

KEY INFORMATION

Ward Lochee East

Proposal

Outline consent for provision of community pool and associated facilities and classroom extension.

Address

St. John's High School
Harefield Road
Dundee

Applicant

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Agent

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Registered

11 March 2002

Case Officer

Rory Anderson



Community Swimming Pool and Class Room Extension Proposed at St John's High School

Outline consent for provision of community pool and associated facilities and classroom extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed development can be accommodated on the site taking 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.

SUMMARY OF REPORT

- The council's Education department are promoting a Public Private Partnership (PPP) bid project 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 redeveloping the site for a new primary school.
- Three letters of objection were received relating to traffic and parking issues.
- It is considered that the proposed school extension and the addition of the swimming pool and community facilities can be accommodated on the site taking account of residential amenity, access requirements and wildlife interests.
- Appropriate areas of open space will be retained on the site.

DESCRIPTION OF PROPOSAL

Outline Planning permission is sought to alter and extend the existing secondary school at St John's High School. It is proposed that a community swimming pool with associated facilities and additional classrooms and will be provided. No details have been provided with the application. However the submitted plans indicate that buildings to the north of the school will be the area where the community facilities will be provided, with a new vehicular access and parking area provided on the northern boundary of the site.

SITE DESCRIPTION

The site, measuring some 6.3 Ha area is located on the north side of Harefield Road some 1.5 kilometres north of Dundee City centre. It is bounded to the west, south and east by residential properties with playing fields to the north. The existing school comprises a mix of single and two storey buildings finished in concrete and wood panelling with corrugated sheet roofs. Large grassed areas lie to the north and south of the site, either side of the main buildings. The main access/entrances are from the south and east off Harefield Road and Johnston Avenue respectively. Trees and railings are present on the southern boundary whilst a line of mature trees forms the northern boundary.

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 it's sporting potential or amenity value it may be acceptable.

Policy H1 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 dual uses including the wider community.

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

Policy LT11 seeks to ensure that there is an adequate provision of sports facilities throughout the council area.

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 maybe 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. ENV 12 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

There is no site history of relevance to the application.

PUBLIC PARTICIPATION

PARTICIPATION

Standard neighbour notification has been carried out and the application has been advertised under section 34 because of the proposed swimming pool. Three letters of objection have been received. The main issues raised relate to increase in traffic, lack of parking spaces and the need for a dedicated bus turning circle.

CONSULTATIONS

Sportscotland welcome the inclusion of a community pool and in general terms are satisfied that the provision of sports facilities are commensurate with the use and size of the proposed development.

The Director of Leisure and Arts has indicated that full landscaping proposals should be submitted incorporating a tree survey will be required as part of the detailed plans.

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 site is already used as a large secondary school and it's extension and the addition of a community swimming pool and associated facilities, in land use terms, does not alter this established use. They are considered complementary. The incorporation of community facilities into the design is welcomed and supported under Policy SCE5 and LT11 of the local plan.

The main question is whether the site is capable of accommodating a potentially larger school and

swimming pool without detriment to surrounding land uses. The site is extensive with large areas of grass to the south and north of the main buildings. It is considered that the extension to the school (which is indicated on the plans as being to the north of the school buildings into an extensive area of grassland and tarmac) will be developed in a location which will not adversely affect neighbouring properties which are some distance away to the east. The daily influx of pupils into the area is something residents are used to and therefore even with increased numbers there would be no significant change to their existing amenity. Any noise emanating from the school would be realised mainly during daytime hours when a level of disruption (at break times) is to be expected. In terms of the design of the extension or new buildings, this is not known at this stage. This will be considered in a subsequent detailed application.

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 significantly and subsequently neither will the impact on local residents. Many pupils attending the school will live locally and will be encouraged to use public transport and walk to school. With regard to parking provision it is considered that appropriate parking areas and modern turning facilities commensurate with the land use proposed will 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. The site is certainly big enough to accommodate such facilities. This point has been raised by the local member on behalf of constituents and will be covered in a condition. This should ensure that the impact to 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/playing fields to the south west and north of the site. Although the extent of new development is not known at this stage conditions will be attached to the application to ensure that sufficient open space/playing fields will be included in the new development. 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. It lies adjacent to a category B site identified in 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 likely size and siting will not adversely affect the substantial grassed areas and their use as wildlife habitat. Also any trees and hedgerows currently on the site will require to be incorporated into a full landscape assessment, submitted as part of the detailed plans. The proposal conforms 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 put forward at this outline stage.

CONCLUSION

The provision of a new swimming pool and community facilities are encouraged by the council and will benefit the public in this area of the city. The size of the site and its current use render it capable of accommodating these additions without impacting detrimentally on surrounding residents. Appropriate parking and access arrangements can be included in the site as part of the proposed development and should be the subject of conditions. Playing field provision and the maintenance of wildlife habitat should also be the subject of conditions and included in detailed landscaping plans. 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 data.
- 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.