

KEY INFORMATION

Ward Broughty Ferry

Proposal
Amendment to planning permission 05/00973/FUL

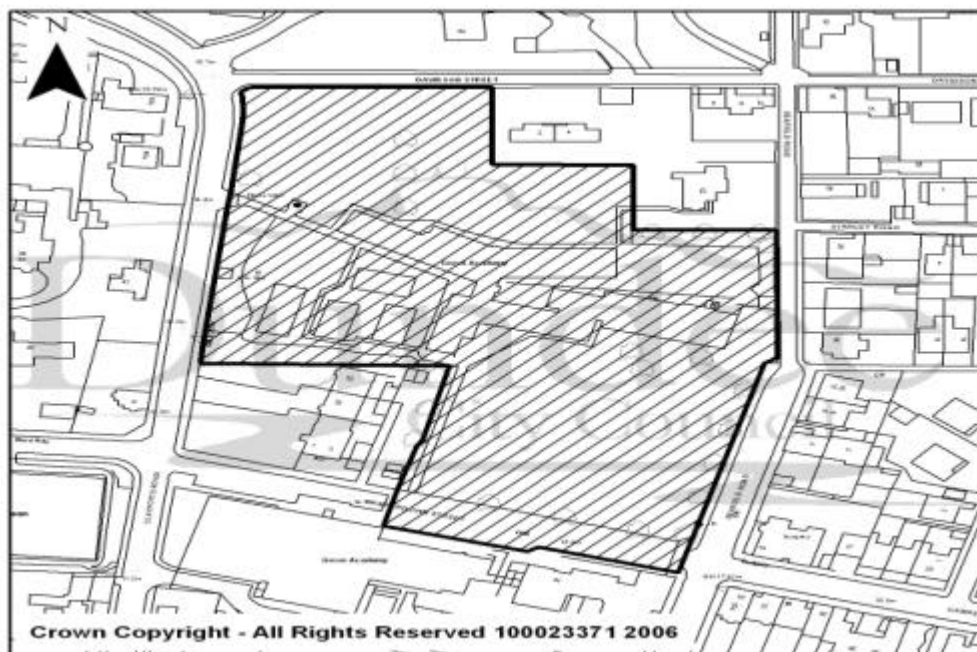
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Registered 1 Nov 2006

Case Officer Iain Ross



Proposed Amendments to New Grove Academy

Amendments to planning permission 05/00973/FUL are **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan Review 2005 as set out in the report and there are no material considerations which indicate that an exceptional refusal of planning permission is warranted. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for an amendment to planning permission 05/00973/FUL in respect of the erection of a new secondary school on the north side of the current Grove Academy site at Camperdown Street, Broughty Ferry. The proposals involve a package of design amendments which neither individually nor cumulatively are considered to compromise the approved design philosophy or undermine the overall design quality of the substantive permission
- At the time of writing the report one objection were received from a notifiable neighbour on the grounds of potential loss of trees
- The proposal has been assessed against the relevant policies of the Dundee Local Plan Review 2005 and it is considered that the proposal complies with the policies.
- The objection is not supported for the reasons specified in the report and there are no other material considerations including the matter raised by the objector sufficient to justify departing from the development plan in this case.

DESCRIPTION OF PROPOSAL

This planning application seeks approval for a number of amendments to the approved plans for the erection of the new secondary school at Camperdown Street, Broughty Ferry.

