

KEY INFORMATION**Ward** Barnhill**Proposal**

Outline application for extension to existing school with classrooms & community provision, replacement of existing temporary nursery unit and the formation of a new main public access.

Address

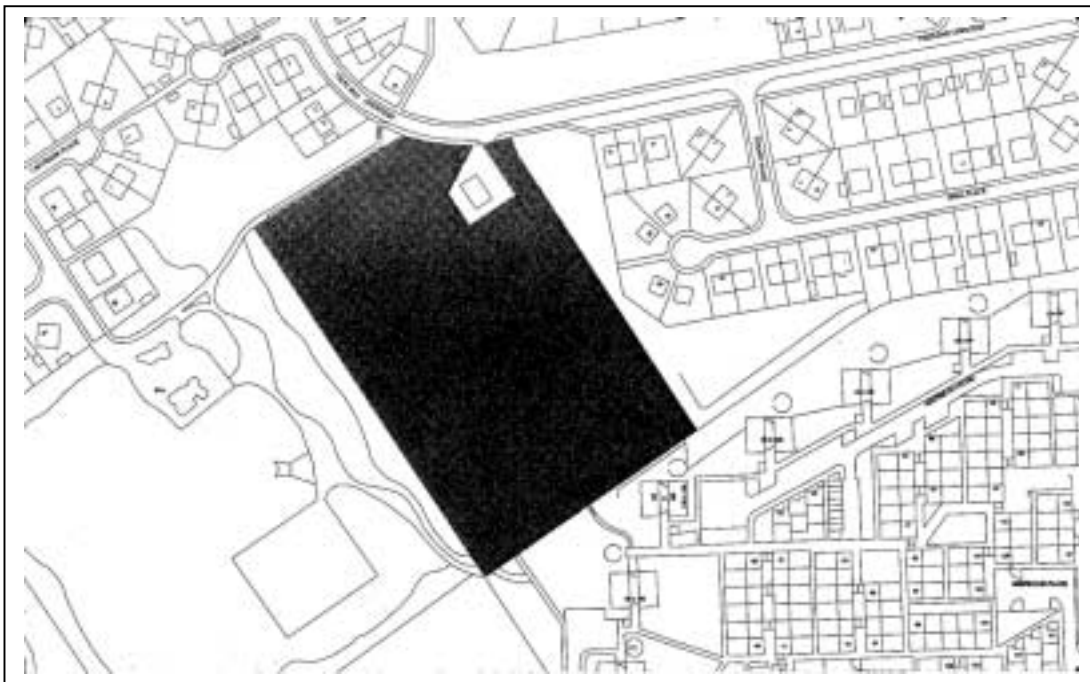
Barnhill Primary School
Falkland Crescent
Broughty Ferry, Dundee
DD5 3SQ

Applicant

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Registered 28 Feb 2003**Case Officer** G Reid

Proposed Extension for Barnhill Primary School

The Outline application for extension to existing school with classrooms and community provision, replacement of existing temporary nursery unit and the formation of a new main public access is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposals for Barnhill Primary School are considered to be in accordance with the 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 extension of a school with classrooms and community provisions and the replacement of an existing nursery unit and the formation of a new public access at Barnhill Primary School, Falkland Crescent, Dundee.
- The proposal raises issues for consideration in terms of Public Open Space Policy OS1, Leisure and Tourism Policy LT14 and Social, Community and Education Facilities Policy SCE5 of the Dundee Local Plan 1998 and Policy 68 of the Finalised Dundee Local Plan Review.
- Two objections were received to the proposed development raising concerns with regard to the proposed new public access from Abercromby Street. The main issues related to the increase in traffic, problems of access and parking and the impact of service deliveries.
- 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 Public Open Space, Leisure and Tourism and Social, Community and Education Facilities Policies of the Dundee Local Plan 1998 and Policy 68 of the Finalised Dundee Local Plan Review. In addition, it is considered that conditions relating to noise, trees and traffic be imposed to allow for the future consideration of these matters. Finally it is considered that the concerns raised by objectors are not of sufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission, in outline, is sought for an extension to school with classrooms and community provision, replacement of existing temporary nursery unit and the formation of a new main public access at Barnhill Primary School, Falkland Crescent, Broughty Ferry, Dundee.

