

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 31 MARCH 2006

**05/1204/RM: PROPOSED SECONDARY SCHOOL, PRIMARY SCHOOL,
SPECIAL NEEDS SCHOOL AND COMMUNITY FACILITIES GRANGE
ACADEMY AND ANNANHILL PRIMARY SCHOOL BEECH AVENUE,
GRANGE TERRACE, IRVINE ROAD, KILMARNOCK
BY FIRST CLASS SCHOOLS
PER HOCHTIEF**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Detailed planning permission is sought to erect a Secondary School, Primary School, Special Needs School and community facilities. The new school campus will be constructed immediately adjacent to the existing Grange Academy at its northern side. This will allow the Grange Academy and Annanhill Primary School to function within their existing premises until the new campus building can be occupied. The existing Annanhill Primary School and Grange Academy building will then be demolished, with the existing Annanhill Primary School site being utilised for an all-weather synthetic pitch. The existing Grange Academy School site presently occupied by buildings will be used as a grass 7-a-side pitch, car parking and hard surfaced ballpark. A large proportion of the existing Grange Academy site has no future use identified under the present proposals.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.

3. CONCLUSIONS

3.1 The application is considered to accord with the policies of the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan. 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 consideration indicate otherwise.

3.2 As indicated in Section 6 of the report, there are material considerations relevant to this development. The comments of the consultees have largely been addressed by the conditions on the outline permission. The proposed development meets the terms of the outline permission.

3.3 The concerns of the objectors are either not material to the determination of this application or can be addressed by attaching conditions to the grant of planning permission. The proposed school campus has been designed and sited to create a strong civic presence in the area whilst adopting a design and scale sympathetic to the wider residential environment. The outdoor leisure and recreational areas will provide important facilities for the school as well as the wider community. They have been sited to minimise their impact on adjacent residential properties. The expansive views from within the school, predominantly from the upper levels, ensure that the buildings' users enjoy a strong visual connection to the external environment from within.

CONTRARY DECISION NOTICE

Should the Committee agree that the application be refused for reasons other than the principle of such a campus and contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

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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Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a reserved matters application which is to be considered by the Development Services Committee under the scheme of delegation as it involves a larger scale development which accords with the Adopted East Ayrshire Local Plan and is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 10 hectares in area and comprise the site of Grange Academy (which is at its greatest height 4 storeys), Annanhill Primary School, car parks and the surrounding playing fields. The application site also includes Beech Avenue and the junction at Irvine Road, the pathway between 46 and 52 Irvine Road, Grange Terrace and the junction with Irvine Road. The proposed road alterations (traffic calming and traffic signals to Beech Avenue, Irvine Road and Grange Terrace) as required by the outline permission now have detailed planning approval. The application site is surrounded on all four sides by residential development.

2.2 **Proposed Development:** Detailed planning permission is sought to erect a Secondary School, Primary School, Special Needs School and community facilities. The new school campus will be constructed immediately adjacent to the existing Grange Academy at its northern side. This will allow the Grange Academy and Annanhill Primary School to function within their existing premises until the new campus building can be occupied. The existing Annanhill Primary School and Grange Academy building will then be demolished, with the existing Annanhill Primary School site being utilised for an all-weather synthetic pitch. The existing Grange Academy School site presently occupied by buildings will be used as a grass 7-a-side pitch, car parking and hard surfaced ballpark. A large proportion of the existing Grange Academy site has no future use identified under the present proposals.

2.3 The proposed school campus can be described in 5 main elements:-

- Primary School - This is single storey in height and the principal elements are placed on either side of an enclosed courtyard.
- Special Needs School – A curving single storey area uniting the two parts of the primary school and housing the majority of the special needs accommodation.
- Secondary School – A three-storey building divided into three wings.
- A central shared zone incorporating all of the main communal areas including the physical education, music and drama departments, assembly hall, library and community facilities.
- A partly curving two-storey administration block.

2.4 The main entrance to the campus is located on the east side of the building, with the main vehicular access from Beech Avenue. Its position is defined by a formal avenue of trees before it and the curve of the principal administration facilities on its south side. The entrance leads to a secure lobby controlled by reception desks and offices for the secondary school, primary school, janitor and community facility. The reception desk and office for the Park School is located on the west side of the building to allow ease of access and the desirability for a control point on the opposite side of the campus. The secure lobby gives access to the principal north-south circulation and beyond is a significant courtyard which is defined and contained by teaching accommodation for both Annanhill Primary and Park Special Needs School.