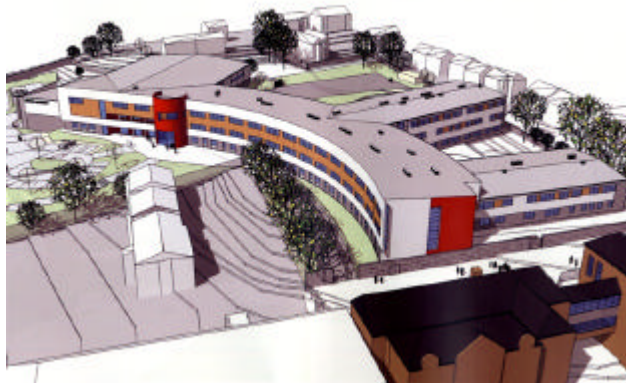
Planning permission with conditions was granted for the construction of the new secondary school on 23 January 2006. The proposed school as approved has the accommodation to provide facilities for a school roll of 1250 secondary age children. Community facilities are provided and planned so they can be used during the school day with the opportunity for other school facilities including the hall and expanded sport facilities to be opened for community use outwith school hours.

The proposed building will be located to the north of the listed buildings at Camperdown Street. The category B listed buildings to the south and outwith the application site will be retained.

The originally submitted plans and the amending proposals indicate the formation of a new vehicle access on Claypotts Road and all staff parking will be located at this location. Visitor and disabled parking is located closest to the main entrance to provide level access within 45m of the principle entrance. Pupil drop off and bus drop off points will be located along Claypotts Road and there will be no on site bus or pupil drop off being provided. Other accesses for children and parents accompanying them to school will be via the local network of pavements and footways. An additional pupil entrance is located off the playground at the north east corner of the site. Service access is provided off Seafield Road and service vehicles will turn within the site designated areas and leave in forward gear.

Secure cycle parking for staff, pupils and visitors is provided in accordance with the Council's requirements. Car and cycle parking is provided in an area enjoying good visual supervision at the main entrance and in the playground, backed up by CCTV coverage.

The proposed buildings utilise a curving central spine building out of which classroom teaching wings radiate and along which the main social areas of the school are integrated. Circulation routes throughout the building have been designed to suit appropriate pupil flows with varying corridor widths as required. At nodes where teaching wings connect to the central spine the



corridors have been widened and opened out to ease congestion. Adjacent to the main pupil entrances at the north east corner of the building an accommodation stair has been provided to assist with the vertical lift of pupils up and into the heart of the school to help distribute pupils through the building quickly and efficiently.



The materials now proposed are broadly similar to those already approved:

External Walls: Smooth render, facing brickwork and cladding panels;

Windows: Double glazed and aluminium;

Roofs: Stucco embossed mill finish aluminium;

Surfaced areas: Tarmac and feature paving;

Boundary fences: Existing stone walling and 2 metre high weld mesh fencing.

Although the proposals involve substantial tree removal, the approved plans indicated a tree replacement programme and new landscaping along the site boundaries and within the site itself. The amending proposals involve no further tree removal and landscaping plans will not be compromised.

The applicants submitted design statement indicates the reasons for the proposed changes to the approved plans. There is a client requirement for a phased building programme retaining part of the existing school buildings in use during the first stage of construction; and the presence of embedded main communications cables in Camperdown Street. As a result internal space planning has had to be revisited; the curved classroom wing is replanned and in particular the south gable is reconfigured to avoid underground services; and main elements of plant are repositioned in response to phasing considerations. The architects indicate that there is no fundamental change to the architectural design in terms of site layout and the expression of key elements viz.

- the building footprint and the massing remain largely the same
- the main entrance remains as a three storey drum feature projecting from the curved classroom wing
- clarification of the Disability Discrimination Act's requirements has necessitated a review of the design of the external ramped access and the approach facilities for vehicles and pedestrians (redesign of the form of parking areas and circulation)
- The pedestrian entry on Claypotts Road is to be moved slightly to the north.
- fronting Claypotts Road the curved three storey built form is retained albeit with amendments to the roofline and detail of elevational treatment

- the swimming pool roof and elevations are amended
- Camperdown Street remains a milling space for pupils
- Principal accesses for pedestrians and vehicles remain unchanged
- The east gables of both principal classroom wings are "squared off" but remain within the original roofline
- The stepped area within the rear playground is increased in size

In summary the submitted amending application does not involve any material change to the size, plan form or height of the originally approved building. However a number of relatively minor amendments to architectural detailing are proposed as outlined above and as detailed in the submitted Design Statement and prescribed in the submitted plans.

