

KEY INFORMATION

Ward Brackens

Proposal

Development of primary school and associated facilities

Address

Brackens Primary School
Laird Street
Dundee DD3 9NY

Applicant

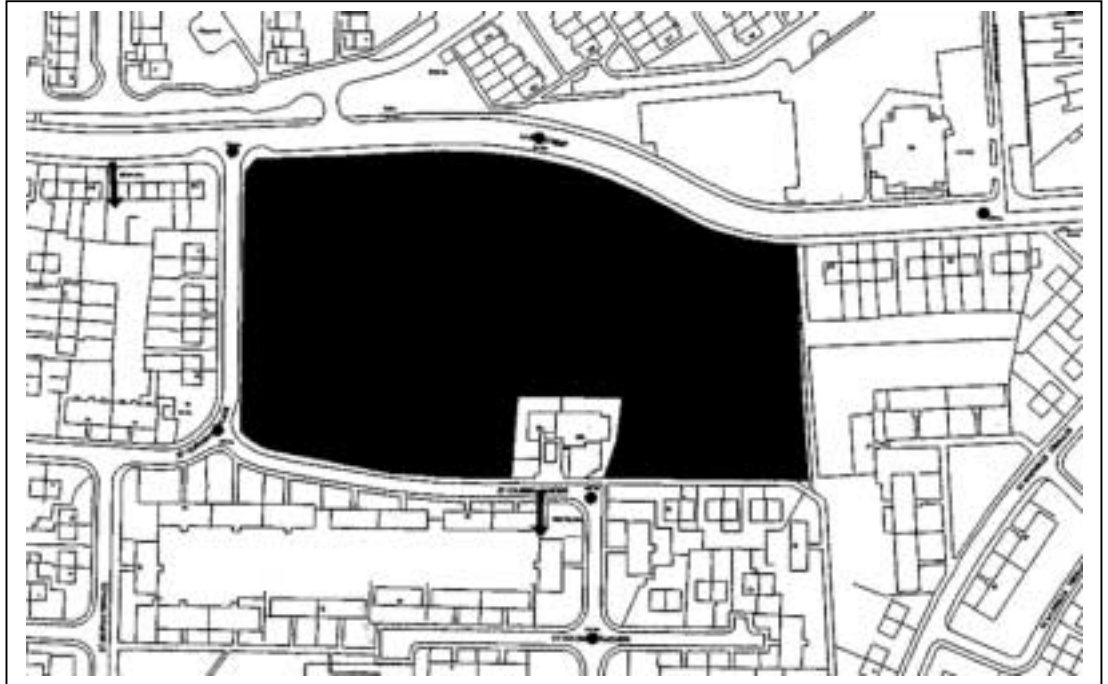
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Registered 28 Feb 2003

Case Officer R Anderson



New Facilities for Brackens Primary School

The Development of primary school and associated facilities is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that a new school can be accommodated on the site which takes account of residential amenity, access requirements, open space provision and landscaping 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 is looking to improve education facilities throughout the council area as part of a Public Private Partnership (PPP) project.
- The application is part of a series of applications submitted after funding has been secured from the Scottish Executive. It seeks to agree the principle of redeveloping the site for a new primary school and associated facilities.
- Two letters of objection have been received. The main issues received relate to impact on residential amenity and reduction in accesses.
- It is considered that a replacement school could be accommodated on the site without detriment to residential amenity and taking account of access, open space provision, and landscaping.

DESCRIPTION OF PROPOSAL

It is proposed to build a new primary school on the above site. The school is to be a two-stream primary school (540 pupils) and will incorporate community facilities (community room and office and parent resource room), playgrounds, car parking, a children's play area and a seven a side pitch. As the application is for outline planning permission no details of the proposed development have been submitted. Indeed the indicative layout merely demonstrates that the facilities required for a school of this size can be accommodated on the site.

SITE DESCRIPTION

The site in question is a large area covering some 2.2 Ha in area. It is sloped from Southwest to Northeast and contains an area of open space to the east of the site. The school building is located towards the west of the site on the highest ground. It is a single storey flat roofed building finished in a concrete render. To the east of the site is a former children's play area, which has been partially removed. A tarmac pathway traverses the eastern portion of the site linking Laird Street to the north and St Columba Gardens to the south. The path links into other paths, which run around the southern and eastern boundaries. A boundary fence cuts across the site from north to south separating the school playing fields from the public open space. The site is surrounded on three sides by residential premises whilst there is further open space and a public house to the north. A resource centre and the caretakers house immediately abut the site to the south and north respectively. A small area of mature landscaping is located on the northern boundary.

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:

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.

ENV 12 encourages the retention of existing trees.

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 Urban Space within Schools

Policy 72 - Trees and Urban Woodland
Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

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.