Annanhill Primary School

2.5 The teaching accommodation is arranged around the courtyard and the play area to the south. The lower school occupies the classrooms forming the northern edge of the courtyard, from where it enjoys direct access to the ICT/Library and Resource Centre which is shared with the Park School which is a top lit flexible space. The other side of the courtyard contains the middle school together with adjacent upper classrooms.

Park Special Needs School

2.6 The west side of the courtyard is defined by the arc shaped building which is to be occupied by Park School which is inwardly orientated towards the courtyard and is enhanced by the penetration of daylight through the split – section roof form. The curve of the building is echoed externally in the courtyard by the semi-circular form of the amphitheatre, an outdoor performance space. This feature manipulates the levels between the Park School to the west and Annanhill Primary to the east. The northern end of the

semi-circular form contains the school's maintenance reception and dedicated waiting area and the combined ICT/library area.

Shared Facilities

2.7 The central part of the building contains all of the campus large spaces including the gymnasium, dance studio, assembly hall and sports hall, changing facilities and support spaces. The Park School therapy pool is also located in this area to facilitate use by the community.

Grange Academy

2.8 The assembly hall, music and drama departments are within the heart of the new campus acknowledging the prime importance of the performing arts to the pupil's of Grange Academy. Two music rooms are positioned to the rear of the drama studio with the rest of the department located immediately above the zone accessed directly by a staircase. The central zone is also occupied by the campus kitchen and dining area, which has a function of a "street", providing safe and convenient access for pupils from both sides of the site and allowing primary pupils to dine in the street with those from the Academy. The remaining part of the ground floor is divided into 3 separate self-contained curved blocks which are used as classrooms. The first and second floors of these 3 curved blocks are proposed classrooms.

2.9 The integration of the internal spaces has also been extended externally all of varying size, scale and character. The large courtyard of the primary and special school has a visual connection by means of extensive glazing to the classrooms within. There are also visual connections to the external environment from the upper levels of the building. Externally, social space areas are proposed adjacent to the secondary accommodation and the activity area. A total of 4 pitches are proposed adjacent to the primary school area. Two full sized grass pitches (100x60m) are proposed along northern boundary 7-a-side which can also be used as a 300 m 7-lane athletics track. A further 7-side grass pitch (65 x 45 m) is principally for primary school pupils. An all weather synthetic sports pitch (106 x 66 m) is also proposed adjacent to the grass pitches and other external leisure facilities include 2 hard surfaced ball parks and an environmental garden to be designed by the pupils.

2.10 Vehicular access from Beech Avenue will be by means of a roundabout which will give access to 100 parent parking and drop off spaces, 80 staff parking spaces and a drop-off layby of 10 spaces. It will also give access to the lay-by for buses. There will also be vehicular access to the west of the site from Grange Terrace. This will give access to 80 staff parking spaces and 80 parent and drop off parking spaces and a drop-off layby. Two pedestrian accesses are proposed from Beech Avenue. The south western area of the site has been identified as surplus land and would be the subject of a separate planning application for any proposed future use.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development in terms of their traffic and flooding responsibility.

Noted.

3.2 SEPA have no objection to the proposed development. They have indicated that there are no SUDS proposals with this application and they would request that SUDS are agreed with the Council in consultation and agreement with SEPA. The importation or removal of waste material such as soil may require a waste management licence or confirmation of exemption. The removal of waste off site should be in accordance with waste management regulations. The development of the site should be carried out with due regard to SEPA's guidelines on avoidance of pollution.

The requirement for the provision of SUDS has been addressed by the outline planning permission and the applicant is presently working on the SUDS scheme. The applicant has indicated that all soil will be retained on site. An advisory note can be attached to any grant of planning consent advising the applicant of the requirements of SEPA in relation to waste management.

3.3 PowerSystems and Scotland Gas Networks have no adverse comments to make regarding the proposed development.

Noted.

3.4 Sport Scotland are supportive of the provision of 3 full size pitches and a smaller primary school pitch. They consider it is essential that detailed drainage and construction specifications for the grass pitches and detailed specification and surface of the synthetic grass pitch are submitted for approval. These details should show a high quality sports pitch construction and an adequate drainage system capable of accommodating high levels of school and community use. The full-size grass pitches are of good dimensions and their positioning side-by-side provides a flexibility to mark out a grass athletics track and other sports. They ask that the Council should be satisfied that sufficient provision is made for rugby. They have asked that the sevens pitch for primary school use be synthetic grass.

