

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 4 FEBRUARY 2011

10/0688/PP : EXTENSION TO PRIMARY SCHOOL TO PROVIDE ADDITIONAL CLASSROOMS, ANCILLARY ACCOMMODATION, NURSERY SCHOOL, NEW CAR PARK, NEW ARTIFICIAL EXTERNAL LIGHTING AND ASSOCIATED ACCESS AND LANDSCAPING.

AT DARVEL PRIMARY SCHOOL, CAMPBELL STREET EAST, DARVEL BY EAST AYRSHIRE COUNCIL

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0688/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a new extension to the east of the existing school building which will entail the demolition of the former school canteen building, an outbuilding at the north of the site and a small area of the existing building to allow for the new extension to link into the existing school. The site layout utilises the existing sloping site levels to provide 2 storeys for the extension. The lower ground floor will comprise the nursery school accommodation with outdoor playing area. Rooms will include 3 classrooms and supporting accommodation such as staff rooms, storage, personal care rooms and toilets. The ground floor will incorporate an internal corridor linking the extension with the existing school, 6 classrooms and within the corridor area, an activity area and open space. The classrooms at ground floor will be level with the classrooms on the main school building and a combined canteen/kitchen area and gym will also be provided on the ground floor. The building will be two storeys in height with roofs of varying height depending on the varying ground levels within the site. External materials will comprise Marley Melbourn interlocking grey slates, red/brown facing brick, aluminium rainwater goods and windows and doors.

1.2 The proposed extension will have a combination of pitched and hipped roofs with fenestration arrangements comprising vertical emphasis windows. The overall height of the extension will be less than the original school building.

1.3 The main area of car parking will remain to the north of the site behind the existing school and to facilitate this, the existing access will be widened to create a 4.5 metre wide access and separate pedestrian gate. A new car park area will also be formed taking access from Campbell Street East. In total 35 car

parking spaces are proposed including 2 accessible spaces in each car park. Ramped pedestrian access will also be provided to Campbell Street East to the front of the site and to the rear of the existing building from the car park. Emergency access for fire tenders will be provided within the existing car park together with turning head.

1.4 A new bin store will also be provided to the north of the site. Access for the fire tender is to be continued around the rear of the building which will then be able to exit the site using the existing access onto MacKenzie Drive.

1.5 The site plan illustrates that the school's ecology garden is to remain and the mature deciduous tree and grassed areas in front of the original school building will also be retained.

1.6 Boundary walls to the streetscene will comprise the existing sandstone walls with powder coated metal railings proposed and will be affected only at the access into the car park. On Campbell Street East it is proposed to erect a stone wall with railings above in keeping with the existing wall and railings. To the north and east of the site a new metal fence of 2.4 metres in height is proposed to secure the site.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby residential properties, in particular. The proposed new extension has been designed and sited so as not to detract from the more traditional sandstone school building. The overall scale of the building has been reduced by its design using levels to create a variance in roof pitch and overall heights. The use of appropriate and sympathetic external

materials will also create interest in the surrounding streetscape whilst respecting the design of neighbouring properties.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, it will not require to be referred to Council as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 4 FEBRUARY 2011

**10/0688/PP : EXTENSION TO PRIMARY SCHOOL TO PROVIDE ADDITIONAL CLASSROOMS, ANCILLARY ACCOMMODATION, NURSERY SCHOOL, NEW CAR PARK, NEW ARTIFICIAL EXTERNAL LIGHTING AND ASSOCIATED ACCESS AND LANDSCAPING.
AT DARVEL PRIMARY SCHOOL, CAMPBELL STREET EAST, DARVEL
BY EAST AYRSHIRE COUNCIL**

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a planning application which is to be considered by the Local Planning Committee under the scheme of delegation as East Ayrshire Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 0.8 hectares in area and comprises the site of the existing Darvel Primary School which is a red sandstone building with a natural slate roof. The application site is bound to the north by residential property and agricultural land, to the east by residential property and to the south by Campbell Street East beyond which is the Gavin Hamilton Sports Centre and playing field. To the west lies Jamieson Road and residential property. The site is elevated above the road and site levels continue to rise towards the north of the site and more sharply outwith the site to the north.

