

KEY INFORMATION

Ward Strathmartine

Proposal

Demolition of existing school and erection of primary school with nursery accommodation, community facilities, 7-a-side grass playing field, external play area and parking.

Address

Land south of Haldane Crescent
Dundee
DD3 0JP

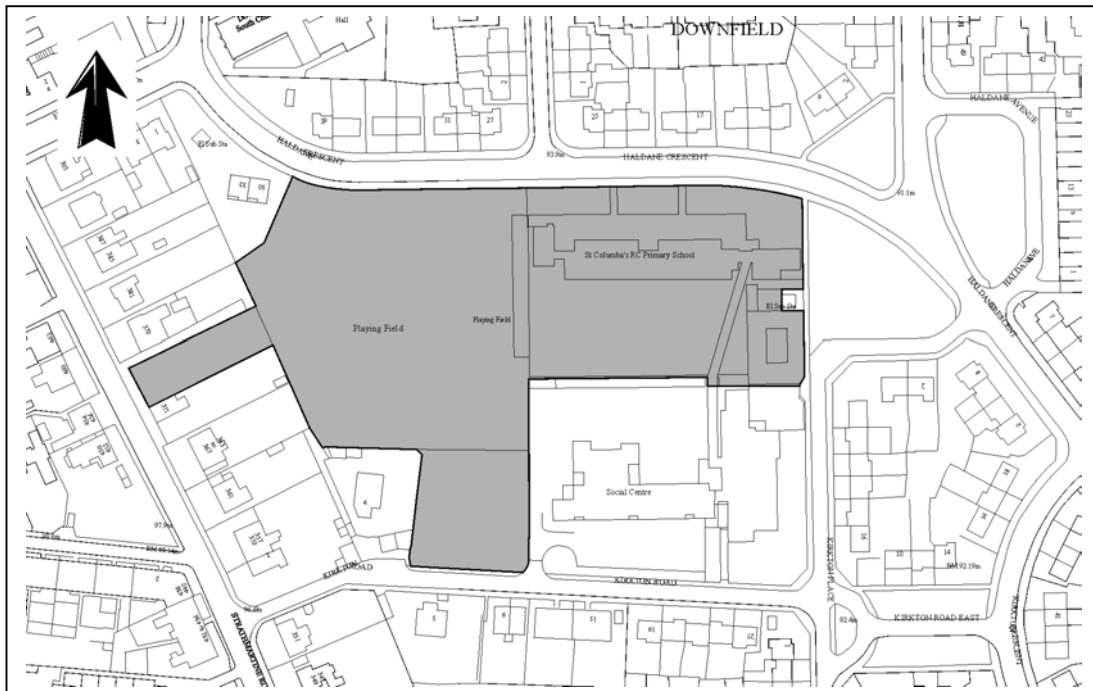
Applicant

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Agent

Registered 11 June 2003

Case Officer R Anderson



The demolition of an existing school and erection of primary school with nursery accommodation, community facilities, 7-a-side grass playing field, external play area and parking 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 environmental 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) project to improve education facilities throughout the council area.
- The application is part of a series of applications submitted to secure funding from the Scottish Executive. It seeks to agree the principle of redeveloping the site for a new primary school.
- Two letters of objection have been received relating primarily to the impact the development will have on traffic movements in the area.
- 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

Outline Planning permission is sought to demolish and replace the existing primary school at St Columbas primary school. It is proposed that a new two stream primary school with Nursery accommodation and associated community facilities be provided. Such facilities will include parking, external play areas and a seven a side grass football pitch. The submitted plans indicate that vehicular access and parking will be provided to the north of the site from Haldane Crescent with pedestrian access from the south onto Kirkton Road and the west onto Strathmartine Road. A section of ground between 371 and 379 Strathmartine Road has been included in the application to provide pedestrian access.

SITE DESCRIPTION

The site, measuring some 1.70 Ha in area, is located in the north west of Dundee some 0.5km north of the Kingsway. It is bounded on all sides by residential properties, with a small area of open space and neighbourhood facilities to the north east. Currently on the site is the existing school, a collection of flat roofed buildings made of concrete and corrugated sheeting, whilst to the south of the site is a similarly finished three storey building currently in use as a resource centre for the council's social work department. Grassed playing fields are located within the site to the north west of the buildings. The main school entrances are currently located to the north and south of the site.

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 of the Dundee Local Plan 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 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 LT14 encourages dual use 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 seeks to protect wildlife corridors and ensure that development which encroaches into such areas makes full provision for nature conservation. ENV12 seeks the retention of trees on development sites.



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 1: Vibrant and Sustainable Communities.

Policy 68: Dual Use of Open Space within School Ground.

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 maybe 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 improvements to the 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

02/00162/OUT - Outline consent for a two stream primary school and community facilities - approved April 2002.