They welcome the hard surfaced ball park and have recommended that it is 36mx18m, floodlit and enclosed with kickboards and suitable ball-stop fencing. An adequate multi-sports surface, such as synthetic grass should be specified.

Sport Scotland are supportive of the potential to provide new indoor school and community sports facilities which the project could deliver. They have

made recommendations regarding adequate internal storage space for both the school and community use and the appropriate clearance heights for the standard of play for the badminton courts.

It is noted that Sport Scotland are supportive of the outdoor and indoor recreational and leisure facilities provided for educational and community use. The number of pitches provided is consistent with the requirements of the outline planning permission including the provision of an all weather synthetic grass pitch. The final drainage and specification of the pitches can be addressed by attaching conditions to any grant of planning permission. It is not considered appropriate that the two grassed pitches are floodlit given their proposed use and their close proximity to residential properties. The ball parks are likely to be of a similar surface to the rest of the playground. The comments of Sport Scotland regarding the internal sports provision have been passed to the applicant's agent for their information and they will be taken into account in the detailed internal design.

3.5 East Ayrshire Council's Educational and Social Services have offered full support for the proposed new school and community buildings which will provide excellent educational and community facilities for lifelong learning and teaching in the 21st Century.

Noted.

3.6 East Ayrshire Council's Outdoor Amenities Section have made the following observations. They require more detailed planting proposals for trees and shrubs. Some species could become quite tall and cause shading problems to neighbouring properties. Care should be taken to avoid the creation of a haven for undesirable activity within the proposed woodland areas and/or dead corners around the building. The all weather pitch area has only a small access gate, which may not be large enough for maintenance machinery. They are concerned about the use of the all-weather area outwith school hours by community groups. The changing facilities will be within the PE Section which is towards the opposite end of the main building. This would mean that most or all of the school grounds would need to be open to accommodate cars and users. This could leave the site open to undesirable groups to use the cover of the proposed woodland areas. The grass pitch areas need access arrangements put in place for maintenance machinery. As many of the existing trees should be retained within the site as possible. BS 5837 (Trees in relation to construction) will give recommended construction distances from trees. The proposed 3 metre high fence surrounding the all-weather pitch should be 4 metres high behind the goal area to help prevent the ball going out of the area. A retaining fence will also be required behind the goal areas on the grass pitches to prevent the ball entering the rear gardens of the houses on Irvine Road.

The advice of Outdoor Amenities in respect of detailed landscaping, trees in relation to construction and fencing around the perimeter of the grass pitches and synthetic grass pitch and the access provision to maintain the grass pitches should be addressed by attaching conditions to any grant of planning permission.

3.7 Strathclyde Police have offered the following advice:-

Perimeter

- The entire school site perimeter must be enclosed.
- A secure boundary comprising weldmesh or expanded metal fencing to a minimum height of 2 metres. Gate specification to match the fencing and be lockable.

Vehicle and Pedestrian Entrances

- Good access for delivery and drop-off.
- All perimeter gates and entrances will be secured outwith normal school opening and closing times.
- Signage to provide clear instruction to authorised persons and to deter casual access.
- No open rights of way permitted through the school campus.

Reception/Access Control

- A clearly defined reception area in close proximity to main access route to ensure visitors or members of general public cannot gain direct access to children or play/teaching areas. CCTV positioned to give clear 'head and shoulders shot'.

Landscaping

- All 'shrubs and hedges' maintain a maximum growth height of 1 metre. Trees to be pruned to a minimum height of 2.2 metres to allow natural surveillance between the perimeter and building. All hard landscape and street furniture robust and securely fixed.

Lighting

- Lighting design and layout should support the operation of CCTV.
- All exterior lighting operated by a timer switch.
- Security lighting installed in all areas where surveillance is considered important - entrances, pedestrian access routes, car parks.

Building Security

- All recessed doorways to be secured and flush to the building perimeter with roller shutters.
- Advice is also offered regarding the type of windows and doors and their glazing and use of roller shutters and the alarm system, to reduce security risks.

The advice of Strathclyde Police has been passed to the applicant. Their advice and recommendations will be taken into account as detailed design of the school campus is developed and will be taken into account when discharging conditions attached to the planning consent.

