

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Outline application for provision of community games hall, swimming pool, classroom extension and associated facilities

**Address**

Lawside Academy  
West School Road  
Dundee DD3 8RT

**Applicant**

Director Of Education  
Floor 8  
Tayside House  
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Dundee

**Agent**

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

**Registered** 4 March 2002

**Case Officer**

Rory Anderson



## Community Hall, Swimming Pool and Additional Classrooms Proposed for Lawside Academy

Outline application for provision of community games hall, swimming pool, classroom extension and associated facilities 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 to the Scottish Executive. It seeks to agree the principle of redeveloping the site for a new primary school.
- No objections or representations were received.
- 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.
- Open space will be retained on the site, however school playing fields exist to the south of the site for use by the school

## DESCRIPTION OF PROPOSAL

Outline Planning permission is sought to alter and extend the existing secondary school at Lawside Academy. It is proposed that a community games hall, swimming pool additional classrooms and associated facilities will be provided. No details have been provided with the application. However the submitted plans do 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 is located in the north of Dundee some 0.5 kilometres north of the Kingsway. It is bounded to the west by Macalpine Road and Rannoch Road, with residential properties and the Dundee Crematorium beyond. To the east is Macalpine Square with residential properties beyond. To the north is Camperdown Road with residential properties beyond whilst to the south there is playing fields associated with the school and a local ambulance station, with West School Road in between. The existing school comprises a mix of single and two storey flat roofed buildings finished in brick and wood panelling. A grass activity area lies to the north of the site. The main access/entrances to the school are from the west and southeast. Trees and railings are present on the southern boundary whilst a mature hedge forms the northern and part of the western 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. No representations have been received.

## 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.

## 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, 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 large secondary school and it's extension and 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 a large area of grass to the 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) will be developed in a location, which will not adversely affect neighbouring properties. 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 are used to accommodating 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 will be undertaken at detailed stage covering access, parking, drop off/pick up points, cycling and traffic plans. The site is of a sufficient size to accommodate such facilities. This should 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 is a large area of open space/playing fields to the north of the site. There are also extensive playing fields that are used by the school on a separate site some 300m south of the school behind the adjacent ambulance depot. 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 are maintained on the site. Such provision would be in keeping with NPPG 11, Local Plan policy OS1 and LT1, although extensive provision remains off site.

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 likely size and siting will not adversely affect the grassed areas around the site 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 ENV12.

## DESIGN

No details of the building design or layout have been put forward at this stage in the process.

## CONCLUSION

The provision of new swimming pool and community facilities is 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 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