

KEY INFORMATION**Ward** Douglas**Proposal**

Outline application for demolition of existing school and construction of 460 place primary school with community facilities and 80 place 0-5 nursery, with 7-a-side playing field, external play area and car parking.

Address

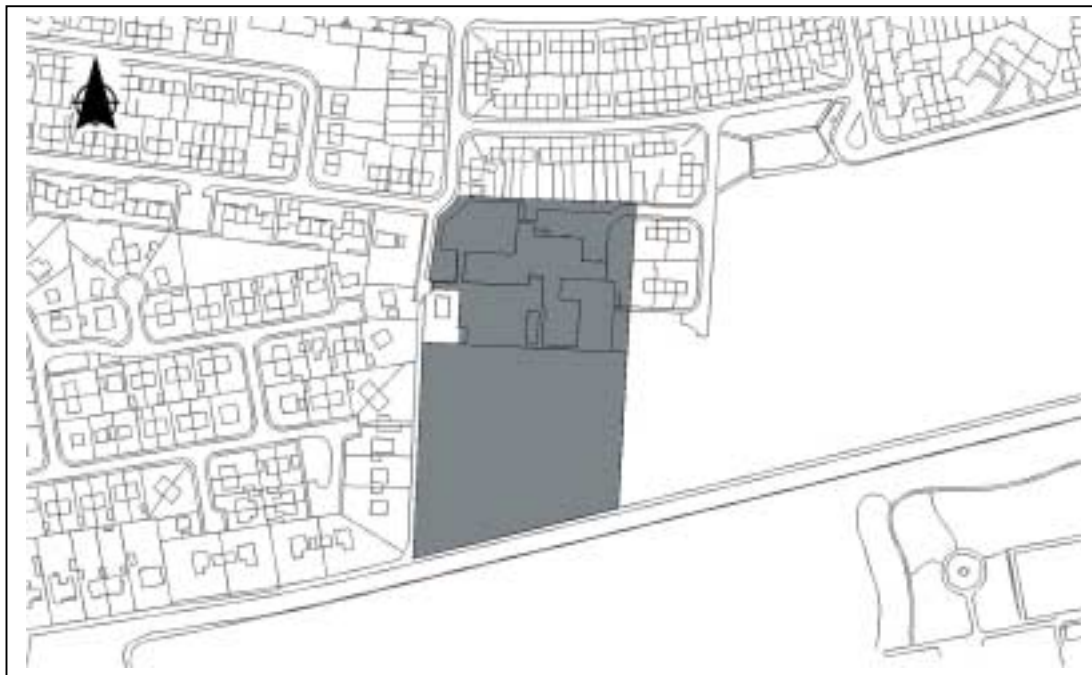
Powrie Primary School
Baluniefield Road
Dundee DD4 8SZ

Applicant

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

Proposed New Primary School at Baluniefield Road

The demolition of an existing school and construction of a 460 place primary school with community facilities and 80 place 0-5 nursery, is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is 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 construction of a new 460 place primary school with community facilities, an 80-place nursery, a 7-a-side playing field, external play area and associated car parking at Powrie Primary School, Baluniefield Road, 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 letters of representation were received to the proposed development raising concerns with regard detailed matters of design and layout. These issues will be addressed when a planning application for detailed planning permission is received. In addition, four letters of objection were received raising issues of concern with regard to the access arrangement set out on the indicative plans. The main concerns related to the potential increase in disturbance from traffic, noise, overlooking and issues of pedestrian safety.
- 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.

DESCRIPTION OF PROPOSAL

Planning permission, in outline, is sought for the construction of a new 460 place primary school with community facilities, an 80 place nursery, a 7-a-side playing field, external play area and associated car parking at Powrie Primary School, Baluniefield Road, Dundee.

The proposal involves the demolition of the existing school.

SITE DESCRIPTION

The application site is located on north side of Arbroath Road and is to the east of Baluniefield Road. The site is occupied by Powrie Primary School and associated playing fields. To the north and west of the site are residential properties. To the east of the site are residential properties and Claypotts Park. To the south of the site is Arbroath Road with Dawson Park beyond.

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.

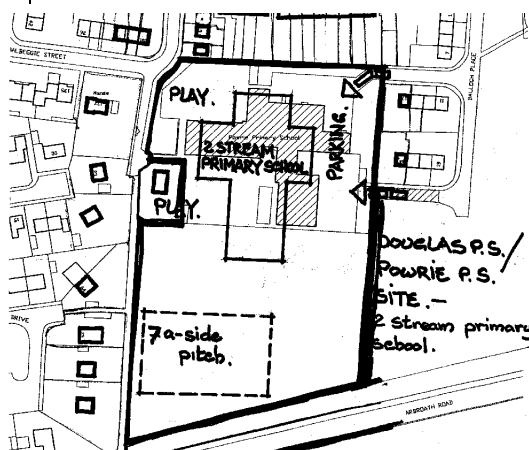
Finalised Dundee Local Plan Review

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,

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

There is no site history of relevance to the consideration of this application.

PUBLIC PARTICIPATION

The applicants carried out the statutory notification of neighbours and two letters of representation were received to the proposed development. The main concerns were that:

- 1 New fencing should be erected along the northern boundary of the site to replace the existing wire fencing.
- 2 That the football pitch should be moved to the east side of the site away from the residential properties at the west.
- 3 Whether the pitch would be for use by the school only or also open to other groups?

In addition, four letters of objection were received to the proposals. The main issues of concern related to the access proposals at Balloch Place indicated on the submitted plans. The residents were concerned over the increase in traffic, the increase in disturbance from noise and overlooking and issues of pedestrian and vehicular safety.

Copies of the letters of representation and 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.

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 a new 460 place primary school with community facilities, an 80 place nursery, a 7-a-side playing field, external play area and associated car parking within the existing 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.
- 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 representation were received to the proposed development. The following addresses the issues raised.

- 1 "new fencing should be erected along the northern boundary of the site to replace the existing wire fencing". The application is only for outline permission and therefore does not include details such as boundary treatments. Details such as boundary treatments will be dealt with in the consideration of any subsequent planning application for the discharge of reserved matters.
- 2 "that the football pitch should be moved to the east side of the site away from the residential properties at the west". The applicant has indicated that the location of the 7-a-side playing field is only indicative at this stage and its exact location will be considered in any future planning application for detailed planning permission.
- 3 "whether the pitch would be for use by the school only or also open to other groups"? The applicants have advised that the playing field is only of 7-a-side size and is to be laid out in grass. The primary use of the playing field is to be by the school.

- f Four letters of objection were received from residents in Balloch Place. The main concern related to the proposals for access indicated on the submitted plans and the resultant disturbance to existing residents from increased traffic, noise, overlooking and pedestrian and traffic safety concerns. The plans submitted with the application are indicative only and the potential access shown have not been fully examined to establish their suitability. Conditions are being attached to permission, if granted, to require the proper and full assessment of the potential access

arrangements. The opportunity to object to these detailed arrangements will be available to residents in the consideration of any future detailed planning application.

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 of a new 460 place primary school with community facilities, an 80 place nursery, a 7-aside playing field, external play area and associated car parking at Powrie Primary School is 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 residents can be addressed fully at the detailed planning application stage.

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 proposal 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.

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 Town and Country Planning (Scotland) Act 1997.
- 4 To comply with Section 59 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.