3.8 Scottish Water, East Ayrshire Council's Environmental Health and Waste Management, and Bonnyton Community Council have not responded to their consultation letter at the time of writing this report.

Noted.

3.9 Grange Howard Community Council support the application with the exception of the proposal to install floodlights to serve the football pitch and lodge formal objection on the basis of the environmental degradation their provision and use would cause particularly to residents in Irvine Road given that the floodlights would appear to be sited within 11 metres of the boundaries and 42 metres of the living-rooms and bedrooms of their properties. The Community Council also raised a number of concerns and objections with the Planning Division, the applicant and contractor at a meeting of 07 February 2006 regarding the following matters:

- The inadequacy of areas available to pupils at lunchtime and other breaks during the construction period.
- The lack of alternative spaces for parents cars that are displaced by the construction of the new roundabout prior to its partial completion.
- The inadequacy of parking available for extra mural activities in the evenings attended by parents and others.
- The lack of measures to ensure that unimpeded passage is always available to emergency vehicles.
- The introduction of "no waiting" traffic regulations is considered necessary.

They have indicated their concerns as objections due to the insufficient time for the emergence of the final solutions at this stage, even although practicable solutions seem available and might be dealt with as appropriate enforceable conditions on any consent.

The concerns of the Community Council are acknowledged and have been discussed in detail with this Division. The all weather pitch located in the northern area of the site is the only pitch to be floodlit.

The floodlit pitch is sited largely on the site of the Annanhill Primary School which is located approximately 4-5 metres below the rear boundary of the properties located on Grange Terrace and Irvine

Road. There is also presently a good screening boundary to these properties. The existing level of the Annanhill Primary site is to be maintained. Therefore it is considered that due to the level of the all-weather pitch in relation to the adjacent residential properties the impact of the floodlights would be much reduced. Details of the design, siting and number of floodlights would be the subject of further approval to ensure that they do not have an adverse impact on the amenity of the adjacent residential properties. With regard to the other concerns of the Community Council, in respect of parking provision during construction works, area for pupils at lunchtime and other breaks and parking for extra mural activities, these can be addressed by conditions on any grant of planning permission. Unimpeded access will be allowed for emergency vehicles during construction to meet health and safety requirements and the requirements of Building Standards.

It is acknowledged that many issues may arise during the construction of the school campus; some of which have been highlighted by the Community Council in their consultation response. It is recommended that a Community Liaison Committee is set up to discuss issues which directly affect the community during the construction works. The promotion of a temporary parking restriction order would be undertaken by the Council's Roads Division if considered necessary when the applicants construction proposals are known.

4. REPRESENTATIONS

4.1 There are 5 objectors to the proposed development including one from Grange Howard Community Council which is addressed in section 3.9 above. The grounds of objection are as follows:

4.2 They were assured that the building would be 2 storeys in height and even in line with the end of the property at No 16 Beech Avenue. They have now discovered that parts of the building will be 3 storeys in height plus a pitched roof.

The outline planning permission for the new school specified that the proposed building be no more than 3 storeys in height and therefore the details are consistent with the outline planning permission.

4.3 The proximity of the proposed development to their property; as it has been moved 8 metres closer to their boundary and therefore it will greatly reduce the amount of daylight coming into their property.

The new building has moved 8 metres north-westwards to facilitate an increase in the size of the new access roundabout on Beech Avenue and the reconfigured bus drop-off area and car

parking area. The proposed building is 75 metres away from the objectors house which is considered acceptable and would not have an adverse impact on their amenity in terms of loss of privacy or daylight.

4.4 The current chain-link fence is 30 years old and is wholly inadequate as a means of security and is in need of repair. They would like a much more robust type of boundary barrier both for their privacy and for the security of the school and the pupils.

The applicant has indicated that where the existing boundary treatment is in good condition and provides a secure boundary it will be retained. Where it is insufficient a new boundary fence will be erected with the agreement of the Planning Authority and the adjacent owner.

4.5 The floodlit pitch is inappropriate in a residential area due to the powerful lighting, this area is already floodlit by Rugby Park ,together with the increase in noise, traffic and intrusion from the floodlights.

The floodlit all weather pitch is to be sited in the north west area of the site on the area partly occupied by Annanhill Primary School. It is considered that the all weather pitch will be at a lower level than the adjacent residential properties. The proposed floodlights can be sited to minimise their impact and restrictions in terms of their usage can be adopted. It is not envisaged that they will substantially increase noise, traffic and disturbance to the detriment of residential amenity.

