

## **EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 25 FEBRUARY 2011**

**10/0860/PP: EXTENSION AND REFURBISHMENT OF EXISTING PRIMARY SCHOOL TO FORM NEW NURSERY, GYMNASIUM AND DINING HALL WITH DEMOLITION AND ASSOCIATED WORKS  
AT  
CASTLE PRIMARY SCHOOL, 4 CASTLE, NEW CUMNOCK**

**BY EXECUTIVE DIRECTOR OF EDUCATION AND SOCIAL SERVICES**

**Click for Application Details: : <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0860/PP>**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 The application proposes the erection of a single storey nursery block in the south east part of the site. The nursery block is of modern design utilizing an aluminium, standing seam, mono pitched roof design with coloured render external walls. The nursery is 'L' shaped in plan with one leg running parallel to a new flood defence wall adjacent to the riverside footpath. The nursery block connects to the existing school via an aluminium curved profile roof.

1.2 The existing school will be extended and increased in height on its northern elevation to form a gym and dining hall. The extension will measure approximately 6 metres by 21 metres with a height increase in this section of the building measuring approximately 3.5 metres over the existing height. The height increase in this section will not increase the height above the two storey part of the building.

1.3 Also proposed under this application is a single storey extension at the north west corner, adjacent to, and joined onto, the gym extension, single storey flat roofed areas introduced into existing courtyard space as well as a two storey pitched roof extension in the courtyard to accommodate a lift.

1.4 Other elements of the proposal include the creation of ramped walkways on various elevations, replacement of railings and the creation of a flood defence wall on the eastern boundary. Access to the site is taken from Castle and from Afton Bridgend and creates new internal access and parking arrangements. The playground for the school is proposed to be updated including new high quality porous block paving surface treatments and play equipment as well as an outdoor classroom. Also proposed as part of the development is a complete re-slating of the building, a new sprinkler tank compound and two flag poles.

## **2. RECOMMENDATION**

**2.1 It is recommended that the application for Planning Permission be approved subject to the conditions on the sheet attached to this report.**

## **3. CONCLUSIONS**

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 As detailed previously in this report the proposals are considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposals and planning conditions could be attached to address the relevant details where these have not yet been provided.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, the applications would not require to be referred to the Council as this would not constitute a significant breach of 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.**

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SOUTHERN LOCAL PLANNING COMMITTEE: 25 FEBRUARY 2011

### 10/0860/PP: EXTENSION AND REFURBISHMENT OF EXISTING PRIMARY SCHOOL TO FORM NEW NURSERY, GYMNASIUM AND DINING HALL WITH DEMOLITION AND ASSOCIATED WORKS

AT

CASTLE PRIMARY SCHOOL, 4 CASTLE, NEW CUMNOCK

BY EXECUTIVE DIRECTOR OF EDUCATION AND SOCIAL SERVICES

#### Report by Head of Planning and Economic Development

## 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission, to be considered by the Southern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land and building to which the application relates.

## 2. APPLICATION DETAILS

2.1 **Site Description:** Castle Primary School is located in a prominent position within the town of New Cumnock on the eastern side of Castle. The school is set back from the road and is two storeys in height and finished in stone with a slate roof. The playground is accommodated to the rear of the school extending to the east where it meets with the public footpath adjacent to the river. Also included within the application site is an area of public open space (Afton Bridge Heritage Garden) covered in hard standing with various objects and monuments located within the area.

2.2 The site is bounded by dwellings and the A76 trunk road/Afton Bridgend to the south and an area of cleared land and dwellings to the north. To the west is the A76 trunk road/Castle and to the east is the Afton Water with a public footpath on the school side of the river and dwellings across the river.

2.3 **Proposed Development:** The application proposes the erection of a single storey nursery block in the south east part of the site. The nursery block is of modern design utilizing an aluminium, standing seam, mono pitched roof design with coloured render external walls. The nursery is 'L' shaped in plan with one leg running parallel to a new flood defence wall adjacent to the riverside footpath. The nursery block connects to the existing school via an aluminium curved profile roof.

2.4 The existing school will be extended and increased in height on its northern elevation to form a gym and dining hall. The extension will measure approximately 6 metres by 21 metres with a height increase in this section of the building measuring approximately 3.5 metres over the existing height. The height increase in this section will not increase the height above the two storey part of the building.

2.5 Also proposed under this application is a single storey extension at the north west corner, adjacent to, and joined onto, the gym extension, single storey flat roofed areas introduced into existing courtyard space as well as a two storey pitched roof extension in the courtyard to accommodate a lift.