SITE DESCRIPTION

The application site is located on the north side of Camperdown Street and is to the east of Claypotts Road. The application site extends to approximately 2.25 hectares and accommodates various buildings associated with Grove Academy Secondary School, associated play space and car parking. The existing vehicular accesses to the school (servicing and staff parking) are off Camperdown Street and Seafield Road. Pedestrian access for pupils can be obtained from these locations and also Claypotts Road. The school is presently operational. The site is bounded to the west, north and east by residential properties. 20mph speed restrictions are proposed on Claypotts Road.

The northern half of the site is steeply sloping north to south around the existing school buildings. The southern half of the site between the existing school buildings and Camperdown Street consists of a large grassed area with slight slope from north to south. The southern boundary of the site is defined by Camperdown Street, which is closed to vehicular traffic for over half of its length and is presently maintained by the school.

There is an existing stone wall which bounds the majority of the site along Seafield Road, Claypotts Road, Camperdown Street and an element of

the internal boundaries which will generally be retained.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance to the application under consideration:

Policy 1: Vibrant and Sustainable Communities

This policy indicates that the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies of the plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 55: Urban Design

For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. The Council require the use of Design Statements for planning applications for new buildings or extensions to existing buildings on significant sites.

Policy 68: Dual Use of Open Space within School Grounds

This policy recognises that school grounds can provide opportunities for both formal sports and informal community recreational activities outwith school time.

Policy 72: Trees and Urban Woodland

This policy indicates that new developments must have regard to existing healthy trees and where appropriate development proposals must be accompanied by a tree planting and landscaping scheme.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no policies relevant to the determination of the application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

The building makes use of environmentally friendly resources, through the use of solar energy, utilising a recycled aluminium roof; specifying timber from sustainable forests; and applying water based paint products. Maintenance and replacement is minimised through the use of robust and durable materials.

Therefore the proposals both as originally approved and as currently proposed to be amended are compatible with the Council's sustainability policies.

SITE HISTORY

Conditional planning permission was granted in outline for the provision of a community swimming pool, additional classrooms and specialist educational accommodation on 29th April 2002.

A site planning brief was agreed at the Planning and Transportation Committee on 29th June 2004 and was a material consideration in the determination of the most recent planning an application for the site.

Planning permission for the erection on a new secondary school and associated facilities was granted planning permission on 23 January 2006 (Application 05/00973/FUL refers)

The application under consideration seeks to amend the detailing of the full planning permission most recently granted. The proposed design changes are summarised about and set out in detail in the Design Statement submitted by the applicants.

PUBLIC PARTICIPATION

The applicant has carried out the statutory notification of neighbours.

The application was also advertised as affecting the setting of a conservation area. At the time of writing this report one valid objection from a notified neighbour had been received. The objection relates to the following issue. Objection is raised to the lopping or felling of any mature trees and in particular those which run along side the dividing wall on the north side of Camperdown Street and also those which run parallel to the wall on Seafield Road and along Claypotts Road. Copies of the Objection letter may be found in the Members Lounges. The terms of objection are assessed in the Observations section of this report

CONSULTATIONS

The following consultations were undertaken and the following comments were received:

- a Broughty Ferry Community Council. No objections or representations had been received at the time of writing this report.
- b Scottish Water and Scottish Environmental Protection Agency had no comment to make on the original planning application and given the nature of the current application it was not considered necessary to consult these agencies as the proposals do not impinge on their interests.
- c The Council's Forestry Officer has no comment as the proposals do not involve any amendment to the proposals already approved in respect of arboricultural matters.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of

this application are specified in the Policy background section above.