4.6 There will be substantial reduction in the “free play area” which currently children of all ages are allowed to use.

There will be a reduction in the ‘free play area’ as a result of the development. However the proposed development will substantially improve the formal recreational facilities for education and community use.

4.7 Damage to the amenities of the Grange Estate as a larger school with more pupils is now being cramped into $\frac{3}{4}$ of the ground plan. This will turn the school into an anti-social behaviour to the houses in Beech Avenue starting at No's 16/14, 12 and 10.

It is considered that the proposed development can be accommodated within the site without detriment to surrounding properties and the amenity of the area.

4.8 The main pupil entrance for the Grange Academy is next to No 16. At the moment pupils can disperse from various exits and it is still a problem to come up Beech Avenue at school times. There are only two exits on the

current plans, the surge of pupils, buses, cars will make Beech Avenue a no-go area for anyone living in the area.

The proposed pedestrian entrances are acceptable to the Roads Division. It is acknowledged that Beech Avenue will be busy during short periods of the day such as school starting and finishing times. It is intended that the proposed road alterations will make an improvement over the existing situation.

4.9 Smaller sports fields are planned at a time when the need for more exercise and outside sports are in the news daily.

The grass pitches and one all weather pitch are proposed together with two ball parks. Although the pitches are concentrated in a smaller area than presently exists, it is considered that their overall quality and facilities will be much improved.

4.10 The secondary section of the school building is running parallel with No's 16/14/12. This is a three storey building which will overlook our house and garden as the house sits at a higher level than the school ground.

The three-storey element of the development is some 63 metres from the rear boundaries of the properties on Beech Avenue and sits 1 metre lower.

4.11 Distress to the residents caused by the construction process.

It is considered that there will be some disturbance to residents during construction works, however, this will be short-term in nature and can be regulated by hours of construction conditions.

4.12 Noise from normal school activities, games, shouting, alarms, bells, changing classes, buses and when the school is open and used in the evening outside normal school times 7am-12pm.

It is considered that any noise associated with the new school campus will be no greater than that which exists at present with the existing school.

4.13 Security lighting will be flooded all night like a fairground.

A condition could be attached to any grant of planning permission requiring details of external lighting to be submitted for approval to ensure that it does not have an adverse impact on the amenity of adjacent properties.

4.14 Their house will be unsaleable as it will be overlooked.

Any impact of the development on the value of adjacent properties is not a material planning consideration.

4.15 The noise and light intrusion from the all-weather pitch should it stay open until 10pm is unfair and will directly affect their daughters sleep patterns. They are both primary school age and are in bed by 8.30pm. Their bedroom faces out onto the path which runs along the side of their house and the increased pedestrian traffic associated with the use of the pitch together with the light and noise intrusion late at night will be unsettling and detrimental. They think 9pm is a reasonable compromise for closure of these facilities.

The proposed all-weather pitch is sited some 4-5 metres below the rear boundary of properties on Irvine Road. By the careful siting and orientation of the floodlights proposed, the impact of the pitch and floodlights can be minimised on adjacent properties in terms of light spillage and noise intrusion. The restriction of the use of the floodlights to before 10.00pm daily is considered acceptable in this location to give a balance between protecting the amenity of adjacent residential properties whilst allowing wider community use of the facilities. This will be addressed by attaching a condition to any grant of planning permission restricting the operation of the floodlights.

4.16 Who will supervise the use of the pitch and ensure the facilities are being used appropriately. They do not want the pitch to become a focal point for youths gathering late at night so close to their house.

The use of the pitches outwith school hours will be the subject of a detailed contract between the Council and the applicant. When the school and pitch are not in use all gates will be closed and the site secured. The site will also be supervised by CCTV.

4.17 The objector owns a strip of land which runs parallel with the path adjacent to 52 Irvine Road. The boundary fence along the side of this strip needs to be tall and robust to deter the strip from being easily accessed and used as an alternative route onto the campus during hours of darkness. Will the gate at the top of the path be locked when the pitch closes down?

A new gate is proposed at both ends of the pathway adjacent to 52 Irvine Road to prevent unauthorised access. Details of the design and height of the gates would be the subject of further approval by the Planning Authority.

4.18 The pitch needs to have a high fence high enough to keep the football inside the confines of the pitch and to stop people climbing over their back wall to retrieve the football. Their garden is the closest to the pitch.

