

## **EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE: 08 FEBRUARY 2005**

**04/1236/OL: PROPOSED DENOMINATIONAL SECONDARY SCHOOL,  
PRIMARY SCHOOL, COMMUNITY FACILITIES, OUTDOOR EDUCATION AND  
NURSERY CLASS AND TRAFFIC LIGHTS  
AT ST JOSEPH'S ACADEMY, GRASSYARDS ROAD/STRAWBERRYBANK  
ROAD/REAR LANE, KILMARNOCK  
BY ATKINS CONSULTANTS**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Outline planning permission is sought to erect a denominational secondary school, primary school, nursery class, community facilities, outdoor education and traffic lights. It is intended to combine St Joseph's Academy (Kilmarnock and Cumnock Campus) amalgamate the existing St Columba's Primary School and St Matthew's Primary School and Nursery class on a single campus. Facilities in the campus will also be available for use by the wider community. The applicant has submitted an indicative layout showing the proposed footprint of St Joseph's Campus to be sited to the south west of the existing St Joseph's Academy school buildings. It is proposed to demolish the existing St Joseph's Academy buildings. At present no details have been submitted regarding the future use of this part of the site. Two grass pitches are proposed adjacent to Strawberrybank Road and one all weather synthetic floodlit pitch between the two grass pitches and the footprint of the proposed building.

1.2 The applicant has submitted a supporting statement which reflects their current design intentions. It indicates that the new facility will be no higher than 3 storeys in height, although it is anticipated that the development will include variations in storey height to appropriate parts of the campus and the site. The proposed building will be no closer than 30 metres to the existing rear boundary of the properties on Strawberrybank Road and will be no closer to the existing building with Baird Place and Ross Walk than at present. The proposed building will be designed to respond to the specific needs of the site and to have regard to the surrounding built form with an appropriate regard for human scale. The points of entry to the building will be clearly highlighted visually by three dimensional form and the specific use of appropriate cladding materials.

1.3 A Traffic Assessment has been submitted for the development. It has indicated access to the new Campus will be from a new access point on

Grassyards Road which will access the proposed car park, bus park and drop off point. Details of the location of this new access point will be determined at the detailed stage. It is predicted that the number of buses serving the St Joseph's site will increase under the new proposals and as a result the existing bus facility on Grassyards Road will be enlarged to cater for the predicted increase in bus demand. The installation of traffic signals are proposed on the priority junction of Dean Lane and Strawberrybank Road due to the impact of school traffic and to contribute to future capacity problems from general traffic growth.

## **2. RECOMMENDATION**

**2.1 It is recommended that the application should 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 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 considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The concerns of the objector are noted however they are not considered to be of sufficient weight to justify a recommendation of refusal. Their concerns regarding road safety have not been supported by the Roads Division. The consultees have not raised any adverse comments. It is considered that the proposed development will bring considerable benefits to the wider community, replacing existing schools with a modern purpose-built campus to meet the future educational and community needs of East Ayrshire. The proposed development will also result in an increase in the quality of provision of sports pitches which will not only benefit pupils of the new campus but the wider community.

3.3 Details of the exact layout, design and height of the proposed development will be considered at the detailed stage.

**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 an outline planning 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, is subject to objection and is located on land where the Council has an ownership interest.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 10 hectares in area and comprises the existing St Joseph's Academy building, and car park and also includes a grass area which is used as football pitches. The application site is surrounded by residential development to the north, south and west. To the east lies Grassyards Road and the Cemetery. The application site also includes land at the junction between Dean Lane and Townholm/Strawberrybank Road.