PUBLIC PARTICIPATION

Standard neighbour notification has been carried out. Two letters of representation have been received. The main issues arising relate to the increase in traffic and potential noise

levels impacting on surrounding properties.

CONSULTATIONS

Sportscotland have indicated support for retention of the playing fields and the provision of new pitches for both curricular and extra curricular activities.

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 proposed development is being submitted by the Education Department as part of their Public Private Partnership (PPP) bid called Building for the Future. Through the Partnership the Education Department aims to deliver new primary and secondary schools, as well as extending and refurbishing existing primary schools. This outline planning application is part of the process in achieving the aims of the partnership.

Policies H1 and SC5: The site is already used as a primary school and therefore the proposal to rebuild the site as a primary school would, in land use terms, be acceptable as this use is established. The incorporation of community facilities into the design is to be encouraged and is supported under Policy SCE5 of the local plan.

The main question is whether the site is capable of accommodating a potentially larger school without detriment to surrounding land uses. The site is extensive and with the removal of the existing buildings it is envisaged that a larger school could 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 during daytime hours when a level of disruption at break times is to be expected. There will be an increase of pupils accessing Strathmartine Road with the advent of the pedestrian access. However Strathmartine road is a main artery into the city with wide footways and is capable of accommodating the increase in pedestrians without detriment to amenity or traffic safety. In terms of the design of the new buildings and their impact, this is not known at this stage. This will be considered in a subsequent detailed application. However it should be noted that removal of the existing buildings does not require planning permission and therefore could be undertaken at any time. In any event they are of little architectural merit and their demolition will not detract from the appearance of the area.

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 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. The addition of the pedestrian access onto Strathmartine Road will encourage pupils to walk to school and may alleviate pressures on some of the smaller roads around the school where pupils will be dropped off from vehicles. With regard to parking provision the site is surrounded by on street parking and is fairly extensive. 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 should be undertaken at detailed stage covering access, parking, drop off/pick up points, cycling and traffic plans. This again should ensure that the impact to surrounding residents is minimised. The proposal therefore conforms to Policy H1 of the Local Plan.

Policies OS1 and LT14: 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 to the west of the site. Although the extent of new building is not known at this stage conditions will be attached to the application to ensure that sufficient open space will be incorporated into the new development. It is considered that such provision would be in keeping with NPPG 11, Local Plan policy OS1 and LT14.

Policies ENV4 and ENV12: With regard to wildlife considerations, the site is not in one of the wildlife corridors identified in the local plan or the Urban Nature Conservation Plan. However as the new school will be developed with substantial grassed areas this will provide habitat similar to that, that currently exists and should benefit wildlife and complement identified wildlife habitat nearby. Also any trees currently on the site will require to be incorporated into a full landscaping assessment, submitted as part of the detailed plans. It is generally envisaged that the new school will be developed with a landscaped setting, which will benefit wildlife in the area. In this respect the proposal generally conforms to policy ENV4, the nature subject local plan and policy ENV12.

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 1: Vibrant and Sustainable Communities.

Policy 68: Dual Use of Open Space within School Grounds

NPPG 11 - Sport, Physical Recreation and Open Space.

Points Raised by the Objectors

Policy 1: Vibrant and sustainable communities.

This policy encourages an appropriate range of facilities and services within housing areas. The new improved school with community facilities will

provide such services and will be of benefit to the local community. The amenity considerations given to the local community are similar to those set out in policy H1 above.

Policy 68: Dual Use of Open Space within School Grounds.

The proposal will ensure that sufficient play space is made available for curricular and extra curricular activities. Similar considerations for this policy are set out in Policy OS1 and LT14 above.

NPPG 11: Similar considerations are given to the points raised in this document as those outlined in policy OS1 and LT14 above.

With regard to the points made by the objectors regarding increases in traffic and noise associated with the school. The new access onto Starthmartine Road is in principle a benefit to surrounding residents, as it will help to channel pupils onto the main road and away from the residential areas to the east. The traffic management of the site will be the subject of a reserved matter when things like parking, access, entry and exit etc will be made clear. The standards that will be required will be improved from those currently operating in the area. The proposed school will function in a similar way to the existing school and it is not envisaged that the impact on residential amenity, in terms of noise, will be any different from that experienced at present. The use of the community facilities may necessitate people visiting the facility outside school hours but it is unlikely that such movements will have a detrimental impact on amenity.

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.

CONCLUSION

Although no plans of the proposed school have been submitted it is

accepted that a larger school can be accommodated on the site which will take account of residential amenity, access and parking requirements, open space provision and wildlife habitat. The proposal conforms to national and local guidance and there are no material considerations at this stage in the planning process, which would merit a refusal of the application. Accordingly, approval subject to conditions is recommended.

RECOMMENDATION

- 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 transport 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.