It is proposed to erect a fence behind the goal areas of the all-weather pitch to a minimum height of 4 metres to help prevent the ball going out of the area; the extract design and location of the

fence would be subject to the further approval of the Planning Authority.

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 (EALP).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no policies particularly relevant to the assessment of the proposed development within the Ayrshire Joint Structure Plan. However Policies ADS2 and 3 do promote the location of educational and community facilities within settlements such as Kilmarnock.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy CS1 is supportive of the proposed development as it states that it will respond positively to the changing needs and demands for community and educational facilities whenever 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 and the principle of a new school campus has been agreed by the grant of outline planning permission. The development will provide high quality primary, secondary and special needs educational and community facilities within modern contemporary designed buildings that will provide a civic presence to the immediate and wider area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultations and objections received which are detailed in Section 3 and 4 of the report, NPPG 11 "Sport, Physical Recreation and Open Space", the applicants' design statement, the impact of the development on the amenity of the surrounding area and the planning history of the site.

Consultation Replies

6.2 The consultation responses do not raise any issues that indicate that the application should be refused. Many of the comments of the consultees have been previously addressed by conditions attached to the outline consent. Where new issues have been raised by the consultees regarding the details of the development, they can be addressed by attaching conditions to any grant of planning consent.

Representations Received

6.3 The concerns of the objectors have been carefully considered. Where they raise valid planning considerations, they can be addressed by attaching suitably worded conditions. The height of the 3 storey part of the building can be accommodated on site without detriment to the amenity of the adjacent residential properties. The resiting of the proposed building is considered acceptable without having a detrimental impact on the amenity of the adjacent residential properties. With regard to the floodlighting, conditions can be attached restricting the use of the floodlighting in the evening and obtaining details of the siting, design and height of the floodlights.

NPPG 11 Sport, Physical Recreation and Open Space

6.4 NPPG11 states that all playing fields and sport pitches are potentially significant for their sporting value and for their value to the local community and the environment. It encourages greater use of schools for community recreation purposes. The location of the outdoor synthetic pitches can sometimes be contentious especially if floodlighting is required. It may be appropriate to limit the hours during which the lights may be switched on, require the installation of shielding to restrict the brilliance of lights.

Applicant's Design Statement

6.5 The applicant states that the fundamental design concept behind the proposals for the Grange Campus is driven by the desire to create a stimulating, challenging, rewarding and above all unique educational environment for all those who use the new building. This concept is underpinned by several key considerations:

- Excellent educational functioning in all respects.
- Flexibility of use.
- Accessibility for all.
- Careful manipulation of scale.
- The creation of a wide variety of external spaces.
- A recognition of the crucial importance of natural light and ventilation.
- The desire to create a fully inclusive educational environment.

6.6 The central focus of the new campus is its “street” which not only provides a multi-purpose flexible area for all, but also a symbolic and functional “heart” to the campus as a whole. The applicant says this concept creates a clear legibility for the various disparate elements of the campus whilst also utilising each into a convincing whole.

6.7 The development presents several buildings each of which responds to its own particular function and immediate context with a character all of its own. A strong sense of entry is provided to an important civic building by the curve of the principal administration facilities with the linear wall of the Physical Education Department on its north side and the main vehicular access from the slightly elevated Beech Avenue being defined by the formal avenue of trees before the main entrance. The “street” is dramatic, multi purpose and the principal circulation artery and it also acts as the main dining area for the campus. Its flexible nature allows it to become the nerve centre of the campus, a busy, dynamic and interesting space animated by many different activities and allowing good interaction with those spaces around it.

6.8 The curving form of the Park Special Needs School has an intrinsically softer geometry, one which is both stimulating and appropriate to its function, a strategy which is enhanced by the penetration of daylight through the split section roof form. The sloping roof form over the teaching rooms is covered southwards over the street area, a strategy which creates an undulating roof form to the triple height street below and contributes to an appropriately civic and dignified presence for the campus as a whole.

Impact on the Amenity of the Area

6.9 The scale and bulk of the proposed campus has been carefully manipulated to allow it to be sympathetic to its domestic context. It has been designed and sited to minimise its impact on the adjacent residential properties. The three-storey section has been centrally located on the site to have a minimal impact on the residential properties located on Beech Avenue. Plans submitted by the applicant indicate that the shadow cast on neighbours gardens will not be significant.