2.2 **Proposed Development:** Outline planning permission is sought to erect a denominational secondary school, primary school, nursery class, community facilities, outdoor education and traffic lights. It is intended to combine St Joseph's Academy (Kilmarnock and Cumnock Campus) amalgamate the existing St Columba's Primary School and St Matthew's Primary School and Nursery class on a single campus. Facilities in the campus will also be available for use by the wider community. The applicant has submitted an indicative layout showing the proposed footprint of St Joseph's Campus to be sited to the south west of the existing St Joseph's Academy school buildings. It is proposed to demolish the existing St Joseph's Academy buildings. At present no details have been submitted regarding the future use of this part of the site. Two grass pitches are proposed adjacent to Strawberrybank Road and one all weather

synthetic floodlit pitch between the two grass pitches and the footprint of the proposed building.

2.3 The applicant has submitted a supporting statement which reflects their current design intentions. It indicates that the new facility will be no higher than 3 storeys in height, although it is anticipated that the development will include variations in storey height to appropriate parts of the campus and the site. The proposed building will be no closer than 30 metres to the existing rear boundary of the properties on Strawberrybank Road and will be no closer to the existing building with Baird Place and Ross Walk than at present. The proposed building will be designed to respond to the specific needs of the site and to have regard to the surrounding built form with an appropriate regard for human scale. The points of entry to the building will be clearly highlighted visually by three dimensional form and the specific use of appropriate cladding materials.

2.4 A Traffic Assessment has been submitted for the development. It has indicated access to the new Campus will be from a new access point on Grassyards Road which will access the proposed car park, bus park and drop off point. Details of the location of this new access point will be determined at the detailed stage. It is predicted that the number of buses serving the St Joseph's site will increase under the new proposals and as a result the existing bus facility on Grassyards Road will be enlarged to cater for the predicted increase in bus demand. The installation of traffic signals are proposed on the priority junction of Dean Lane and Strawberrybank Road due to the impact of school traffic and to contribute to future capacity problems from general traffic growth.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development. A comprehensive Traffic Assessment has been submitted for the development which is considered acceptable. The conclusions and recommendations of the Traffic Assessment should be transferred as conditions to any grant of planning consent.

***The requirements of the Roads Division in terms of the recommendations of the Transport Assessment can be addressed by attaching conditions to any grant of planning consent.***

3.2 East Ayrshire Council's Environmental Health have no objections to make regarding the proposed development and would offer the following comments:-

- Noisy work on the site should be restricted to 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm on a Saturday and no noisy work on a Sunday.

- Noise from the works should be at such a level as will not cause annoyance or be detrimental to the amenity of the area.
- Adequate dust suppression measures should be introduced to minimise likelihood of nuisance during the demolition phase.
- There are no contamination issues regarding this site.

***The requirements of Environmental Health can be met by attaching conditions to any grant of planning permission.***

3.3 Transco have advised that 250 mm Medium Pressure Gas Mains runs through the proposed site. This main has a building proximity distance of 3 metres.

***The proposed gas main runs along the boundary of the application site. The requirements of Transco can be met by attaching a condition to any grant of outline planning permission.***

3.4 New Farm Loch Community Council have no adverse comments to make regarding the proposed development.

***Noted.***

3.5 Sportscotland acknowledge both the potential improvements to the quality of the indoor and outdoor facilities at the school and the potential for increased community use of these facilities. There are currently three pitches laid out on the playing fields, although the area of ground 5 ha in size means significantly more could be accommodated. It is proposed to reduce the area of playing fields available on site whilst increasing the numbers of pupils from the present secondary school roll of around 600 to a designated capacity of approximately 1280 between both schools. Any significant reduction in the area of playing fields would therefore be of concern to Sportscotland. It is also noted that the indicative plans show no smaller pitches specifically designed for primary aged children. The size of the application site is such that there appears sufficient space to provide a similar area of playing fields to that which currently exists. Reducing the area of playing fields available should be considered contrary to the advice contained within NPPG11. They have recommended that the loss of an area equivalent to one full-size pitch may be reasonable given the proposed provision of a full-size synthetic grass pitch and other qualitative improvements. Sportscotland acknowledge due to the potential for increased quality of pitches and community access, the loss of some of the playing field area is likely to be acceptable. A reduction in the area sufficient to retain four full-size pitches (one of which to be a floodlit all-weather pitch) is likely to be acceptable in terms of potential community use of the site provided that the applicants can adequately

demonstrate within such a layout or additional to it that the curricular and extra curricular requirements of the proposed primary school will be met in full.