2.2 **Proposed Development:** Planning permission is sought for the erection of a new extension to the east of the existing school building which will entail the demolition of the former school canteen building, an outbuilding at the north of the site and a small area of the existing building to allow for the new extension to link into the existing school. The site layout utilises the existing sloping site levels to provide 2 storeys for the extension. The lower ground floor will comprise the nursery school accommodation with outdoor playing area. Rooms will include 3 classrooms and supporting accommodation such as staff rooms, storage, personal care rooms and toilets. The ground floor will incorporate an internal corridor linking the extension with the existing school, 6 classrooms and within the corridor area, an activity area and open space. The classrooms at ground floor will be level with the classrooms on the main school building and a

combined canteen/kitchen area and gym will also be provided on the ground floor. The building will be two storeys in height with roofs of varying height depending on the varying ground levels within the site. External materials will comprise Marley Melbourn interlocking grey slates, red/brown facing brick, aluminium rainwater goods and windows and doors.

2.3 The proposed extension will have a combination of pitched and hipped roofs with fenestration arrangements comprising vertical emphasis windows. The overall height of the extension will be less than the original school building.

2.4 The main area of car parking will remain to the north of the site behind the existing school and to facilitate this, the existing access will be widened to create a 4.5 metre wide access and separate pedestrian gate. A new car park area will also be formed taking access from Campbell Street East. In total 35 car parking spaces are proposed including 2 accessible spaces in each car park. Ramped pedestrian access will also be provided to Campbell Street East to the front of the site and to the rear of the existing building from the car park. Emergency access for fire tenders will be provided within the existing car park together with turning head.

2.5 A new bin store will also be provided to the north of the site. Access for the fire tender is to be continued around the rear of the building which will then be able to exit the site using the existing access onto MacKenzie Drive.

2.6 The site plan illustrates that the school's ecology garden is to remain and the mature deciduous tree and grassed areas in front of the original school building will also be retained.

2.7 Boundary walls to the streetscene will comprise the existing sandstone walls with powder coated metal railings proposed and will be affected only at the access into the car park. On Campbell Street East it is proposed to erect a stone wall with railings above in keeping with the existing wall and railings. To the north and east of the site a new metal fence of 2.4 metres in height is proposed to secure the site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Service has no objections to the amended plans noting the proposed car parking provision including the accessible spaces and the provision of a high visibility pedestrian barrier on the public footway at the pedestrian access at Campbell Street East.

3.2 SP Power Systems have forwarded a copy of their record plans showing their apparatus in the surrounding area and request early contact with the developer to ensure that their apparatus is protected.

Noted. This matter can be addressed by an advisory note on any consent that Members choose to grant.

3.3 East Ayrshire Council's Environmental Health Service have no objections subject to their standard conditions on hours of construction work, noise during construction, the disposal of construction waste, drainage and contaminated land.

Noted. These matters can be conditioned or incorporated as advisory notes should Members choose to grant consent or are matters that Environmental Health can control under their own legislation. The Council's Contaminated Land Officer has responded separately as detailed in Section 3.4 below.

3.4 East Ayrshire Council's Environmental Health Service (Contaminated Land Officer) has no objections in principle and has not identified any area of specific concern. Due to the sensitive nature of this development and the fact that materials such as asbestos, lead, copper wiring etc may have been present in the old school buildings, it is recommended that any such materials be removed from the site and disposed of in a suitable manner and that clean and inert top soil should be used where exposure to soil is possible (especially in areas where hardstanding is to be removed and soft landscaping is proposed).

Noted. If Members choose to grant consent, appropriately worded planning conditions can be incorporated.

3.5 Scottish Environment Protection Agency has no objections to this application and recommend early contact with Scottish Water

Noted. An advisory note can recommended early contact with Scottish Water.

3.6 East Ayrshire Council's Estates Management and Legal and Regulatory Services and Outdoor Amenities have not responded to their consultation letters at the time of writing this report.

3.7 East Ayrshire Access Panel (North) and Darvel and District Community Council have not replied to their consultations at the time of writing this report.

3.8 East Ayrshire Council Roads and Transportation Service (Flooding) have no objections to make following the submission of clarification and additional information on the drainage in the school playground.

4. REPRESENTATIONS

4.1 No letters of representation have been submitted.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and Adopted East Ayrshire Local Plan 2010 (EALP).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no particularly relevant policies against which to assess the proposed development within the Ayrshire Joint Structure Plan.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy SD3 supports developments within existing settlement boundaries.

