourism Policy LT14 is of relevance and seeks to encourage the dual use of open space areas and recreational facilities at Schools.

## LOCAL AGENDA 21

Key Theme 4 is of relevance and seeks to ensure that local needs are met locally. The theme seeks to encourage

the use of school buildings for community uses. The application incorporates community provision within the proposals. Key theme 7 is also relevant and seeks to ensure that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all. The new primary school and nursery and the provision of community facilities will maintain and improve existing facilities for the residents in the surrounding area. Key theme 12 is also relevant and seeks to ensure that opportunities for culture, leisure and recreation are readily available to all. The incorporation of community provision in the proposal will meet the aims of this key theme.

## SITE HISTORY

There is no history of relevance to the consideration of this application.

## PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. A single letter of objection was received to the application from a resident in the surrounding area. The main grounds of objection were that:

- 1 the proposal would lead to traffic congestion, parking and access problems in the area
- 2 the proposal would have an adverse affect on the amenity of residents due to disturbance from noise, children and cars
- 3 Impact on the natural environment and effect the trees
- 4 the St Saviours High School site should be used instead for a replacement school
- 5 There is already a primary school in the same street and therefore no need for the proposal

## CONSULTATIONS

The Director of Leisure and Arts advised that a tree survey of the site should be carried out to establish which trees would be affected by the proposed development.

Sportscotland were consulted and advised that overall the proposals were considered to be acceptable.

The Director of Environmental and Consumer Protection advised that he had no objection in principle to the proposals. Notwithstanding this he did advise that it would be necessary to examine the potential of disturbance from noise on residents in the surrounding area associated with any new plant or equipment.

## **OBSERVATIONS**

The determining issues for the Committee in this instance are whether:

- 1 The proposed development is in accordance with Housing Policy H1, Public Open Space Policy OS1, Leisure and Tourism Policy LT14 and Social, Community and Education Policy SCE5 of the Dundee Local Plan 1998
- 2 The proposed development can be accommodated within the surrounding road network
- 3 the proposed development would have a detrimental affect on the amenity of residents in the surrounding area

The proposed development is being submitted by the Education Department as part of their Public Private Partnership (PPP) called Building for the Future. Through the Partnership the Education Department aims to deliver 6 new primary schools, extend and refurbish 2 primary schools, extend and refurbish 3 secondary schools and provide a new special school. This outline planning application is part of the process in achieving the aims of the partnership.

The application is in for outline planning permission at this stage. As such there are no details submitted with regard to the siting, design and materials relating to the new school, nursery and associated facilities. The application therefore seeks to establish the principle of constructing a new primary school, nursery and associated facilities within the current school site.

The site is partly within an area covered by Housing Policy H1. This policy seeks to maintain the environmental quality enjoyed by existing residents within the area. The Policy does allow for the sensitive introduction of services or facilities, which are desirable within residential areas. As indicated above there are no

details at this stage with regard to design layout etc to establish the potential impact of the proposal on the surrounding area. Notwithstanding this it is considered that the site, in principle, is suitable for the accommodation of a new primary school, nursery and community facilities. The issues of design, layout and parking will be reserved for consideration in the determination of a further planning application. The matters of traffic movement and noise are discussed further in this report and can be subject to conditions.

The remainder of the site is covered by Public Open Space Policy OS1. This policy seeks to maintain areas of open space. Although it does acknowledge that there may be instance where alternative uses could be acceptable. As indicated above there are no details at this stage to establish the exact amount of open space that will be lost as a result of the proposals. Notwithstanding this an appropriate level of playing field/open space provision will be maintained as part of the proposals to serve the schools needs.

Social, Community and Education Policy SCE5 is relevant and seeks the dual use of school property. In addition, Leisure and Tourism Policy LT14 seeks to encourage the dual use of open space and recreational facilities associated with Schools. The proposals include community provision and would therefore conform to the aims of this policy.

The proposals do not include sufficient details to provide specific transport comments with regard to the primary school, nursery and community facilities. In order to ensure that the transport impacts of the proposals are properly addressed it will be necessary to attach a condition to permission if granted to require the submission of a Transport Assessment. As part of the proposed changes it is also suggested that the school implement a School Travel Plan (safer routes to school) within one year of the changes.

The plans submitted in support of the application indicate that existing pedestrian and vehicles access is utilised. Given the potential for changes to the layout of the school then the means of access and parking should be retained as reserved matters for future agreement.

The Director of Leisure and Arts has advised that a tree survey should be carried out prior to development proceeding. To ensure that future of the trees within the site is properly assessed it is considered that a condition should be attached to permission, if granted, to require a tree survey to be carried out.

A single letter of objection was received to the proposals. The grounds of objection area addressed as follows:

- 1 the proposal would lead to traffic congestion, parking and access problems in the area. It is considered that these matters do require a more detailed assessment. Not notwithstanding this it is considered that they do not provide sufficient concern to warrant refusal of the principle of proposed development. It is recommended above that a condition be attached to cover these matters
- 2 the proposal would have an adverse affect on the amenity of residents due to disturbance from noise, children and cars. It is considered that as there is already a primary school in the area and given the previous uses on the site that the proposals would not have a significant detrimental affect on the environmental quality enjoyed by residents in the area. It is also recommended that a condition be attached to cover issues of noise for future consideration
- 3 Impact on the natural environment and effect the trees. The majority of the site has previously had buildings on it. The impact on the natural environment is therefore considered to be minimal. It is recommended that a condition be attached requiring an assessment of the future of the trees by the Director of Leisure and Arts
- 4 the St Saviours High School site should be used instead for a replacement school. It is considered that this site does not provide a suitable location for the catchment it is serving
- 5 There is already a primary school in the same street and therefore no need for the proposal. The existing primary school is

denominational and does not have space for the number of pupils required to be accommodated

## DESIGN

Clearly there is insufficient detail attached to the proposals to make an assessment in terms of the quality of the design. This matter will be reserved for assessment in the determination of a future planning application.

## CONCLUSION

It is considered that the principle to construct a new primary school, nursery and associated facilities are in accordance with Housing Policy H1, Public Open Space Policy OS1, Leisure and Tourism Policy LT14 and Social, Community and Education Policy SCE5 of the Dundee Local Plan 1998. The other matters raised by consultees can be addressed through the imposition of appropriate conditions. Finally it is considered that the objections raised do no provide sufficient concern to refuse the application.

## RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 Before development commences written approval from the planning authority must be obtained for the details of the siting, design and external appearance of any building(s), the means of access and landscaping
- 2 Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted for consideration by the planning authority and no work shall begin until the written approval of the authority has been given
- 3 Application for approval of reserved matters shall be made to the planning authority within 3 years from the date of this permission
- 4 The development hereby permitted shall commence within 5 years from the date of this permission, or within 2 years from the date of approval by the planning authority of the last of the reserved matter
- 5 That a traffic assessment including access/egress and parking provision be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details
- 6 That details of all plant and equipment shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details
- 7 That a tree survey of the application site shall be carried out and a Report setting out details of all trees and proposal for the retention and/or removal submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details

## Reason

- 1 to reserve these matters for future consideration by the Council.
- 2 to ensure that all reserve matters are submitted for consideration by the planning authority.
- 3 to comply with section 59 of the of the Town and Country Planning (Scotland) act 1997.
- 4 to comply with section 59 of the of the Town and Country Planning (Scotland) act 1997.
- 5 to ensure that the proposals can be accommodated within the existing road network.
- 6 to ensure that the proposed development does not have a detrimental affect on the environmental quality of existing residents.
- 7 to allow for an assessment of the existing trees within the site and to establish which should be retained or removed.