

**KEY INFORMATION**

**Ward** Balgillo

**Proposal**

Outline application for an extension to primary school with accommodation for education and community use

**Address**

Forthill Primary School  
Fintry Place  
Broughty Ferry  
Dundee DD5 3RE

**Applicant**

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**Agent**

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**Registered** 4 March 2002

**Case Officer** Gordon Reid



# Extension to Forthill Primary School Proposed

The outline application for an extension to primary school with accommodation for educational and community use is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposals for Forthill Primary School 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 extension to primary school with accommodation for educational and community use at Forthill Primary School, Fintry Place, Broughty Ferry, 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.
- No objections were received to the proposed development.
- 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 an extension to primary school with accommodation for educational and community use at Forthill Primary School, Fintry Place, Broughty Ferry, Dundee.

The proposals for this school are to accommodate the forecast expansion of population in the east end of the city.

## SITE DESCRIPTION

The application site is located on the south side of Fintry Place and to the east of Forthill Road. The site extends to 1.74 hectares and accommodates Forthill Primary School and Nursery, playing fields and an undeveloped area used for grazing. The buildings are of a modern design and vary from single storey to 3-storey in height. The associated playing fields are to the south of the main school buildings. Access to both the nursery and primary school is taken from Fintry Place with a pedestrian only access from Forthill Place. There are mature trees within the site and a mature beech hedge at the western boundary of the school. To the north of the site is a public playpark and Forthill Sports club grounds. To the east of the site are the sports grounds of Forthill Sports Club. To the south of the site are residential properties. To the west of the site is an area of undeveloped land used for grazing with residential properties beyond. Part of this area is allocated within the Local Plan for new Housing (Proposal HS42 refers).

## POLICY BACKGROUND

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

Dundee Local Plan 1998

Public Open Space Policy OS1 is of relevance to the consideration of the application. This policy sets out a presumption in favour of retaining open space including areas associated with schools. The Policy does allow for instances 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 improvements to the primary school 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 site history of relevance to the consideration of this application.

## PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. No objections were received to the proposed development.

## 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 proposal was 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 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.

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 submitted application is for outline planning permission at this stage. As such there are no details submitted with regard to the siting,

design and finishing materials relating to the extension to the school. The application, therefore, seeks to establish the principle of extending the primary school within the current school site and an additional area of land to the west.

The site is covered by Public Open Space Policy OS1. This policy seeks to maintain areas of public open space and open space relating to schools. Although it does acknowledge that there may be instances 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 the provision of community facilities and would therefore conform to the aims of these policies.

The proposals do not include sufficient details to provide specific transport comments at this stage. 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 should be retained as a reserved matter for future consideration.

The Director of Leisure and Arts has advised that a tree survey should be carried out prior to development proceeding in order to assess the retention or removal of trees. There is also a mature beech hedge on the western boundary of the school site. This provides an important visual

feature at this location. In order to ensure that the future of existing trees and the beech hedge are properly assessed a condition should be attached to permission, if granted, to require a tree survey to be carried out. This should also include an assessment of the future for the Beech hedge.

The Director of Environmental and Consumer Protection advised that it would be necessary to examine the potential of disturbance from noise on surrounding residents associated with any new plant or equipment. In order to allow for the future assessment of the level of noise from plant and equipment it will be necessary to impose a condition on planning permission, if granted, to cover this matter.

### 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.

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### CONCLUSION

It is considered that the principle to extend the existing primary school with accommodation for educational and community use are in accordance with 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.

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### 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.

### Reasons

- 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.