Policy 1 states that new development should seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

The building has been designed in accordance with the estimated school roll, teaching and leisure facilities required and parking requirements as specified by the City Council. The building is contemporary in style and uses environmentally friendly materials and construction methods. The curve on the building provides an interesting feature at this location which is adjacent to a conservation area. The design issues are discussed in greater detail under Policy 55 below. The level of parking provision remains constant although the layout has been amended and is now considered to be more satisfactory in appearance. It is considered acceptable and appropriate to introduce a new vehicular access and car park at the Claypotts Road side of the site. This remains unchanged. The applicant submitted a school travel plan and school access strategy, which were both considered acceptable when the substantive application was approved. The amending proposal therefore complies with Policy 1 of the Local Plan Review.

The applicant has submitted an amending design statement, which is required under Policy 55: Urban Design. The design philosophy which governed the approved proposals has not been compromised by the current proposals, namely:

- The building is based on spatial characteristics set by the range of room types, varying intensity of light, contact friendly materials, different colours and a sense of transition from place to place.
- Air quality and solar gain are addressed through a carefully developed natural ventilation strategy. Good natural daylight is provided by large windows, rooflights and voids by the entrance atria and community accommodation.
- The building makes economic use of environmentally friendly materials and resources.

- The building has been designed to maximise the potential of the restricted site and retains Camperdown Street as a civic streetscape providing a milling place for pupils on arrival at school. This space is enhanced by the new building which provides a presence from either end of Camperdown Street.
- The main teaching accommodation radiates out in wings from the central spine of the building. The main spine of the building has been set back from the boundary to minimise overlooking and lessen impact onto neighbouring properties.

In approving the original proposals the Council were satisfied with the aims of the proposal, the concepts behind the design and the resultant layout and design. Based on the nature of the package of design amendment now proposed and the justification provided in the applicant's amended design statement, it is considered that the proposal complies with Policy 55 of the Plan.

Policy 68 recognises that open space within school grounds can be used for dual purposes outwith school time and the amending proposal has no effect on this objective. The amending proposal complies with this policy.

Policy 72 states that new developments must have regard to existing healthy trees and where appropriate development proposals must be accompanied by a tree planting and landscaping scheme.

The site is steeply sloping and maximum use is made of the changes in levels to provide open terraces either planted, paved or grassed as outdoor spaces or wildlife gardens.

Playspaces and external hard landscaped areas are maximised using terraces and creating platform areas with retaining walls on steep slopes.

Entrance and key feature areas such as Camperdown Street are to be highlighted using quality paving.

A flexible courtyard is provided which will enable external teaching or the facility of an outdoor performance space. It will principally be hard landscaping but will include feature planting, simple paving and contemporary benches.

An area is set aside as a wildlife/habitat garden and will include native boundary planting, bulbs and wildflower meadows on the north boundary.

These issues were outlined in greater detail when the substantive plans for the development were approved. As no further trees are proposed to be lost and as proposals for hard and soft landscaping will not be compromised it is considered that Policy 72 is discharged by the amending proposals.

Nevertheless a condition should be attached to any grant of planning permission in respect of this application to ensure that the trees to be retained are protected during development and to ensure that appropriate replacement planting takes place within the site.

In conclusion it is concluded from the foregoing that the amending proposals comply with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections

As noted above the objection relates to the loss of trees in the locations specified. Members will recall that in approving application 05/00973/FUL it was accepted that a number of mature trees would be lost and that a condition of the permission related to the submission of details relating to replacement landscaping and of the trees to be retained in confirmation or otherwise of the landscaping plan submitted with that application. Mature trees along Seafield Road and Claypotts Road would be lost. In respect of the 3 trees within the application site north of Camperdown Street, the applicants indicated that these may require to be removed and replaced subject to the results of a decay detection test. The status of the trees will be established when the above condition is discharged. The current amending application proposes no further removal of trees not already affected by the previously approved plans. The indication of the application form that trees would be removed related to the substantive application already approved.

Views of Consultees

No comments from consultees had been received at the time of writing this report.