The application site is located within the settlement boundary of Darvel and the application is therefore compliant with this policy.

5.4 Policy CS1 is supportive of the proposed development as it states that the Council will respond positively to the changing needs and demands for community and educational facilities. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

The proposed development does not raise any policy issues. The proposed development is on the site of an existing school and will provide high quality educational and community facilities within a modern contemporary designed building which is respectful of the design of the existing more traditional school.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultations received, the impact of the development on the amenity of the surrounding area and the planning history of the site.

Consultation Responses

6.2 The consultation responses do not raise any issues that suggest the application should be refused. Many of the comments of the consultees can be addressed by conditions attached to any consent if Members choose to approve the proposals, or have been addressed during the consideration of this application.

Impact on the Amenity of the Area

6.3 The proposed development has been designed and sited to minimise its impact on the adjacent residential properties. The height of the proposed extension will be less than the existing school and the variances in height will reduce the elevated impact of this site. Should Members choose to grant consent, conditions can be incorporated to ensure that the finish of the building is sympathetic to the existing school and also to ensure that during the construction period, site operations do not inconvenience neighbouring residents.

Planning History of the Site

6.4 The site currently accommodates Darvel Primary School and there is no planning history for this site which would suggest that planning consent should be refused. Therefore the principle of a school extension on the application site is appropriate in planning terms.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications for the Council in the determination of this application separate to the planning process.

7.2 In terms of legal implications there is no requirement for this application to be referred to Scottish Ministers under Circular 2/2009 Notification of Planning Applications.

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby residential properties, in particular. The proposed new extension has been designed and sited so as not to detract from the more traditional sandstone school building. The overall scale of the building has been reduced by its design using levels to create a variance in roof pitch and overall heights. The use of appropriate and sympathetic external materials will also create interest in the surrounding streetscape whilst respecting the design of neighbouring properties.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, it will not require to be referred to Council as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Economic Development

24 January 2010

FMF

FV / DVM

LIST OF BACKGROUND PAPERS

1. Application Forms and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576798.

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0688/PP

Location	Darvel Primary School, Campbell Street East, Darvel, East Ayrshire
Nature of Proposal:	Extension to primary school to provide additional classrooms, ancillary accommodation, nursery school, new car park, new artificial external lighting and associated access and landscaping.
Name and Address of Applicant:	Executive Director Of Educational And Social Services London Road Hq London Road Kilmarnock KA3 7BU
Name and Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

Fiona Finlay

The above application for planning permission should be granted subject to the following conditions:-

1. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the extension (including stone samples for the new boundary wall on Campbell Street East) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

2. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways and play surfaces shall be submitted to and approved in writing by the Planning Authority prior to the

commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the approved plans, landscaping details including the number, siting and type of trees, shrub and plant species, shall be submitted to and approved by the Planning Authority prior to the commencement of development. The landscaping shall be planted within a timescale to be agreed with the Planning Authority, prior to the commencement of development. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.

REASON In order to achieve a quality landscaping scheme in the interests of visual amenity.

4. Further to the approved design showing the location of the bin storage area, details of the design, height and means of enclosure of the bin storage area shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be thereafter implemented as approved.

REASON In the interests of visual amenity of this residential area.

5. Any changes from the approved plans in respect of the finished floor levels, road levels and proposed ground levels shall be notified to and approved by the Planning Authority prior to their implementation.

REASON In order to ensure that any changes in the approved levels are notified to the Planning Authority to determine their impact on the development and area.

6. Notwithstanding the approved plans, details of the design and location of all external furniture within the application site shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall be implemented prior to the extension being brought into use.

REASON In the interests of visual and residential amenity.

7. Notwithstanding the approved plans, details of the location of the site compound associated with the construction of the extension and an area for the parking of construction staff vehicles shall be submitted to and

approved in writing by the Planning Authority prior to the commencement of development and shall be thereafter implemented as approved.

REASON In the interests of residential amenity.

8. Notwithstanding Condition 3 above, no trees shall be felled, lopped, have roots cut or be the subject of any other works without the written consent of the Planning Authority. The developer shall agree with the Planning Authority which trees are to be retained on site prior to the commencement of development approved by this permission.

REASON In the interests of the amenity of the area.

