
Report to: Planning Committee

Date: 11 September 2014

**Subject: Report of Handling on Planning Application ref:
14/00181/FULL - Erection Of 12 No. Flats and 7 No.
Houses With Associated Works at Former Fairfield
School, Pompee Road, Sauchie, Clackmannanshire**

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1. This is a report of handling on the above planning application. The application is being reported to the Committee for determination as the Council is applicant and owner of the site.

2.0 Recommendations

- 2.1. It is recommended that this planning application is APPROVED, subject to the following conditions and reasons:
1. All construction works on site and the use of vehicles plant and equipment shall only take place between the hours of 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturday, and at no time on Sundays.
 2. Before any works commence on site, a construction management plan shall have been submitted to and approved in writing by the Council. This shall demonstrate measures to control noise, dust and lighting during the construction phase, waste management arrangements and the safe management of construction traffic entering and exiting the site.
 3. Before any works commence on site, details of all external finishing materials, including render, brick, roof tile, and external windows and doors, shall be submitted for the written approval of this Planning Authority. This shall include a separate palette of finishing colours for Blocks A and B which compliment the red sandstone houses immediately to the east of and opposite the site. Thereafter, the development shall be carried out in accordance with such approved details.

4. Before any works commence on site, finalised details of existing ground levels, proposed ground levels, building position and finished floor levels, including sectional drawings showing the relationship of the proposed development to adjacent houses, shall have be submitted to and approved in writing by the Council. Such details shall show the alignment of the front elevations of Blocks A and B with the main front elevation of 2-8 Pompee Road. Thereafter, the development shall be carried out in accordance with such approved details.

5. The existing east, west and north boundary walls enclosing the site shall be retained within the approved development. The proposed brick wall along the site's Pompee Road frontage is not hereby approved. Before any works commence on site, details of a stone wall of a design and finish that compliments the existing walls fronting houses immediately to the east of the site shall be submitted for the written approval of this Planning Authority. Thereafter, the development shall be carried out in accordance with such approved details.

6. Before any works commence on site, final details of the design, layout and surfacing of roads, footpaths and shared surfaces, including confirmation of areas for Council adoption and maintenance arrangements for all other hard and soft landscaped areas shall have been submitted to and approved in writing by the Council. Such details shall include:

- a) A 2m wide footway from the Pompee Road frontage to the first internal square following the line of the service strip to the west of Plot 3.
- b) Formation of 4 No."imprint" parking bays on the Pompee Road frontage of the site.
- c) Formation of a pedestrian gate to Fairfield Park, including an associated hard surfaced path within the park.

Thereafter, the development shall be carried out in accordance with such approved details.

7. Before any works commence on site, a scheme of landscaping, indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs, hedges to be planted, a programme for implementation and arrangements for future adoption by the Council, shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be implemented in accordance with such approved details.

8. Before any works commence on site, detailed arrangements for the provision of public art within the development site, or a commuted sum in lieu of such provision, generally in accordance with draft Supplementary Guidance (SG1 - Developer Contributions), of the Local Development Plan, Proposed Plan 2013. Such provision should include proposals to re-use salvaged stone from the former school building on the site, unless otherwise approved in writing by the Council.

9. Before any works commence on site, finalised details of the proposed SUDs scheme shall have been submitted to and approved in writing by the Council. The scheme shall be in accordance with SUDs (Sustainable Urban Drainage Systems) Manual (C697) published by CIRIA, and Sewers for Scotland 2. Details of the SUDs scheme shall include arrangements for adoption and future maintenance of all above and below ground SUDs infrastructure by a competent authority.

10. Before any other works commence on site, all site investigation and remediation measures shall have been completed to the satisfaction of the Council. This shall include:

- a) Submission of document detailing the planned remediation/mitigation methods, including final details of excavation and ground raising levels.
- b) Carrying out of site remediation in accordance with approved methods.
- c) Submission of drawings or a validation report upon completion of all remediation works, to show the capping depths that have been put in place and that the remediation/mitigation plans have been adhered to shall be submitted for the written approval of the Council.

11. Before any works commence on site, details of phasing of completion of all roads, footpaths and parking areas, and associated hard/soft landscaping, including those outwith the site but shown on the stamped approved plans, shall have been submitted to and approved in writing by the Council. Thereafter the development shall be completed in accordance with such approved details.