2.6 Other elements of the proposal include the creation of ramped walkways on various elevations, replacement of railings and the creation of a flood defence wall on the eastern boundary. Access to the site is taken from Castle and from Afton Bridgend and creates new internal access and parking arrangements. The playground for the school is proposed to be updated including new high quality porous block paving surface treatments and play equipment as well as an outdoor classroom. Also proposed as part of the development is a complete re-slating of the building, a new sprinkler tank compound and two flag poles.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Service have no comments to make on the development.

***Noted.***

3.2 East Ayrshire Council Environmental Health Service (Contaminated Land section) have no objections to the proposal but have recommended the attachment of planning conditions to any grant of consent as there is potential for soil contamination.

***Planning conditions can be attached to ensure that all contaminated land issues are fully assessed and addressed as appropriate, should Members choose to grant consent.***

3.3 East Ayrshire Council Environmental Health Section have no objections or comments on the proposal.

***Noted.***

3.4 Scotland Gas Networks have no objections to the proposal but note the presence of a Low/Medium/Intermediate pressure gas main in the vicinity of the area.

***The comments of Scotland Gas Networks can be included as a note to any grant of planning consent.***

3.5 Scottish Power has no objections to the development in principle but notes the presence of their apparatus within/adjacent to the site which may require alteration as a result of the development.

***The comments of Scottish Power can be included as a note to any grant of planning consent.***

3.6 Scottish Environment Protection Agency (SEPA) has no objection to the development subject to the attachment of certain conditions to the planning consent. If these conditions are not attached SEPA would object to the application. The conditions to be attached are that 1) flood management measures recommended in the FRA should be undertaken and finalised options combining both primary and secondary flood management measures should be confirmed and 2) flood management measures should be maintained in perpetuity and responsibilities in relation to long term inspection/maintenance confirmed.

***Conditions relating to both of these matters can be attached to any grant of planning consent.***

3.7 East Ayrshire Council Access Panel has no objections to the development but has enquired as to whether an enlarged accessible parking bay could be provided at both parking locations.

***Accessible parking bays have been indicated at both parking locations.***

3.8 Scottish Water has no objection to this planning application but note that there is limited capacity in the wastewater treatment works for the new development and that a totally separate drainage system will be required with surface water discharging to a suitable outlet.

***The comments of Scottish Water can be included as a note to any grant of planning consent.***

3.9 East Ayrshire Council Roads and Transportation Service (Flooding Section) has no objections subject to conditions including that flood management measures recommended in the FRA should be undertaken and finalized options combining both primary and secondary flood management measures should be confirmed and flood management measures should be maintained in perpetuity and responsibilities in relation to long term inspection/maintenance confirmed.

***Conditions relating to both of these matters can be attached to any grant of planning consent.***

3.10 Transport Scotland has no objections to the application.

***Noted.***

3.11 East Ayrshire Council Outdoor Services section, New Cumnock Community Council and Amey Highways have not responded to their consultation at the time of writing.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 No representations have been received following neighbour notification and public advertisement of the proposal.

#### **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 For the purposes of this application the development plan comprises the Adopted East Ayrshire Local Plan 2010(EALP).

5.2 Policy CS1 relates to the provision and improvement of community facilities and advises that the Council will encourage and support the development of such new facilities to meet local needs.

***The proposal will improve the quality of the facilities at this primary school and also generally within New Cumnock and as such is compliant with this policy.***

#### **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The principal material considerations relevant to the determination of this application are the consultation responses, the impact on the amenity of the area and the planning history of the site.

##### Consultation Responses

6.2 The submissions detailed in Section 3 of this report do not raise any issues that warrant refusal of the application. Various conditions and advisory notes require to be attached to any grant of consent to meet with the requirements of the consultees.

##### Impact on Amenity

6.3 The proposed works will bring this primary school up to a modern standard and are considered to improve the visual amenity of the site. The design of the nursery block is modern and presents a good contrast to the older, more traditional elements of the primary school. The use of colour and replacement of the asphalt surfaces will lift the site and make it a more interesting environment for school pupils as well as local residents.

##### Planning History

6.4 The relevant planning history is as follows:

(i) 01/0612/FL for the erection of a 1.2 metre high boundary wall and installation of 3 metre high fountain was approved with conditions on 10 October 2001.

***There is no other planning history relevant in the determination of this application and it is considered that the above planning application does not suggest that consent should be refused.***

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial implications for the Council relative to the determination of these applications.