***The requirements of Sportscotland can be met by attaching a condition to any grant of planning consent requiring an additional full-sized sports pitch to be provided and to address the provision of sports facilities more suited to primary aged children.***

3.6 Scottish Environment Protection Agency have no objections and have advised that a condition is attached to advise the applicant to treat surface water from the site in accordance with the principles of Sustainable Urban Drainage Systems.

***The requirements of SEPA can be met by attaching a condition and notes to any grant of planning consent.***

3.7 East Ayrshire Council's Educational and Social Services support the proposed development. This significant investment will result in modern educational facilities which meet the Council's aspirations for learning and teaching in the 21<sup>st</sup> Century.

***Noted.***

3.8 Scottish Water, Scottish Power and East Ayrshire Council Outdoor Amenities have not responded to their consultation letter at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

There is one letter of objection to the proposed development and their grounds of objection are as follows:-

4.1 The proposed layout and traffic will cause severe disruption and accidents in the area.

***A Traffic Assessment has been submitted for the proposed development. As detailed in Section 3.1 East Ayrshire Council's Roads and Transportation Division have considered the access to the site and traffic levels as a result of the development to be acceptable.***

4.2 There are concerns for the privacy and safety of the residents in the street.

***An indicative layout has been submitted for the proposed development indicating the location of the grass pitches adjacent to the residential properties on Strawberrybank Road and the proposed building adjacent to the existing school building. It is not considered that this proposed layout will have a detrimental impact on the privacy and safety of adjacent residents. The final layout and design of the proposed development will be considered at the reserved matters stage.***

## **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 the Adopted East Ayrshire Local Plan (EALP).

### Approved Ayrshire Joint Structure Plan (AJSP)

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

### 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 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 complies with the above policy as the new development is to be sited within the curtilage of the existing St Joseph's Academy. It will provide new educational and community facilities for the wider community of East Ayrshire.***

5.4 Policy TLR8 presumes against development on safeguarded areas of public and private recreational or amenity open space and undeveloped land. The creation of all-weather sports facilities and the layout of new playing fields are considered appropriate development on existing areas of maintained amenity or recreational open space. Policy TLR9 permits development on private and public recreational or amenity open space where the retention or enhancement of the facilities can best be achieved by the redevelopment or part of the site and where the development would not adversely affect the overall sporting, recreational and amenity value of the site. The policy also allows alternative

provision of equal community benefit and accessibility can be made available within close proximity to the site.

***The proposed development does not conflict with Policies TLR8 and TLR9 as the existing sports pitches are to be replaced by 2 grass pitches and one all weather synthetic pitches which will greatly improve the quality of provision.***

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

6.1 The principal material considerations relevant to the determination of this application are the consultations and representation received which are detailed in Sections 3 and 4 of the report, NPPG11 Sports, Physical Recreation and Open Space.

### Consultations and Representations

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report, neither of which indicate the application should be refused.

### NPPG11 Sport, Physical Recreation and Open Space

6.3 All playing fields and sports pitches for school use or other public, private or voluntary organisations are potentially significant for their sporting value and for their value to the local community and the environment. This potential is only fulfilled where they are properly maintained and managed there should be a presumption against redevelopment of playing fields or sports pitches. Given the changing work patterns, increased interest in health and fitness, the continuing sporting, recreational and amenity value of school playing fields planning permission should not be granted for their alternative use.