2.2. Reasons for Conditions

1. In the interests of residential amenity.
2. In the interests of residential amenity.
3. In the interests of visual amenity and local environmental quality.
4. In the interests of visual amenity and local environmental quality.
5. In the interests of visual amenity and local environmental quality.
6. In the interests of visual amenity and local environmental quality.
7. In the interests of visual amenity and local environmental quality.
8. In the interests of visual amenity and local environmental quality.
9. In the interests of residential amenity and local environmental quality.
10. In the interests of residential amenity and local environmental quality.
11. In the interests of residential amenity and local environmental quality.

Plan Numbers

- | | | |
|---|--------------|--------------------|
| 1 | 3993-02-002 | Existing Site Plan |
| 2 | 3993-02-003E | Proposed Site Plan |

3	3993-03-001	Block A - House - Floor Plan
4	3993-03-002	Block B - House - Floor Plan
5	3993-03-003	Block C - Flat - Floor Plans
6	3993-03-004	Block D - Flat - Floor Plans
7	3993-03-005	Block E - House - Floor Plans
8	3993-03-006	Block F - Floor Plans
9	3993-04-001	Block A - House - Elevations
10	3993-04-002	Block B - House - Elevations
11	3993-04-003	Block C - Flat - Elevations
12	3993-04-004	Block D - Flat - Elevations
13	3993-04-004	Block D - Flat - Elevations
14	3993-04-005	Block E - House - Elevations
15	3993-04-006	Block F - Flat - Elevation
16	3993/02/001	Location Plan

2.3 Reason for decision

1. The proposals involve residential development on brownfield land allocated for housing in the emerging development plan and would contribute to the provision of much needed affordable housing.

2. The proposals, through their layout and design would enhance the character and appearance of this now vacant site. As such the proposals comply with the provisions of the adopted Local Plan and emerging Local Development Plan. Issues raised by consultees and objectors have been considered and would not prevent the grant of planning permission, but in certain cases require a planning condition to address them.

3.0 Background

- 3.1. The planning application site comprises the former Fairfield Primary School site at Pompee Road, Sauchie. This is a flat, rectangular site of 0.39Ha in size, largely enclosed by brick walls and with its main frontage and access to Pompee Road. The site adjoins a number of houses, Fairfield Bowling Green and Fairfield Park.
- 3.2. The former school building had lain vacant prior to its demolition earlier this year. Much of it was constructed of sandstone and some elements of the stonework have been left on the site for possible re-use in any replacement development.

- 3.3. The proposed development involves the erection of 12No. flats and 7No. houses within 6No. single and two storey blocks. Two pairs of semi-detached houses would form the Pompee Road frontage, with the new access to the site formed between them, and leading to a shared surface cul-de-sac serving the other units. An existing access gate at the rear of the site would be closed off and a new pedestrian gate formed into Fairfield Park from the site. All units would be served by private garden ground, whilst other than for two houses on the Pompee Road frontage, all parking would communal.

4.0 Consultations

- 4.1. The Coal Authority have objections to the proposals. No specific remedial measures are required to address coal mining legacy.
- 4.2. Roads: No objections, with comments on details of footway connection to public road, parking bay design. Detailed designs should comply with the National Roads Development Guide. *Comment: These matters can be addressed in planning conditions.*
- 4.3. SEPA: No objections. Standing advice regarding requirement for a sustainable urban drainage system. Further investigation is required to ensure the site is not at risk from surface water flooding from surcharging of a culverted watercourse in the area. *Comment: The proposals include SUDs arrangements involving permeable parking, bio-retention areas and filtration drains. A review of surface water flood risk can be required by a planning condition.*
- 4.4. Scottish Water: No response received.