7.2 In terms of legal implications, although the Council owns the land in this case, there is no requirement to notify the planning application to the Scottish Government under Circular 3/2009: 'Notification of Planning Applications', should Members choose to grant consent. However, should the Committee be minded to approve the application without the attachment of the planning conditions requested by SEPA, the application would require to be referred to Scottish Ministers as per The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 prior to any consent being issued.

## **8. CONCLUSIONS**

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report the proposals are considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposals and planning conditions could be attached to address the relevant details where these have not yet been provided.

## **9. RECOMMENDATIONS**

**9.1 It is recommended that the application for Planning Permission be approved subject to the conditions on the sheet attached to this report.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

**Alan Neish**  
**Head of Planning and Economic Development**

17 February 2011

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Planning consent 01/0612/FL

Anyone wishing to inspect the above papers please contact David Wilson, Acting Senior Planning Officer, on 01563 576779.

***Implementation Officer: Dave Morris***

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0860/PP**

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Site of Proposal:	Castle Primary School 4 Castle New Cumnock
Nature of Proposal:	Extension and refurbishment of existing primary school to form new nursery, gymnasium and dining hall with demolition and associated works
Name & Address of Applicant:	East Ayrshire Council Executive Director Of Education And Social Services Council Headquarters London Road Kilmarnock

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DPO's: Reference: David Wilson

The application for Planning Permission should be granted subject to the following conditions:

1. The applicant shall undertake appropriate investigations for the presence of contaminated land within the site in line with the actions proposed in the Bam Richies Environmental Audit previously prepared for the Council. These investigations shall be undertaken prior to the commencement of development on site and the results of the investigation shall be reported to the Planning Authority with an accompanying remediation strategy to address any pollutant linkages at the site, where these are required.

Reason: To ensure that any contamination of the site is identified and addressed prior to the new nursery school use commencing in the interests of human health/public safety.

2. The flood management measures recommended in the approved Flood Risk Assessment shall be undertaken on site prior to the development approved being brought into use and the finalised options combining both

primary and secondary flood management measures shall be confirmed in writing to the Planning Authority prior to the commencement of development on site.

Reason: To ensure that the site is adequately protected from flooding by the adjacent Afton Water.

3. The flood management measures approved in the Flood Risk Assessment and the details to be submitted for approval under condition 2 above shall be maintained in perpetuity on site and responsibilities in relation to long term inspection and maintenance of these measures shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and thereafter undertaken on site as approved.

Reason: To ensure that the flood management measures remain in place during the lifetime of the use and are maintained on site allowing them to operate as intended.

4. Details of the proposed sprinkler tank and compound including height, colour, footprint and boundary fencing shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall thereafter be implemented on site as approved prior to the use of the school and nursery buildings commencing.

Reason: In the interests of maintaining the visual amenity of the surrounding area.

5. Details and a sample of the proposed external building and surface materials shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall thereafter be implemented on site as approved prior to the use of the school and nursery buildings commencing.

Reason: In the interests of maintaining the visual amenity of the surrounding area.

6. Details of the proposed play equipment including its height, colour and exact position within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall thereafter be implemented on site as approved prior to the use of the school and nursery buildings commencing.

Reason: In the interests of maintaining the visual and residential amenity of the surrounding area.

7. Details of the proposed external classroom including its height, colour and exact position within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and

shall thereafter be implemented on site as approved prior to the use of the school and nursery buildings commencing.

Reason: In the interests of maintaining the visual and residential amenity of the surrounding area.

8. Details of the proposed landscaping within the site including species, numbers and sizes of plants shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall thereafter be implemented on site as approved prior to the use of the school and nursery buildings commencing or at the next available planting season thereafter, whichever is the later.

Reason: In the interests of maintaining the visual and environmental amenity of the surrounding area.

9. Notwithstanding the plans hereby approved details of the height, materials and colour of all boundary treatments shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development and shall thereafter be constructed on site in accordance with such details prior to the use of the school and nursery buildings commencing.

