

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 6 February 2013**

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**DC12/262: Erection of a Modular Dance Studio at Our Holy Redeemer Primary School, 1 East Barns Street, Clydebank by West Dunbartonshire Council**

**1. REASON FOR REPORT**

- 1.1** This application has been submitted by the Council and relates to land over which the Council has an ownership interest. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

**2. RECOMMENDATION**

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

**3. DEVELOPMENT DETAILS**

- 3.1** The application relates to an existing Primary School. The school is a single storey building with a grey render exterior and flat roof. Within the site there are tarmac play areas and a football pitch as well as a substantial grassed area around the site. The school is largely surrounded by housing on three sides, but backs onto a railway line to the south west, and St Margaret's Hospice is diagonally opposite the school on the north side of East Barns Street.
- 3.2** Full planning permission is sought for the erection of a modular building to provide a dance studio for the Primary School. This building is currently located within the grounds of the former St Andrew's High School a short distance from the application site, and it is proposed to relocate it to the application site as a result of the closure and demolition of the high school. The building would be positioned near the western corner of the school grounds, between the existing car parking area and the railway line. It measures 34.5m by 9.75m with a maximum height of 5.9m. The exterior is finished in grey coloured plywood with a grey layered felt roof. The building contains the studio itself, male and female changing facilities, a teaching space and a reception/office as well as storage space. A small mezzanine floor provides additional storage space and roof access for maintenance. A disabled access ramp would also be provided at the entrance to the studio..
- 3.3** The dance studio would be for the use of the primary school and would also be available for wider community use, for example general dancing and keep fit groups, such as Zumba classes.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads, Estates, Education and Environmental Health Services and Network Rail all have no objection to the proposal.
- 4.2** BAA Safeguarding has no objection subject to a condition requiring the management of birds on the flat roof of the building.

#### **5. REPRESENTATIONS**

- 5.1** None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is designated as an Existing Public Service, where Policy PS1 applies. This states that the Council will seek to protect established public utility, social and community facilities. The proposed dance studio will provide enhanced facilities for the primary school and will also be available for wider community use, so the proposal is entirely consistent with Policy PS1.

#### **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

##### Location of Development

- 7.1** The relocation of the dance studio building to Our Holy Redeemer Primary School would make effective use of this modern specialist dance studio building and would ensure its continued availability for wider community purposes. The school building is itself flat roofed, and the dance studio is of a similar nature and would be in keeping with the character of the existing school building. It would be set well back from the main road of East Barns Street and would not be readily prominent. The nearest residential properties are four-in-a-block flats at Bell Street and McGregor Street, but the building would be at least 30m away from these and it is not considered that there would be any overlooking or overshadowing issues.

##### Technical Issues

- 7.2** The Environmental Health Service has requested a condition requiring that a noise impact assessment be carried out, and any necessary noise mitigation measures be put in place, prior to the commencement of use. This is required in order to ensure that the operation of the dance studio does not impact upon nearby homes. It is considered that any noise issues which this might raise are likely to be relatively minor and would be addressed by simple mitigation measures. A condition is also proposed in relation to preventing birds from using the flat roof, as this site is under the flight path for Glasgow Airport. There is adequate parking at the school for any out of hours community uses, and there are no other technical issues.

#### **8. CONCLUSION**

- 8.1** The dance studio is a modern facility and its relocation to another school campus following closure of St Andrew's High School is to be welcomed. It would be beneficial for the primary school itself and also for local community groups. Subject to a suitable noise impact assessment there would be no adverse impact upon local residents, and the proposal is in compliance with all relevant local plan policies.

**9. CONDITIONS**

- 1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.**
- 3. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of the noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.**
- 4. Development shall not commence until a Bird Hazard Management Plan has been submitted to and improved in writing by the Planning Authority. The submitted plan shall include details of the management of any roofs on buildings within the site which may be attractive to nesting, roofing and "loafing" birds. The Bird Management Plan shall be implemented as approved upon completion of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.**

**Informatives**

1. The plans referred to in this consent are Drawings E/3877/C 01, 02, 03, 04, 05 and 06.
2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 18 January 2013**

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**Appendix:** None.

**Background Papers:**

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010

**Wards affected:** Ward 6 (Clydebank Waterfront)