Design Considerations and impact on the adjacent Grove Conservation Area

The extent of the proposed design changes and the justification for them are outlined above. Whilst the curved appearance of the main classroom block and the drum entrance feature is retained, the replanning of classrooms on the first and second floors has necessitated a more regular array of window openings; window cill heights are proposed to be standardised whilst continuous feature bands of white render frame the sweep of window openings unifying the frontage, linking teaching and community wings.

Straightening of the curve of the community wing has meant that the swimming pool has had to be positioned slightly further back. However this eases external circulation and reveals the main entrance when viewed from Claypotts Road. Complementary design amendments are proposed to the swimming pool roof and elevations.

At Camperdown Street withdrawing the line of the building and eliminating the extended cantilevered gable has reduced the massing at this location which helps to maintain the established streetscape and present an improved relationship to the listed building opposite.

The redesign of the parking area and its relocation slightly further from the trees along the Davidson street boundary is considered to be a positive improvement whilst the redesign of the pedestrian ramp arrangements is considered not to adversely affect the overall design approach to the treatment of the main entrance block.

The other design changes listed in the Design Statement may be summarised as : changes to window locations and configurations; roof design alterations; the changed use of materials on various elevations; and the removal of eaves overhangs and guttering these are considered both individually and cumulatively to have marginal impact on the overall design approach or effectiveness of the design principles employed.

The changes taken together are considered to be satisfactory and are considered not likely to have such an

adverse impact on the adjacent Grove Conservation Area to merit rejection.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As part of the original planning application the applicants submitted a design statement which was taken into account in the determination of that particular application. In support of the application under consideration an addendum to the original design statement has been submitted. Each group of design changes has been outlined above together with the justification submitted by the applicant. As outlined above it is considered that neither individually nor cumulatively do the proposed amendments materially undermine or weaken the original design philosophy to such an extent that planning permission should be refused.

The application site abuts the Grove Conservation Area and the proposals require to be assessed in that context. The approved proposals displayed no tensions in this regard and it is considered that the amending proposals either individually or cumulatively do not lead to a contrary view being adopted.

CONCLUSION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan Review 2005 as set out in the report and there are no other material considerations which indicate that an exceptional refusal of planning permission is warranted. Therefore the application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

- 2 Details of the proposed finishing materials for the building, car park and hard landscaped surfaces shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 3 Details and samples of all boundary treatments shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 4 No development shall take place until there has been submitted to and approved by the planning authority a full and accurate scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837.
- 5 All noise from mechanical and electrical plant shall not exceed NR35 as measured 1metre from the facade of any residential property.
- 6 The adjacent footways and carriageways along Claypotts Road and Seafield Road shall be made good, in a manner acceptable to Dundee City Council, if any damage is caused during the construction period.
- 7 A School Travel Plan shall be prepared and submitted in writing to the Council for approval in accordance with the details contained in the submitted School Travel Plan Framework submitted to the Council by the applicant under cover of their letter of 16 November 2005.
- 8 The Public Art Strategy for the proposed school shall be implemented in accordance with the provisions of the strategy received by the Council on 22/12/05.
- 9 Details of the proposed surface and foul drainage arrangements shall be submitted for the written approval of the Council in consultation with Scottish Water

and the Scottish Environmental Protection Agency prior to the commencement of the development hereby approved. If approved the proposed arrangements shall be carried out only in full accordance with such approved details.

- 10 The Access Strategy for the proposed school shall be implemented in accordance with the findings and recommendations of the strategy document received by the Council on 05/01/06.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 To protect the amenity of neighbouring residents from unacceptable noise levels.
- 6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 7 To encourage alternative travel options to reduce the number of vehicle trips to the school and to raise awareness about travel issues such as air pollution and road safety.
- 8 To ensure the proposal meets the aims of Policy 56 of the Dundee Local Plan Review 2005.
- 9 To ensure adequate and satisfactory drainage of the site.
- 10 In the interests of pedestrian and traffic safety and residential amenity.