

KEY INFORMATION

Ward Tay Bridges

Proposal

Outline application for demolition of existing primary and nursery schools and construction of replacement 460 place primary school with 0-5 nursery facilities.

Address

Land of Primary and Nursery School
Park Place
Dundee DD1 4HW

Applicant

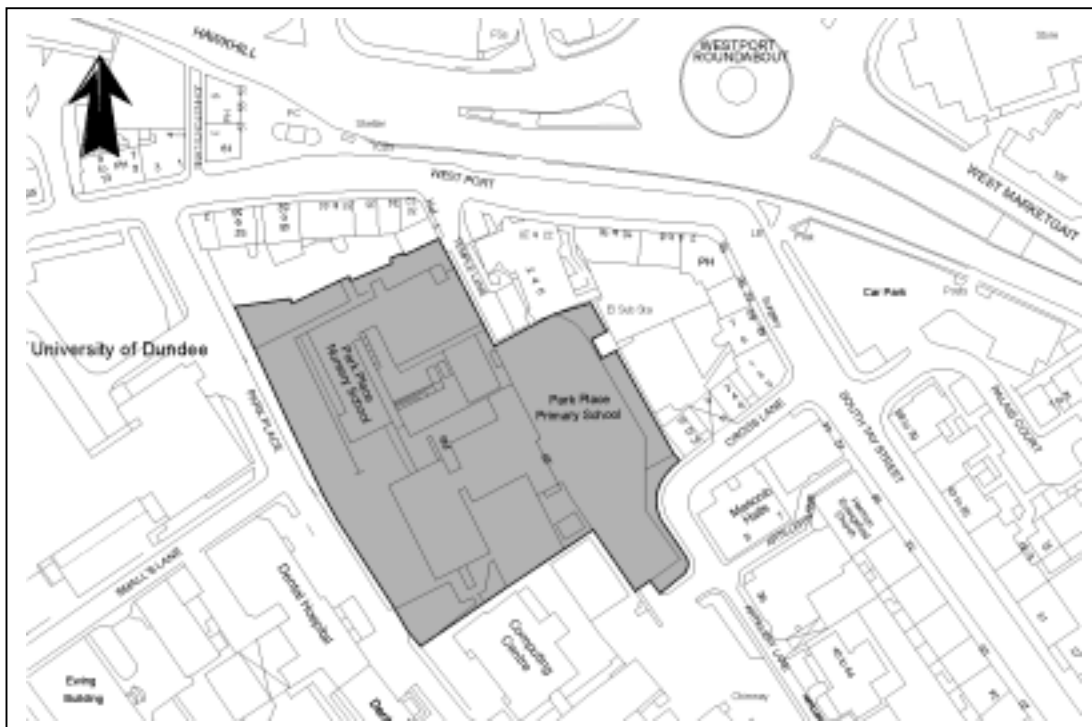
Director of Education
Floor 8, Tayside House
Crichton Street
Dundee DD1 3RJ

Agent

City Architectural Services
Officer
Dundee City Council
Floors 11/12, Tayside House
Crichton Street
Dundee DD1 3RQ

Registered 4 March 2002

Case Officer R Anderson



Proposed Replacement of Park Place Primary School

The outline application for demolition of existing primary and nursery schools and construction of replacement 460 place primary school with 0-5 nursery facilities is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

It is considered that, despite the size of the site and the relatively poor access arrangements, a new primary school, meeting modern educational standards, could be accommodated on the site. The impact on surrounding land uses would be similar to the current situation.

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.
- Two letters of representation were received relating to traffic matters.
- The site, in a Conservation Area, is relatively small and suffers from poor access arrangements. Any new development will require to address these issues. However it is considered that an acceptable scheme could be achieved.
- However as the site is adjacent to the City Centre and the university a high level of pedestrian and vehicular activity already takes place in the area and the impact on surrounding residents will be minimal.

DESCRIPTION OF PROPOSAL

Outline Planning permission is sought to demolish and replace the existing primary school at Park Place primary school. It is proposed that a new 460 place primary school with 0-5 age group nursery facilities will be provided. No details have been provided with the application. However, the submitted plans do indicate that vehicular access will be provided from Temple Lane to the north with pedestrian access from Park Place to the West.