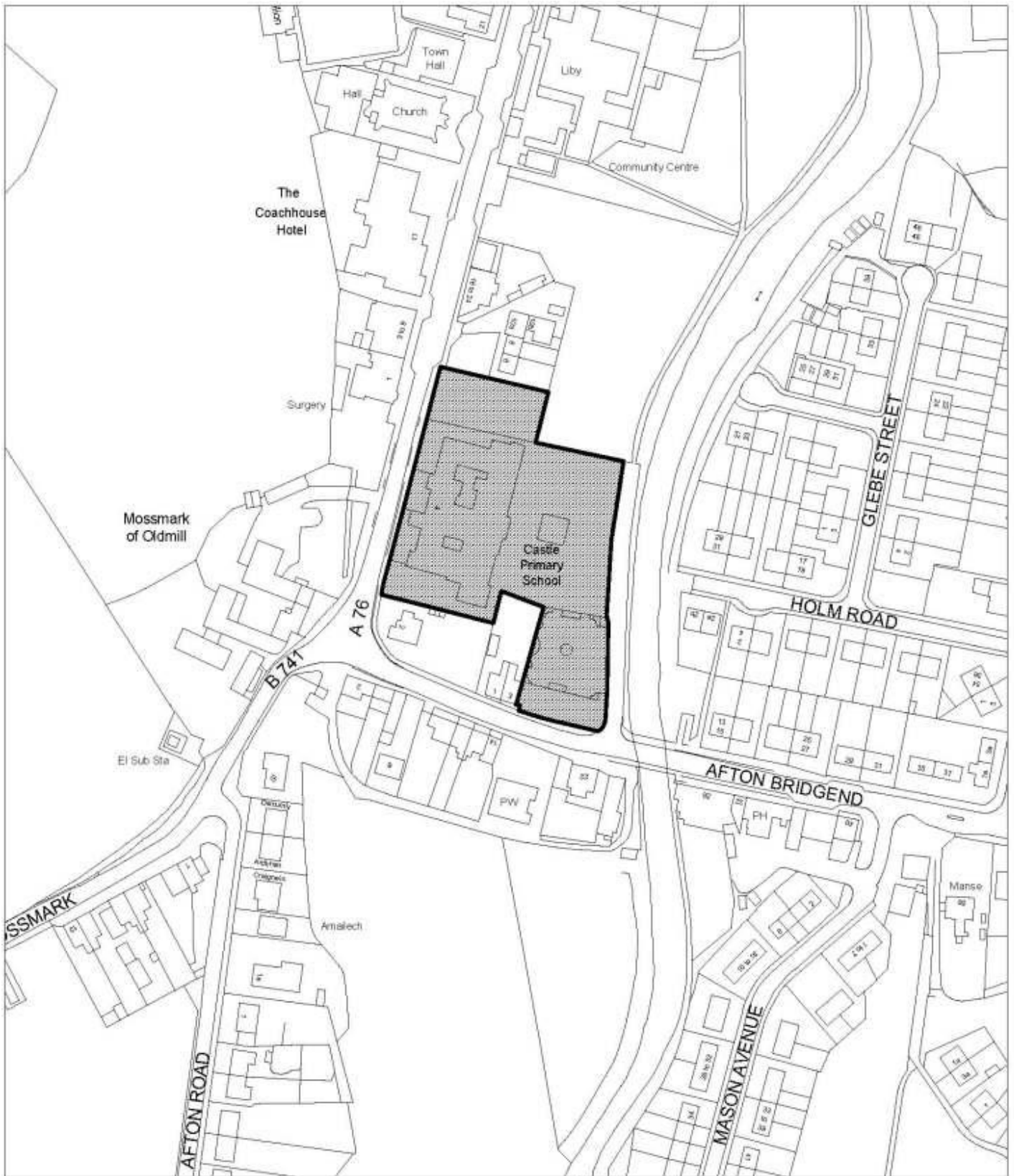
Reason: In the interests of maintaining the visual amenity of the surrounding area.

#### Notes

1. The applicant is advised to make early contact with Scotland Gas Networks with regard to the presence of a Low/Medium/Intermediate pressure gas main in the vicinity of the area.
2. The applicant is advised to make early contact with Scottish Power with regard to the presence within or adjacent to the site of Scottish Power equipment.
3. The applicant is advised to make early contact with Scottish Water concerning the provision of a suitable drainage system.