9. Notwithstanding the approved plans, no site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around all the trees being retained on site. The fencing shall enclose either the area described by the limit of the spread of the branches of trees or a radius of 5 metres from the trunk of the tree whichever is the greater. Such fencing shall be maintained during the course of development and no storage, site construction parking or any other operation shall be permitted within the area thereby enclosed.

REASON To ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of the amenity of the area.

10. No demolition or external construction work, site clearance or preparation works shall take place before 08:00 hours and after 18:00 hours on Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays.

REASON In the interests of residential amenity.

11. No materials other than topsoil shall be brought into the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority. All top soil to be brought on site shall be clean and inert and shall be spread on areas where exposure to soil is possible i.e. especially in areas where hard-standing is to be removed and soft landscaping is proposed.

REASON In order to control the development of the site and materials used in the making up of ground levels.

12. Prior to the commencement of any works on site, details of a Sustainable Urban Drainage System and its maintenance following installation, shall be submitted to and approved in writing by the Planning Authority and

shall be installed and fully operational prior to the use of the school commencing.

REASON To ensure the provision of adequate surface water drainage within the site.

13. A detailed Construction Traffic Management Plan shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and Transportation Service, prior to any work commencing on site. The Traffic Management Plan shall include details of measures to be adopted and the approved Plan shall thereafter be implemented as approved on site for the entire period of construction works unless with the prior written consent of the Planning Authority.

REASON In order to minimise the impact of vehicular traffic on the surrounding residential area.

14. Should any unsuspected contamination be encountered during the proposed works, the Planning Authority shall be informed accordingly and thereafter be provided with written details of any required remedial measures formulated to address the risk of exposure to key receptors for its written approval. Upon completion of works the Planning Authority shall be informed in writing, confirming that all approved remedial measures have been undertaken.

REASON To ensure that any contamination is appropriately addressed in the interests of public health.

15. Notwithstanding the submitted plans, details of the design, finish and height of all new boundary treatment to be erected on the northern and eastern site boundaries shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

NOTES



1. The applicant is recommended to make early contact with Scottish Water at 419 Balmore Road, Glasgow G22 6NU or on 0141 355 5511 regarding connection into the public water and sewerage systems.
2. The applicant is recommended to make early contact with SP Power Systems on 0845 2727 999 to discuss whether their apparatus will be affected by this development.

3. The applicant is recommended to make early contact with Scotland Gas Networks at 95 Kilbirnie Street, Glasgow G5 8JD or on 0141 418 4093.
4. The applicant is recommended to make early contact with East Ayrshire Council's Roads and Transportation Service at Holmquarry House, Holmquarry Road, Kilmarnock or on 01563 576310 to discuss whether any consents will be required under the Roads Scotland Acts.

