

KEY INFORMATION

Ward Pitkerro

Proposal

Outline application for the construction of a new primary school, nursery and community facilities with playing field, external play area and parking.

Address

Land To North Of Glenconner Drive
Birks Terrace
Dundee

Applicant

Director Of Education
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Agent

City Architectural Services
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Registered 4 March 2002

Case Officer Gordon Reid



New School and Nursery Proposed at Land to North of Glenconner Drive

Outline application for the construction of a new primary school, nursery and community facilities with playing field, external play area and parking is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposals for a new primary school, nursery and community facilities at land to the north of Glenconner Drive/Birks Terrace are considered to be in accordance with policies of the development plan.

The application is recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission, in outline, is sought for the development of a new primary school, nursery and community facilities with playing field, external play area and parking at Land to North of Glenconner Drive, Birks Terrace, Dundee.
- The proposal raises issues for consideration in terms of Housing Policy H1, Leisure and Tourism Policy LT14 and Social, Community and Education Facilities Policy SCE5 of the Dundee Local Plan 1998.
- No objections were received to the proposed development.
- 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 Housing, Leisure and Tourism and 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.

DESCRIPTION OF PROPOSAL

Planning permission, in outline, is sought for the construction of a new primary school with community facilities, a new nursery, an all weather playing field, an external play area and parking at Land to North of Glenconner Drive, Birks Terrace, Dundee.

The new primary school is to be a dual stream school with 460 places. The nursery school is to be for ages 0-5 and have 90 places. The facilities are to include an all weather 7-a-side playing field and an external play area and car parking.

The community facilities will include the provision of a community games hall, community group rooms, community fitness room and foyer/waiting areas for the public.

The new facilities will provide a replacement primary school for Mid Craigie and Mossgiel Primary Schools and also the Linlathen Child and Family Centre. Both Mid Craigie and Mossgiel Primary Schools are near the end of their forecast lifespan. The proposal will allow for the provision of a new school with facilities for families of children aged 0-12 years on the one site.

SITE DESCRIPTION

The site is located to the north of Glenconner Drive and to the east of Birks Terrace. The site is relatively flat and extends to approximately 1.43 hectares. The site is mainly grassed with an area of hard standing to the east. Around the perimeter of the site are railings and various mature trees. There is existing vehicle and pedestrian accesses on the northern boundary of the site at Blacklock Crescent. To the south, west and north of the site are existing residential areas. To the east of the site is St Vincents Primary School.

POLICY BACKGROUND

There are no National or Structure Plan policies of relevance to the consideration of this application.

Dundee Local Plan 1998:

The application site is located within an area identified as existing

residential by the Local Plan. Housing Policy H1 applies to these areas and seeks to ensure that developments do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. The Policy advises that it does not preclude the sensitive introduction of services or facilities, which are desirable within residential areas.

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 new primary school, nursery and community facilities will improve 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 consideration of this application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. No objections were received to the proposed development.

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.

OBSERVATIONS

The determining issues for the Committee in this instance are whether:

- 1 The proposed development is in accordance with Housing Policy H1, 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, 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 finishing materials relating to the new primary school, nursery and community facilities. There are also no details with regard to the provision of the all weather pitch, external play area and parking. The application therefore seeks to establish the principle of developing a new primary school, nursery and community facilities at this location.

The site is within an area covered by Housing Policy H1. This policy seeks to maintain the environmental quality enjoyed by existing residents within the area. The Policy does allow for the sensitive introduction of services or facilities, which are desirable within residential areas. As indicated above there are no details at this stage with regard to design layout etc to establish the potential impact of the proposal on the surrounding area. Notwithstanding this it is considered that the site, in principle, is suitable for the accommodation of a new primary school, nursery and community facilities. The issues of design, layout and parking will be reserved for consideration in the determination of a further planning application. The matters of traffic movement and noise are discussed further in this report and can be subject to conditions.

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 facilities 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, nursery and community facilities. 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 new pedestrian and vehicles accesses are to

be created. 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 within the site is properly assessed it is considered that a condition should be attached to planning 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.

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 develop a new primary school, nursery and community facilities are in accordance with Housing Policy H1, 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.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

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.

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.

Application for approval of reserved matters shall be made to the planning authority within 3 years from the date of this permission.

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.

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.

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.

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
- 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