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 new 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 planning history of relevance to the application.

PUBLIC PARTICIPATION

Two letters of objection have been received. The main issues arising are

- Impact on residential amenity
- Reduction in access

Other invalid issues raised related to devaluation of property, unable to sell property, loss of view, damage to property

CONSULTATIONS

Sportscotland support the provision of indoor facilities and will offer advice when necessary on the specification for outdoor facilities.

The Director of Leisure and Arts has requested details of any landscaping proposed, including replacement planting if required.

The Scottish Environment Protection Agency have indicated that the preferred method of surface water discharge is via SUDS and encourage early consultation with relevant parties to design an appropriate solution.

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

Policy H1 - The main question is whether the site is capable of accommodating a similar sized school and associated facilities without detriment to surrounding land uses. The site is extensive with a large area of grass to the east of the main buildings. It is considered that the main school buildings (which are indicated on the plans as being to the east of the school buildings) will be developed in a similar location to the existing school, which will not adversely affect neighbouring properties. The daily influx of pupils into the area is something residents are used to and therefore even if there are increased numbers using the community facilities 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. The school role will not change from the present levels so 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.

Policy SCE5 - The site is already used as a two-stream primary school (nursery and primary provision) and it's replacement with a similar sized school and community facilities, in land use terms, does not alter this established use. The uses are considered complementary. The incorporation of community facilities into the design is welcomed and supported under Policy SCE5.

Policy OS1 - the indicative details shown on the plans indicate that the eastern boundary of the site is to be relocated some 30m further to the east. At present this ground forms part of an approximate 1 Ha of open Space. The relocation of the boundary will reduce this area by approximately one third. However the policy of the council is to allow school playing fields to be used for informal recreation. It is therefore the case that the use of the ground in question will still be available to the public as was the Open space. The introduction of a boundary fence will help to separate more informal areas for things such as dog walking etc. However the majority of the open space will still be maintained for such purposes. There will also be a grass pitch and children's play area

introduced into this area which again will bring benefits to the community.

Policy LT11 - As indicated in considerations above the introduction of community facilities into the design of the new school will bring benefit to the wider community and is supported under this policy.

Policy LT14 - The introduction of community facilities, new pitch and a children's play area which are open for use by the wider community as well as the school are all supported under this policy. The policy also indicates that where some areas of public open space are developed for other uses if this is to the benefit of the wider community and does not impact negatively on surrounding land uses they may be acceptable. In this case some open space will be lost and incorporated into the school grounds. This will enable a better more modern school to be built with appropriate play areas. The school will also include community facilities and the play areas will be available for the public to access for things like football and other field sports. It is considered that although technically some open space is being lost, the practical use of the ground will not significantly alter. It is therefore considered that the proposal conforms to this policy.

ENV 12 - there are some mature trees to the north east of the existing site which do form an important element in the appearance of the site. Although no details have been provided on landscaping a condition will be attached to the consent which requires full landscaping plans including tree surveys to be included as part of any detailed submission. This issue will be dealt with at that stage. But as part of this application the trees are not being removed and therefore the proposal conforms to this policy

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:

Policy 68 - The same considerations for this policy have been outlined in policy OS1 above.

Policy 72 - The same considerations for this policy are outlined in the

considerations for policy ENV12 above.

NPPG 11 - Sport, Physical Recreation and Open Space - 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 an area of open space/playing fields to the east of the site. Although the extent of new development is not known at this stage the indicative plans show a sufficient area of open space with a formal pitch. This is in addition to the playground, which can also be accessed for recreational uses. Such provision would be in keeping with NPPG 11.

The points raised by the objectors

The impact on amenity of surrounding residential properties - At present the site in question houses a two stream primary school and an area of recreational space including a children's play area, the proposal is to incorporate the same facilities. Although the plans show an indicative layout it is not certain at this stage where any of the proposed development will be located - although the school building will be housed where it is just now to the west of the site. The open grass area to the east will remain as such as part of this proposal the only difference is that the football pitch will be formally laid out and marked, whereas just now there are no markings and goal posts. Essentially there will be no significant difference on the impact on surrounding residences as there is at present.

In terms of the reduction in access in and around the site - the precise location of accesses into and out of the site are not known at present, but the new school will require modern contemporary standards of facilities of which access will be one. It is considered that access into the site will be designed to the best standards available at the time. In terms of accessing the open area to the east the whole of the south, north and eastern boundaries of the site are open and have paths around their edge. There is a path, which at present crosses the site from south to north. This will require a minor diversion but will be reinstated

and finished with an improved surface as part of the proposal. It is considered that the proposal will not result in a reduced standard of access into or across the site.

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

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

CONCLUSION

The provision of new school 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 the new school 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 landscaping should also be the subject of conditions and included in detailed 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 (in accordance with BS5837) 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.