

**KEY INFORMATION****Ward** West Ferry**Proposal**

Outline application for the provision of community swimming pool and additional classrooms and specialist educational accommodation.

**Address**

Grove Academy  
18 Camperdown Street  
Broughty Ferry  
Dundee DD5 3AE

**Applicant**

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**Agent**

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**Registered** 6 March 2002**Case Officer** Gordon Reid

## Community Swimming Pool and Additional Classrooms Proposed For Grove Academy

The outline application for the provision of community swimming pool and additional classrooms and specialist educational accommodation is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposals for Grove Academy Secondary 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 a community swimming pool and additional classrooms and specialist educational accommodation at Grove Academy Secondary School, Camperdown Street, 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.
- Two letters of objection were received to the proposals raising concerns in terms of lack of off-street parking, traffic congestion, inadequate access loss of open space, affect on listed buildings and impact on residential amenity.
- 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. Finally, it is considered that the concerns raised in the letters of objection are not sufficient to warrant refusal of the application.

## DESCRIPTION OF PROPOSAL

Planning permission, in outline, is sought for the provision of a community swimming pool and additional classrooms and specialist educational accommodation at Grove Academy, Camperdown Street, Dundee.

This proposal is to accommodate the forecast expansion of population in the east end of the City and the changes in the catchment area of Monifieth High School proposed by Angus Council.

## SITE DESCRIPTION

The application site is located to the north of Camperdown Street and is to the east of Claypotts Road. The site extends to approximately 2.46 hectares and accommodates various buildings associated with Grove Academy Secondary School. The site is bounded to the west, north and east by residential properties. To the south are other residential properties and the main school building. The main access into the school is via Camperdown Street and Seafield Road.

## 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 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 improvements to the school and the provision of community swimming pool 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 and the application was advertised in the "Dundee Courier and Advertiser" on the 19 March 2002 as a potential bad neighbour development in terms of section 34 of the 1997 Act. Two letters of objection were received to the proposed development. The main grounds of objection were that the proposed development:

- 1 Would result in the lack of off-street parking available to the school.
- 2 Would result in additional traffic that the surrounding roads could not adequately accommodate.
- 3 Would result in the loss of existing open space.
- 4 Would raise concerns with regard to Policy H1 of the local plan due to the increase in extra-curricular activities.
- 5 Could use the existing access onto Seafield Road which, is inadequate to serve the proposals.
- 6 Would not be desirable given the number of listed building in close proximity.

The objections raised are addressed in the "Observation" section of the report. Copies of the letters of objection can be viewed in the Members' Lounges.

## 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. In particular the plant and equipment associated with the swimming pool.

## 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, 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 Community Swimming Pool and additional classrooms and specialist educational accommodation. The application therefore seeks to establish the principle of providing a community swimming pool and additional classrooms and specialist educational accommodation.

The site is covered by Public Open Space Policy OS1. This policy seeks to maintain areas of open space relating to schools. 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 and nursery. 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 agreement.

The Director of Leisure and Arts has advised that a tree survey should be carried out prior to development proceeding. To ensure that the future of existing trees 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.

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.

Two letters of objection were received to the proposals. The following addresses the main grounds of concern raised:

- 1 Would result in the lack of off-street parking available to the school. As the application is in outline no details of parking provision has been provided. The parking requirements of the school including any provision lost as a result of the proposals will be assessed in the discharge of reserved matters.
- 2 Would result in additional traffic that the surrounding roads could not adequately accommodate. As indicated above a condition will be attached to permission if granted to allow for the assessment of the proposals on the surrounding road network.
- 3 Would result in the loss of existing open space. The proposals will result in the loss of some open space. SportsScotland

have advised that they have no concerns with regard to the proposals and the impact on the open space associated with the school.

- 4 Would raise concerns with regard to Policy H1 of the local plan due to the increase in extra-curricular activities. It is considered that the level of activities associated with the proposals would not be detrimental to the amenity of surrounding residents. The proposal is therefore considered to be in accordance with Housing Policy H1.
- 5 Would use the existing access onto Seafield Road which, is inadequate to serve the proposals. As indicated above this matter will be reserved for future consideration in a subsequent application.
- 6 Would not be desirable given the number of listed building in close proximity. The school use exists at present with part of the school outwith the current application site being a listed building. There are no details of the design of the new buildings. The design will be reserved for future consideration in a subsequent application. At this stage the impact on the setting of any listed building within close proximity can be assessed.

## 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 provide a community swimming pool and additional classrooms and educational accommodation 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. Finally, it is considered that the concerns raised in

the letters of objection are no sufficient to warrant refusal of 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 An 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 matters to be approved.
- 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 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.