***The development is proposing three sports pitches in total, two grass and one synthetic floodlit pitch. Sportscotland have acknowledged the potential increase in the quality of provision, however they have recommended the provision of a further grass pitch and the provision of facilities more suited to primary aged children. The requirements of Sportscotland can be met by attaching a condition to the grant of planning consent and as such their requirements can be adequately accommodated within the application site.***

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

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

## **8. CONCLUSIONS**

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted 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 considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The concerns of the objector are noted however they are not considered to be of sufficient weight to justify a recommendation of refusal. Their concerns regarding road safety have not been supported by the Roads Division. The consultees have not raised any adverse comments. It is considered that the proposed development will bring considerable benefits to the wider community, replacing existing schools with a modern purpose-built campus to meet the future educational and community needs of East Ayrshire. The proposed development will also result in an increase in the quality of provision of sports pitches which will not only benefit pupils of the new campus but the wider community.

8.3 Details of the exact layout, design and height of the proposed development will be considered at the detailed stage.

## **9. RECOMMENDATION**

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

**Alan Neish**  
**Head of Planning, Development and Building Standards**

28 January 2005  
(PC/MMM)  
FV/AN

## **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices.
3. Consultation Responses.
4. Letter of Objection.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. PAN 55: The Private Finance Initiative and the Planning Process.
8. NPPG11 Sport, Physical Recreation and Open Space.

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

***Implementation Officer: Alan Neish***

04/1236/OL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

04/1236/OL

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Site of Proposal: St Joseph's Academy  
Grassyards Road/Strawberrybank Road/  
Dean Lane  
KILMARNOCK KA3 7SL

Nature of Proposal: Proposed Denominational Secondary School,  
Primary School, Community Facilities, Outdoor  
Education and Nursery Class and Traffic Lights

Name & Address of Applicant: Atkins Consultants Ltd  
Clifton House  
Clifton Place  
GLASGOW G3 7YY

Name & Address of Agent:

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DPOs Reference: PC/MMM

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

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 15 December 2004 and the Transport Assessment dated December 2004.

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

2. The indicative layout plans submitted with this application are for information purposes only and shall not be treated as forming part of the issued planning permission.

REASON The approval is in outline only.

3. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the under mentioned matters hereby reserved.

- (a) The layout of the site;
- (b) The size, height, design and external appearance of the proposed buildings;
- (c) The means of drainage and sewage disposal;
- (d) Details of the access arrangements;
- (e) The provision for open space and associated maintenance arrangements;
- (f) The provision for car parking;
- (g) The boundary walls/fences to be erected;
- (h) The landscaping of the site and associated maintenance arrangements;
- (i) Existing and finished site levels/floor levels;
- (j) The grass and synthetic sport pitches and floodlights.
- (k) Design and exact siting of the traffic signals.

REASON The approval is in outline only.

4. Details to be submitted under Condition 3 (a) and (b) above shall ensure that the proposed building is no more than 3 storeys in height and shall include variations in storey height especially when in close proximity to residential properties. Its design and siting shall minimise its impact on adjacent residential properties in terms of overlooking, overshadowing and light pollution. The site layout shall be designed to minimise potential conflicts between pedestrians/cyclists and vehicular traffic.

REASON The proposed development is adjacent to residential properties and such a requirement is necessary to minimise the impact on residential amenity and visual amenity.

5. Details to be submitted for approval under Condition 3 above shall include the following:-

- (a) A bus drop-off to be provided within the school curtilage;
- (b) Appropriate parking and drop-off and pick-up facilities to be provided within the school curtilage;
- (c) A service yard to be provided within the school curtilage;
- (d) Staff car parking to be provided within the school curtilage;
- (e) Cycle parking of one space per 25 staff and pupils to be provided within the school curtilage;

All the above matters shall be implemented prior to the use of the new school campus. Any interim arrangements for the provision of the above matters during demolition of the existing buildings shall be approved by the Planning Authority and implemented within a timescale to be agreed by the Planning Authority.

REASON In the interests of road safety.

6. Details to be submitted for approval under Condition 3(d) above, the location of the proposed access point onto Grassyards Road shall have a minimum junction spacing in accordance with the Roads Development Guide.

