

KEY INFORMATION

Ward Strathmartine

Proposal

Outline application for the demolition of existing Special Education Needs school and erection of replacement with reinstatement of playing fields in area of existing school

Address

Kingspark School
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Applicant

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Case Officer R Anderson



Proposed Replacement of Kings Park School

The outline application for the demolition of existing Special Educational Needs school and erection of replacement with reinstatement of playing fields in area of existing school is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

SUMMARY OF REPORT

- The council's Education department are promoting a Public Private Partnership (PPP) bidding process to improve education facilities throughout the council area.
- The application is part of a series of applications submitted to secure funding from the Scottish Executive. It seeks to agree the principle of developing the site for a new SEN school.
- The existing SEN school on an adjacent site is to be demolished and the land returned to open space to compensate for the open space used by the new school.
- It is considered that the a new school could be satisfactorily accommodated on the site taking account of residential amenity, access requirements, open space provision and wildlife interests.

RECOMMENDATION

It is considered that a new school can be accommodated on the site which takes account of residential amenity, access requirements, open space provision and wildlife interests. The proposal conforms with national and local planning guidance. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

DESCRIPTION OF PROPOSAL

Outline Planning permission is sought to replace the existing school at Kingspark SEN (Special Educational Needs) school. It is proposed that the new school be built on the adjacent site currently in use as playing fields, with the playing fields to be re-instated on the site of the existing school to the west. No details of the proposed school have been submitted at this outline stage.

SITE DESCRIPTION

The site, measuring some 3.67 Ha in area is located to the south of Gilburn Road some 0.25km north of the Kingsway. It is bounded to the north by modern residential properties, whilst to the east and north are playing fields in the council's ownership. The Dick McTaggart sports centre lies further to the west. The existing Kingspark school, a mix of single and two storey flat roofed buildings lies to the west.

POLICY BACKGROUND

The removal of sports pitches for any development is not generally supported under NPPG 11 - Sport, Physical Recreation and Open Space. However where development is in an area of the playing fields where it will not affect its sporting potential or amenity value it may be acceptable.

Policy H1 of the Dundee Local Plan indicates that in predominately residential areas, developments which do not adversely affect environmental quality by virtue of design, layout, traffic, parking, noise and smells and are in accordance with other policies in the plan will be permitted.

Policy SCE5 encourages the dual use of school buildings and associated facilities for the wider community.

Policy OS1 (schools) encourages the retention of open space within schools or on land associated with school uses.

Policy LT14 encourages the use of dual uses of open space associated with schools for community uses. It also indicates that the loss of open space may be acceptable where the alternative uses are appropriate and don't have a negative impact on surrounding land uses.

Policy ENV4 of the Local plan and the Urban Nature Conservation subject plan encourage the retention of wildlife habitats and their consideration in development proposals. ENV12 encourages the retention of existing trees.

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

DLA00646 - Erection of Children's respite unit - Approved 20th August 1999.

PUBLIC PARTICIPATION

Standard neighbour notification has been carried out. Three representations have been received. The main issues arising relate to concerns regarding possible increases in traffic, reduction in green space and potential effects on wildlife.

CONSULTATIONS

Sportscotland recognise that although they're maybe a temporary loss of playing field provision during construction, they accept that the overall provision in this area will remain the same.

The Director of Leisure and Arts has requested details of any landscaping including replacement planting if required.

OBSERVATIONS

The main issues for committee to consider are whether the proposal conforms to local and national policy and whether there are any material considerations which merit refusal of the application.

The proposed development is being submitted by the Education Department as part of their Public Private Partnership (PPP) bid called Building for the Future. Through the Partnership the Education Department aims to deliver 6 new primary schools, extend and refurbish 2 primary schools, 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 neighbouring site is already used as a (Special Educational Needs) SEN school and therefore the proposal to rebuild the SEN school on land currently used as playing fields/open space and return the demolished school site into open space/playing fields would, in land use terms, be acceptable. The incorporation of community facilities into the design is to be encouraged and is supported Policy SCE5 of the local plan.

The main question is whether the site is capable of accommodating a larger school without detriment to surrounding land uses. The site is extensive and it is envisaged that a larger school could easily be developed which will not adversely affect nearby residential properties, which at any point would be some distance away. The daily influx of pupils into the area is something residents are used to and therefore even with any increased numbers there

would be no significant change to existing amenity. Any noise emanating from the school would be realised during daytime hours when a level of disruption at break times is to be expected. The sites are adjacent and therefore the new school site is a similar distance from houses as the existing one is. In terms of the design of the new buildings and their impact, these issues are not known at this stage. This will be considered in a subsequent detailed application. However it should be noted that removal of the existing buildings does not require planning permission.

In terms of traffic and parking the existing roads around the school are publicly maintained and regularly accommodate increases in traffic at key periods of the day. Although the school role will increase and potentially more vehicles will visit the area the patterns and timing of traffic will not change and subsequently neither will the impact on local residents. With regard to parking provision the site is surrounded by on street parking and is fairly extensive. It is considered that considerable parking areas and modern turning/access facilities commensurate with the land use proposed should be included in any detailed proposal. A full transport assessment should be undertaken at detailed stage covering access, parking, drop off/pick up points, cycling and traffic plans. This again will ensure that the impact on surrounding residents is minimised. The proposal therefore conforms to policy H1 of the Local Plan.

In the majority of cases school sites come with extensive areas of playing fields which are also a valuable community resource. National Policy is to ensure that the loss of such resources is minimised. In this case there are large areas of open space to the south and west of the site and it is proposed that the old school site will be returned to open space. Although the extent of new building is not known at this stage conditions should be attached to any consent to ensure that sufficient open space will be incorporated into the new development. It is considered that such provision would be in keeping with NPPG 11, Local Plan policy OS1 and LT14.

With regard to wildlife considerations, the site is in one of the wildlife

corridors identified in the local plan and the Urban Nature Conservation Plan. Such areas are zoned to enhance wildlife corridors and provide areas of open space to facilitate the dispersion of wildlife. It is considered that the school extension by virtue of its anticipated size and siting and the return of the old school site to open space will not adversely affect the use of this area as a wildlife habitat. Also any trees and hedgerows currently on this and the adjacent site will require to be incorporated into a full landscape assessment, submitted as part of the detailed plans. The proposal therefore can conform to policy ENV4 and the Nature Subject Local Plan as well as policy ENV12.

Design

No details of the building design or layout have been submitted at this outline stage.

CONCLUSION

Although no plans of the proposed school have been submitted it is accepted that a larger school can be accommodated on the site which will take account of residential amenity, access and parking requirements, open space provision and wildlife habitat. The proposal conforms to national and local guidance and there are no material considerations at this stage in the planning process, which would merit a refusal of the application. Accordingly, approval subject to conditions is recommended.

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.
- 8 That no development takes place on the site until written approval from the planning authority has been received indicating that the area of ground to the west of the site (edged in blue and marked as "Area of demolition and relocation of pitches") can be developed as open space.

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.
- 8 In order to ensure that open space is timeously provided in relation to the development of the school.