Planning History of the Site

6.10 04/1238/OL: Proposed Secondary School, Primary School and Special Needs School with Community Facilities, Traffic Calming, Signalling and Pedestrian Crossing. Beech Avenue, Grange Terrace, Grange Academy, Annanhill Primary and Park School approved on 10 March 2005. Therefore the principle of a new school campus has been agreed.

6.11 05/0804/RM: Proposed Traffic Signals and Traffic Calming Measures for Proposed New Grange Academy, Annanhill Primary and Park School, Grange Academy and Annanhill Primary School, Beech Avenue, Grange Terrace Irvine Road, Kilmarnock approved on 26 October 2005. This approval addresses the terms of condition No 10 of the above outline planning permission.

6.12 05/0805/FL: Proposed puffin pedestrian crossing for proposed new Grange Academy, Annanhill Primary, and Park School public road at 46, 52 and 49 Irvine Road, Kilmarnock approved on 20 September 2005. This approval addresses the terms of condition 9 of the above outline planning permission.

7. FINANCIAL AN LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 The application is considered to accord with the policies of the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan. 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 consideration indicate otherwise.

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8.3 The concerns of the objectors are either not material to the determination of this application or can be addressed by attaching conditions to the grant of planning permission. The proposed school campus has been designed and sited to create a strong civic presence in the area whilst adopting a design and scale sympathetic to the wider residential environment. The outdoor leisure and recreational areas will provide important facilities for the school as well as the wider community. They have been sited to minimise their impact on adjacent residential properties. The expansive views from within the school, predominantly from the upper levels, ensure that the buildings' users enjoy a strong visual connection to the external environment from within.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.

CONTRARY DECISION NOTICE

Should the Committee agree that the application be refused for reasons other than the principle of such a campus and contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

22 March 2006
(PC/RH)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans
2. Statutory notes and certificates
3. Consultation replies
4. Representations received
5. Approved Ayrshire Joint Structure Plan
6. Adopted East Ayrshire Local Plan
7. PAN 55: The Private Finance Initiative and the Planning Process
8. Planning application No: 04/1238/OL,05/0804/RM and 05/0805/FL

Any person wishing to inspect the above papers please contact Pamela Clifford on 01563 576798.

051204RM

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/1204/RM

Site of Proposal:	Grange Academy and Annanhill Primary School Beech Avenue, Grange Terrace & Irvine Road KILMARNOCK KA1 2EN
Nature of Proposal:	Proposed Secondary School, Primary School, Special Needs School and Community Facilities
Name & Address of Applicant:	First Class Schools Per Hochtief Stanley Court Epsom Avenue HANDFORTH DEAN Cheshire SK9 3RL
Name & Address of Agent:	Parr Architects Elliot Street Mews 40 Elliot Street GLASGOW G3 8DZ

DPOs Reference: PC/RH

The above reserved matters application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form and the following submitted plans and documents - GRA-01-3011; GR-A-PL-3010F; GRA-SE-400L; GRA-SE-4002; GRA-EL-5001C; GRA-EL-5002B; GRA-01-3001 01; GRA-02-3002 01; GRA-03-3001 01; GRA-04-3004; GRA SE 3000; 04050E-G-SK-012; GR DE 6000B; GR PL SK 3050 REV A; GR PL SK 3051 REV A; GR PL SK 3051 REV A; GR PL SK 3050 REV A; Generic specification for External Works submitted on 01 February 2006.

REASON To ensure that development is carried out in accordance with the approved details.

2. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the new school campus shall be submitted to and approved by the Planning Authority prior to the commencement of development on site as approved under this permission and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways, play surfaces and social space shall be submitted to and approved by the Planning Authority prior to the commencement of development on site as approved under this permission and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

4. Notwithstanding the approved plans, final landscaping details to include 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 approved by this permission. Planting shall be undertaken within a timescale to be agreed by 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.

5. Notwithstanding the approved plans, details of appropriate drainage and construction specification for the grass pitches and 7-a-side pitch; to ensure their maximum use; shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The proposed grass pitches shall be operational for use within a timescale to be submitted to and agreed by the Planning Authority prior to the commencement of development.

REASON To ensure that the grass pitches are of sufficient quality to ensure maximum use.

6. Notwithstanding the approved plans, details of the specification and surface of the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The synthetic grass pitch shall be operational within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON To ensure that the synthetic grass pitch is of sufficient quality to ensure maximum use of the pitch.