The Plans submitted by the applicants indicate a new access is to be taken from Abercromby Street.

SITE DESCRIPTION

The application site is located on the south side of Falkland Crescent and to the north of Abercromby Street. The site extends to approximately 1.74 hectares and accommodates Barnhill Primary School and nursery with associated playing fields. The primary school building is modern in design and is two storey in height with a flat roof. The nursery building is of a modern design and is single storey in height with a flat roof. To the north, east and south are residential properties and to the west is public open space with a playground and playing fields. There are mature trees around the perimeter of the school grounds.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

Public Open Space Policy OS1 is of relevance to the consideration of the application. This policy sets out a presumption in favour of retaining open space associated with schools. The Policy does allow for instances where alternative uses for open spaces could be acceptable. These include the amount and distribution of alternative areas of open space in the vicinity.

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.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application



Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 68 Dual Use of Open Space within School Grounds: This policy advises that the Council supports the opening up of outdoor space in school grounds for community use, particularly in areas of deficiency for outdoor sport, recreation and play as identified in Supplementary Guidance.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

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 primary school, the replacement of the nursery school and the provision of community facilities 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

Planning Application 02/00154/OUT: Proposed Extension to Barnhill Primary School. Approved with conditions on the 29 April 2002.

PUBLIC PARTICIPATION

The applicants carried out the statutory notification of neighbours and two letters of objection were received to the proposed development. The main concerns were that the proposed new access from Abercromby Street would result in an increase in traffic in this quiet cul de sac and cause problems for residents in terms of access and parking. Reservations were also raised with regard to the impact of goods vehicles accessing the school from Abercromby Street.

Copies of the letters of objection are available in the Members' Lounges and are addressed in the Observations section of this Report.

CONSULTATIONS

The Director of Leisure and Arts advised that an arboricultural impact assessment report 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 at the detailed application stage.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The submitted application is for outline planning permission at this stage. As such there are no details provided with regard to the siting, design and finishing materials relating to the extension to the school and the replacement nursery school. The application, therefore, seeks only to establish the principle of extending the primary school, replacing the nursery school and providing community facilities within the current school site.

The site is covered by Public Open Space Policy OS1. This policy seeks to maintain areas of open space relating to schools. Although it does acknowledge that there may be instances where alternative uses could be acceptable. As indicated above there are no details at this stage to establish the exact amount of open

space that will be lost as a result of the proposals. Notwithstanding this an appropriate level of playing field/open space provision will be maintained as part of the proposals to serve the schools needs. The proposal is considered to be in accordance with the provisions of this Policy.

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 provision and would therefore conform to the aims of these policies.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

- a Does the proposal comply with Policy 68 of the Finalised Dundee Local Plan Review. The proposals include community provision and would therefore conform to the aims of these policies.
- b The proposals do not include sufficient details to provide specific transport comments at this stage. 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

- c 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 the trees within the site is properly assessed it is considered that a condition should be attached to permission, if granted, to require a tree survey to be carried out.
- d 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 machinery it will be necessary to impose a condition on planning permission, if granted, to cover this matter.

- e Two letters of objection were received to the proposed development. The main concerns were that the proposed new access from Abercromby Street would result in an increase in traffic in this quiet cul de sac and cause problems for residents in terms of access and parking. Reservations were also raised with regard to the impact of goods vehicles accessing the school from Abercromby Street. It is considered that the principle of an access serving the school from Abercromby Street is acceptable. Clearly further details of the design and layout of the access will require to be addressed. Therefore, these should be reserved for further consideration.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

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 extend the existing primary school with classrooms and community provision and the replacement of the existing nursery school are in accordance with Public Open Space Policy OS1, Leisure and Tourism Policy LT14 and Social, Community and Education Policy SCE5 of the Dundee Local Plan 1998 and Policy 68 of the Finalised Dundee Local Plan

Review. The other matters raised by consultees can be addressed through the imposition of appropriate conditions. Finally it is considered that the concerns raised by objectors are not of sufficient weight to warrant refusal of the application.

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 matters to be approved.
- 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 in accordance with BS5837 and a

Report setting out details of all trees and proposals for the retention and/or removal 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.

Reasons

- 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.