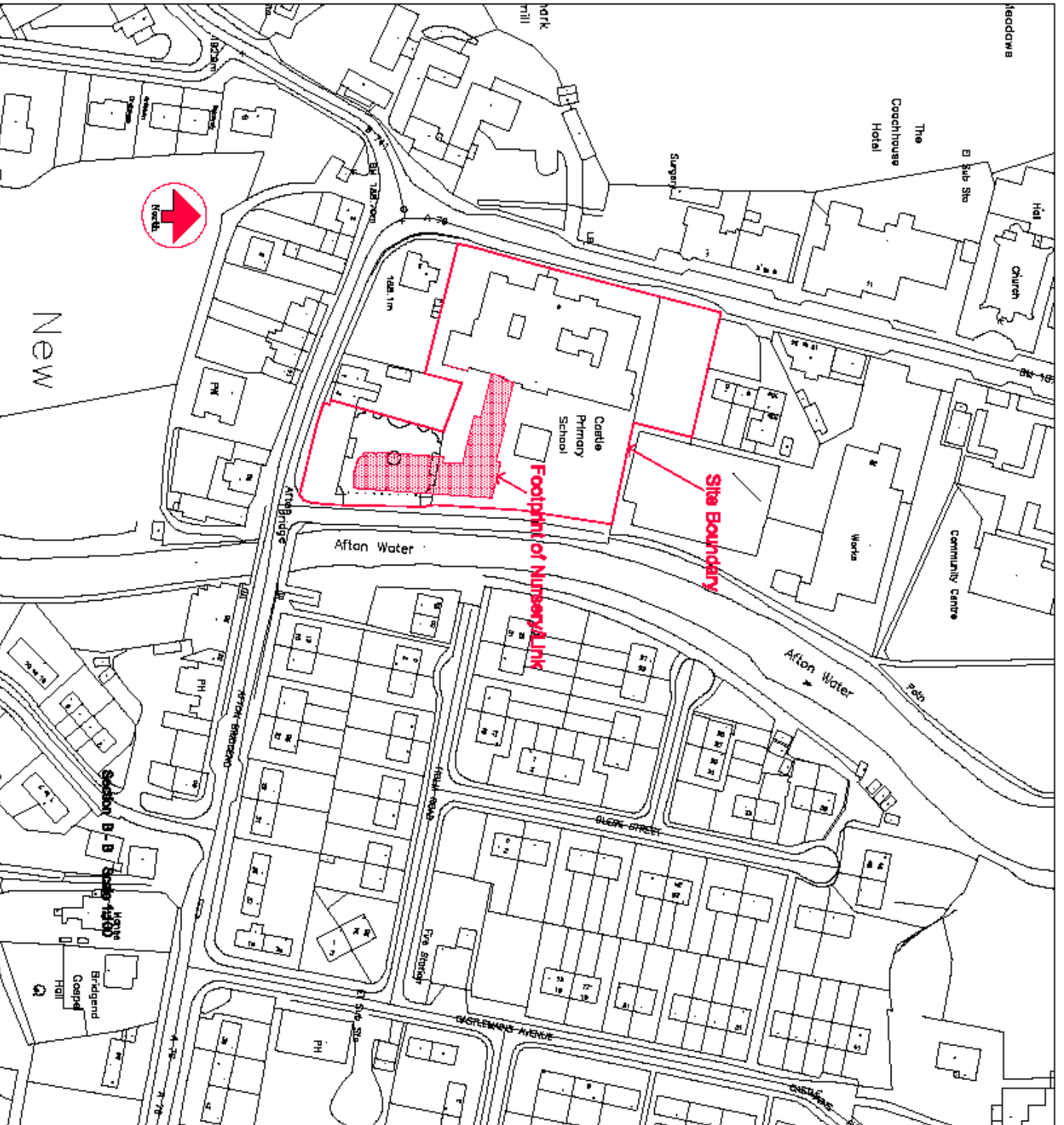
#### Reason for the Decision

The proposed development is consistent with the Development Plan and there are no material considerations that would indicate that refusal would be appropriate.



<p>Title/Location    <b>Castle Primary School</b>  <b>New Cumnock</b>  <b>Application No. 10/0860/PP</b></p>	<p><b>East Ayrshire Council</b>          Department of Neighbourhood Services          Planning &amp; Economic Development Service.          6 Croft Street          Kilmarnock KA1 1JB          Tel: (01563) 576790    Fax: (01563) 576774          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a>  <b>Com Date: 25/02/2011</b></p> 
<p>Key</p>  <p><b>Application Site</b></p>	

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Rev | Description | Date | By



**East Ayrshire**  
COUNCIL

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**Project**  
Alterations to Castle Primary School & New  
Build Nursery Extension  
New Curriculum

**Client**  
Education & Social Services

**Drawing Title**  
GENERAL ARRANGEMENTS :  
LOCATION PLAN

<b>Project File No</b>	Asset No.	Drawn by	Checked by
08/082/EV	-	JT	

<b>Drawing Status</b>	Date	Scale
Design	1.10.10	1:1250

**Draw No.** 08/068 AL(2)-1100 **Rev.** **A3**