7. Notwithstanding the approved plans, details of the number, siting and design of the proposed floodlights for the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The floodlights shall be switched off and shall not be in use after 10:00 pm daily.

REASON In the interests of visual and residential amenity.

8. Notwithstanding the approved plans, full details of the fenced ball courts shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON To ensure quality to recreational facilities.

9. Any changes in the proposed finished floor levels, road levels, or ground levels approved under Condition 1 shall be notified to and approved in writing 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.

10. The proposed parking, drop-off point, delivery and drop-off area/service area/pedestrian entrance, shall be implemented prior to the school campus being brought into use.

REASON In the interests of road safety and residential amenity.

11. Notwithstanding the approved plans, details of the design of the cycle shelter shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be thereafter implemented as approved.

REASON In the interests of the visual amenity.

12. Notwithstanding the approved plans, details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented as approved within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

13. Notwithstanding the approved plans, details of the design and location of all external furniture shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented thereafter within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

14. Notwithstanding the approved plans, details of all external signage shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall thereafter be implemented as approved.

REASON In the interests of visual amenity.

15. Notwithstanding the approved plans, details of the location of the site compound associated with the construction of the new school, an area for the parking of construction staff vehicles, access arrangements to the community facilities during construction, temporary parking for parents and users of the community facilities, parking provision for parents attending extra mural activities during construction works and formation of the roundabout shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be thereafter implemented as approved.

REASON In the interests of residential amenity.

16. Notwithstanding the approved plans details of the design and siting of all walls, gates, fences, boundary features (new and retained) and retaining walls shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

17. Prior to the commencement of development on site approved by this permission full details, including any consequent works, of the means of securing a safe means of access to the site for construction and demolition vehicles shall be submitted to and approved by the Planning Authority and thereafter implemented as agreed.

REASON In the interests of road safety and residential amenity

18. Notwithstanding the approved plans, no soil or demolition material shall be stored in heaps greater than 2 metres in height on the site. Details of the location of the heaps shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented as approved.

REASON In the interests of visual and residential amenity.

19. Prior to the commencement of development approved by this permission, the applicant shall establish a Community Liaison Committee to inform and discuss matters which arise during the construction of the new

school campus and relate to the local community and surrounding area. The composition of this Committee, the means by which it shall be formed and its role shall all be agreed with the Planning Authority. Meetings shall be held on a monthly basis or as otherwise required.

REASON To inform the community of matters which arise during the construction of the new school campus.

20. Notwithstanding the approved plans the proposed fence behind the goal areas of the all weather synthetic pitch shall be a minimum of 4 metres in height to help prevent the ball going out of the area. Details of the design and exact location of the fencing shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented prior to usage of the pitch.

REASON In the interests of the amenity of the area.

21. Notwithstanding the approved plans a retaining fence to prevent the ball leaving the grass pitches shall be erected behind the goal areas. Details of its exact design, siting and height shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the use of the pitch.

REASON In the interests of residential amenity.

22. No trees shall be felled, lopped have roots cut or be subject to any other works without the prior written consent of the Planning Authority. The trees adjacent to 58 Irvine Road and Grange Terrace shall be retained. With regard to the other trees within the application site, the developer shall, prior to the commencement of development have agreement of the Planning Authority regarding which trees are to be retained.

REASON In the interest of the amenity of the area.

23. Notwithstanding the approved plans, no demolition, 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 the trees 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 trees, whichever is greater. Such fencing shall be maintained during the course of the development, and no storage, structure, 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.

24. Notwithstanding the approved plans, details of outside areas designated for pupils use at lunchtime and other break-times during construction works shall be submitted to and approved by the Planning

Authority prior to the commencement of development approved by this permission.

REASON In the interests of residential amenity.

25. This permission does not relate to the "surplus site" area and any future use of this area will require a separate application for planning permission.

REASON To enable the Planning Authority to retain control over the development of the site.

26. Notwithstanding the approved plans, free unimpeded access shall be maintained at all times for emergency vehicles during construction.

REASON In the interests of public safety.

NOTES

1. The applicant is advised that the conditions of outline planning permission no. 04/1236/OL are relevant to this development and require to be discharged. (Copy of outline consent attached).
2. The applicant is recommended to make early contact with SEPA, Redwood Crescent, Peel Park, East Kilbride, G74 5PP (Tel. No: 01355 574200) regarding a Waste Management Licence and the Waste Management Regulations.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**