SITE DESCRIPTION

The site, measuring some 0.72 Ha in area, is located to the north west of Dundee City centre some 100m south west of the Westport roundabout. It is bounded to the west and south by substantial stone and slate buildings - part of Dundee University and to the east and north by flatted residential properties up to four storeys in height finished in a mix of wet harl and natural stone with slate roofs. The existing school comprises a mix of single and two storey flat roofed buildings finished in brick, concrete and wood panelling. Tarmac playground lies to the west and east of the school buildings. The main access/entrances to the school are from the west and north east of the site. A substantial three metre high dyke forms part of the southern boundary. The site lies within the University Conservation Area.

POLICY BACKGROUND

Para 46 of NPPG 18 - Planning and the Built Environment indicates that new development proposals should not be accepted where they do not preserve or enhance the character and appearance of the conservation area.

Policy EU19 of the Dundee Local plan encourages the development of educational related uses in areas identified on the map. The policy is mainly aimed at business and research uses associated with higher educational institutions.

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 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 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 BE11 indicates that all development in Conservation Areas should complement and enhance the character of the surrounding area.



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

Standard neighbour notification has been carried out and the application has been advertised as affecting the setting of a conservation area. Two representations have been received. The main issues arising are traffic congestion on Park Place and closing off Smalls Lane.

CONSULTATIONS

Sportscotland recognise that space for new facilities will be at a premium. However they suggest the provision of an indoor hall.

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) 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 site is already used as a primary school and therefore the proposal to rebuild the site as a primary school would, in land use terms, be acceptable as this use is established. It would also conform to policy EU19 of the Local Plan. The incorporation of community facilities into the design is to be encouraged and is supported under Policy SCE5 of the local plan.

The main question is whether the site is capable of accommodating a potentially larger school without detriment to surrounding land uses. The site is relatively small and development of a larger school will require careful consideration. However it envisaged that a larger school could be developed in a location and to a particular design, which will not adversely affect neighbouring properties. The daily influx of pupils into the area is something neighbouring residents are used to and therefore even with increased numbers there would be no significant change to their existing amenity. The site is in close proximity to the university and constant pedestrian movement is a feature of the area. Any noise emanating from the school would be realised during daytime hours when a level of disruption at break times is to be expected. In terms of the design of the new buildings and their impact, this is 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 also requires Conservation Area Consent, as the property lies within a conservation area, and the new design will also be considered as part of this submission. Although the proposal does not conform to policy BE 11 it does not conflict with it either at this stage.

In terms of traffic and parking the existing roads around the school are both in private and public ownership. They are used to accommodating increases in traffic at key periods of the day. However they do become congested and manoeuvring vehicles can become problematic. The university, who has also indicated their intentions to close off Smalls Lane to vehicular traffic, has raised this point. Although this will require compliance of formal procedures and ultimately agreement with the council it could exacerbate an already poor situation. It is clear that as part of the new development improved access and parking arrangements will have to be secured. In consultation with the Roads section it is considered that such arrangements can be achieved taking account of modern school standards. A full transport assessment should be undertaken at detailed stage covering access, parking, drop off/pick up points, cycling and traffic plans. In

terms of the impact on surrounding residents the site is located between the city centre and the university where constant vehicular and pedestrian movement is expected. Although the school role will increase and more people and vehicles will visit the area the patterns and timing of visits will not change and subsequently the impact on local residents will be minimal. 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 is little open space within the site. Although the extent of new building is not known at this stage, conditions will be attached to the application to ensure that sufficient open space will be incorporated into the new development. The amount will be commensurate with the location of the site near to the city centre and the size of the proposed school. It is considered that such provision would be in keeping with NPPG 11, Local Plan policy OS1 and LT14.

Design

No details of the building design or layout have been put forward. Design is to be a major consideration in this development as the site is located in a conservation area. However Conservation Area Consent is required for the demolition of the buildings and the design of the new building(s) can be assessed at this stage in addition to the application for detailed planning consent.

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 and open space provision. The proposal conforms to national and local guidance and there are no material considerations at this stage in the planning process, which would merit 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.

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.