REASON In the interests of road safety.

7. Prior to the use of the new school campus, traffic signals shall be operational at the junction between High Street/Strawberrybank Road/Dean Lane. The traffic signals shall contain all necessary infrastructure required for connection to the 'Scoot' traffic signal system.

REASON To prevent queuing of traffic during school peak periods.

8. The proposed finishing times of the proposed primary school and secondary school shall be separated by a 30 minutes time slot.

REASON To spread the traffic demand and reduce the peak parking accumulation at the end of the school day.

9. Prior to the commencement of any development on site the applicant shall submit for approval a method statement indicating the proposed routing of construction traffic, details of an off-site holding area to be provided for delivery vehicles which come during those times when construction traffic is not permitted in the vicinity of the existing school and the erection of signs on the approaches to the site directing vehicles to the holding area and indicating times when construction traffic is not permitted in the vicinity of the existing school. All measures arising from the method statement shall be implemented prior to the commencement of any development on site.

REASON To prevent construction traffic accessing the site through residential areas and during times when it is not permitted in the vicinity of the existing school in the interests of road safety.

10. A supplementary Traffic Assessment may be required to be submitted for approval by the Planning Authority if any of the details submitted for approval under Condition 3 above result in changes in the details of the Transport Assessment approved under this consent. All measures arising from this supplementary Traffic Assessment shall be implemented prior to the use of the new school campus.

REASON The application is in outline only and to allow Planning Authority control over the development of the site.

11. Before any work commences on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved by the Planning Authority in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the use of the new school campus.

REASON To ensure that adequate drainage is provided.

12. The development hereby approved shall be undertaken without detriment to neighbouring residential properties by virtue of noise, dirt or general disturbance.

REASON In the interests of amenity and to prevent such established amenity being adversely affected.

13. No construction work, site clearance or preparation works shall take place before 08.00 hours and after 17.00 hours on Mondays to Fridays, 08.00 am to 1.00 pm on a Saturday nor at any time on Sundays.

REASON In the interests of residential amenity.

14. No materials other than top soil shall be brought onto the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

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

15. The developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON In the interests of road safety and the amenity of the area.

16. No trees shall be felled, lopped, have roots cut, or be the subject of any other works without the prior written consent of the Planning Authority.

REASON In the interests of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

17. No building shall be erected within a proximity distance of 3 metres of 250 mm Medium Pressure Gas Main which runs through the application site.

REASON In the interests of public safety.

18. Details to be submitted under Condition 3(j) above, shall provide for the provision of 4 full-sized sports pitches one of which should be an all weather synthetic sports pitch. Provision should be made to accommodate the use of these sporting facilities by primary aged children. The proposed sports pitches shall be laid out for use within 6 months of the use of the new school campus. Any variation in the timescale for implementation should be agreed in advance with the Planning Authority.

REASON To ensure adequate provision of sports pitches to allow sporting and recreational use.

19. Details to be submitted under Condition 3(g) above shall provide for a continuous high boundary fence around the curtilage of the site.

REASON To deter pick-up/drop-off in the surrounding streets, to minimise congestion and avoid safety hazards and in the interests of security of the school and adjacent residential properties.

20. Notwithstanding the submitted information and prior to the commencement of development on site a School Travel Plan shall be submitted for the approval of the Planning Authority and all measures arising from that shall have been implemented on site prior to the use of the new school campus.

REASON To reduce traffic levels and congestion around the school site, improve health of staff and pupils and improve the environment of the school and surrounding area.

#### NOTES:-

1. It is recommended that the applicant makes early contact with Transco (Tel 0141 418 4084) regarding a site visit prior to any commencement of works on site.
2. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.
3. The developer shall make early contact with the Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
4. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties

will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.

5. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick, KA9 2NS regarding connecting to the public sewerage system and to ascertain if diversion or protection of the existing public sewer is appropriate.

**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.**