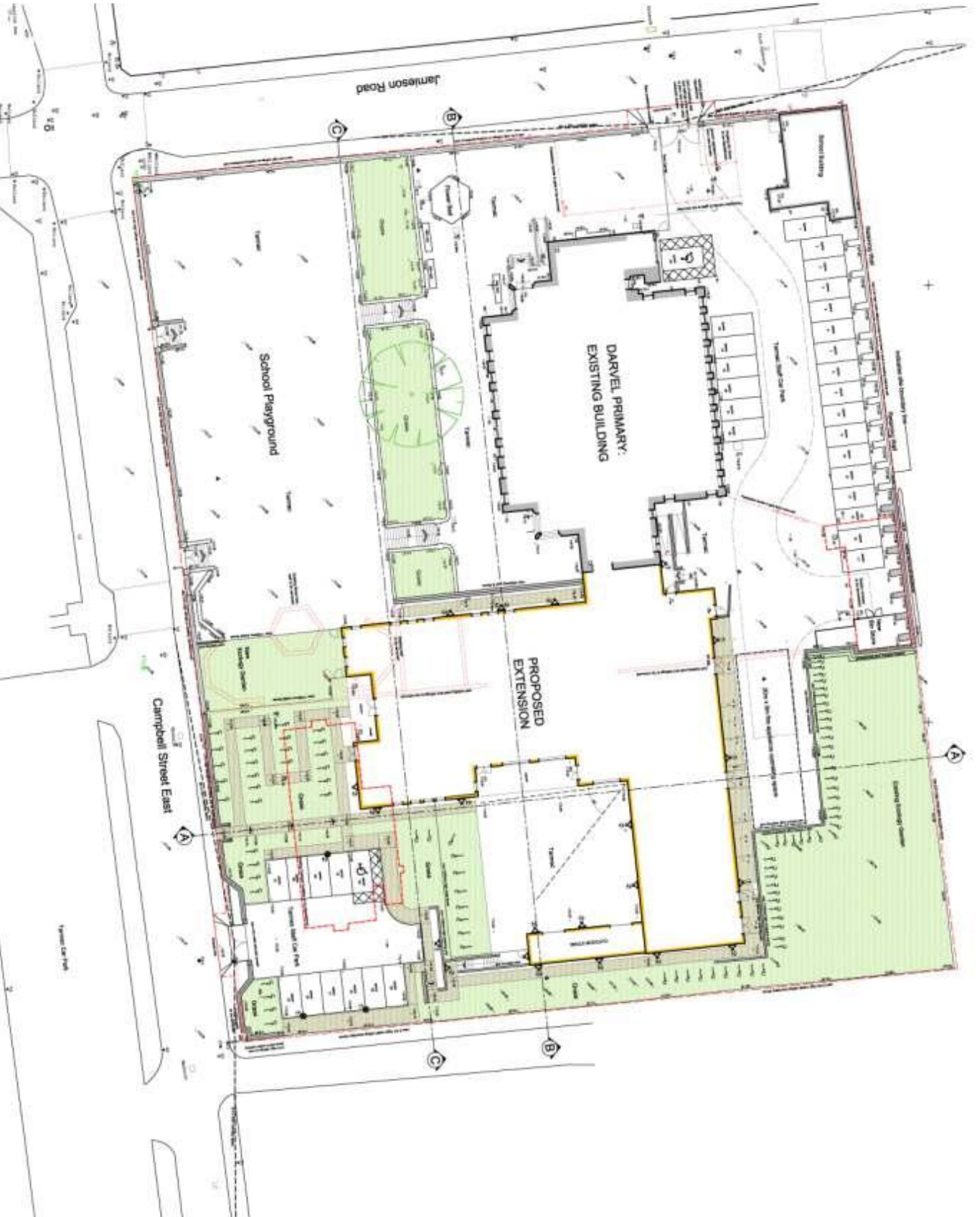
REASON FOR THE DECISION

The proposed development is consistent with the policies of the development plan and there are no material considerations of sufficient weight to merit refusal of the application.



<p>Title/Location Darvel Primary School</p> <p> Darvel</p> <p> Application No. 10/0688/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 04/02/2011</p>
<p>Key</p> <p> Application Site</p>	<p style="text-align: right;"></p>

This map is reproduced from the Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office(C) Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Ayrshire Council - 100023409



NOTE:
 The layout of the site is based on the information provided in the planning application and is subject to change without notice.
 The site is shown as being available for use for the purposes of the proposed development.
 The site is shown as being available for use for the purposes of the proposed development.
 The site is shown as being available for use for the purposes of the proposed development.
 The site is shown as being available for use for the purposes of the proposed development.



- EXTERNAL, ARTIFICIAL LIGHTING LEGEND**
- ▲1 WALL MOUNTED WALLPACK TYPE FITTING ORIENTED VERTICALLY CAN 1000 2000 1000MM
 - ▲2 WALL MOUNTED WALLPACK TYPE FITTING ORIENTED VERTICALLY CAN 1000 2000 1000MM
 - ▲3 WALL MOUNTED WALLPACK TYPE FITTING ORIENTED VERTICALLY CAN 1000 2000 1000MM
 - 1 COLUMN MOUNTED RECESSED FLOOR LIGHT (REAR) 2000 2000 1000MM
 - 2 COLUMN MOUNTED RECESSED FLOOR LIGHT (FRONT) 2000 2000 1000MM

SCALE:
 1:1000
 1:2000
 1:5000



East Ayrshire Council
 Finance and Asset Management
 Asset Management Services
 74, AINSIE LANE
 EAST AYRSHIRE
 KA6 3LQ
 TEL: 01814 622222
 WWW.EASTAYRSHIRE.COUNCIL.NHS.UK

SITE PLAN AS PROPOSED
 PROJECTED EXTENSION
 CHAMBERLAIN STREET EAST DUNDEE
 DEVELOPMENT & SOCIAL SERVICES
 Drawing No: P105
 Date: 15/10/2010
 Scale: 1:1000
 Sheet: B of A1