5.0 Representations

- 5.1. A total of 29 No. neighbouring proprietors were notified of the application. In addition, a Neighbour Notification advert was placed in the Alloa Advertiser on 6 August 2014. In response two representations have been received from the following parties:
- Wilson Armitage, Almar, 2 Pompee Road, Sauchie
 - David Russell, 45C Fairfield, Sauchie
 - Mary McGroarty, 7 Fairfield, Sauchie
 - Maggie Herd, 11 Pompee Road, Sauchie
- 5.2 On the following grounds:
- (i) Query and concern regarding height of the proposed buildings allowing views into neighbouring garden and house on Fairfield. *Comment: The proposed units would be of single and two-storey design. The design, height and layout of the proposed units and their relationship to surrounding*

properties would not present an unacceptable degree of overlooking or loss of privacy to these adjoining residents. The proposed units in the northwest part of the site adjacent to 45b/45c Fairfield Road would be single storey, where the existing boundary wall would prevent direct window to window overlooking of neighbouring houses.

(ii) Comment on Council's consultation process with regards to the demolition of the former school and the current proposals. Comment: *The demolition of the former school did not require Planning Permission. The planning application for this proposed development has been notified to neighbouring proprietors and also advertised in the local press.*

(iii) Question on whether the housing will be private or Council housing, and whether it will serve particular needs. Comment: *The Council is applicant and owner of the site, however, issues over the future tenure of the proposed units are not material to determination of this application. The units are not for special needs, but would be capable of being adapted for future varying needs.*

(iv) Comment on traffic generation and the safe the routing of delivery vehicles, given weight restrictions on Fairfield. Construction activity should be limited to weekdays and daytime hours. Comment: *Roads and Transportation have no objections to the development in terms of traffic generation and impact on the existing road and pedestrian network. Details of construction traffic management and hours of operation can be addressed by a planning condition.*

(v) There is insufficient parking for the proposed number of houses. Comment: *Roads have confirmed that the proposed parking provision meets their standards.*

6.0 Planning Considerations

- 6.1. The application must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 6.2. The key Development Plan considerations are as set out in the Clackmannanshire Local Plan adopted 2004.
- 6.3. The adopted Local Plan identifies the site as School Grounds, reflecting its extant use at that time. This designation is now not relevant given the subsequent closure of the school and demolition of the building.
- 6.4. Policy RES 2 of the adopted Local Plan supports new residential development on brownfield land, including vacant and derelict land within settlement boundaries. The application complies with this policy.
- 6.5. Policy RES 5 of the adopted Local Plan seeks to ensure the provision of affordable housing as a part of developments on sites with a capacity of 30No. units or more, with a target figure of 25% of the overall site capacity being affordable. Whilst the application is for only 19No. units, all of the units would be of affordable type. The development therefore accords with Policy RES 4.

- 6.6. Policies RES 7 and RES 8 deal with the layout and form of development and amenity standards respectively. The proposed layout has responded appropriately to the site constraints and surroundings, with houses facing Pompee Road and continuing the established building line, and within the site houses are designed around shared spaces with a high quality of design and landscaping. The overall design, scale and massing of the proposed houses is in keeping with the scale and character of the area, however final details of finishing materials and boundary enclosure to Pompee Road should be subject of further consideration in order to ensure these are compatible with traditional surrounding properties.
- 6.7. Policies RES 9 and RES 10 deal with the provision of open space, recreation and play provision for new developments. The site is located immediately adjacent to Fairfield Park, which provides amenity open space, pitches, play area and skate/BMX park. The proposals show an access gate linking from a small area of amenity open space in the site to Fairfield Park. There is no need for additional open space, recreation or play facilities to be provided within the site. The Council will monitor the need for local upgrade of paths within the park.
- 6.8. Taking account of the above considerations, the application is considered to comply with the adopted Development Plan.
- 6.9. Material considerations in the form of consultation responses and representations have been assessed in Sections 4.0 and 5.0 of this report respectively, and based on this assessment, do not raise issues that would indicate that the application should not be approved subject to appropriate conditions.
- 6.10. The Council has approved the Local Development Plan, Proposed Plan (LDP PP), and as such is a material consideration to this application. The LDP allocates the site as a housing proposal (H17) for 14 units. The application generally accords with this designation, and whilst the application is for 19No. units, the proposals would deliver 100% affordable housing, hence the minor increase in density, and is of an appropriate form and layout.
- 6.11. The LDP also continues to support residential developments on brownfield land, and which contribute to the provision of affordable housing. Policy SC5 of the LDP sets out design criteria for new developments, in line with the Government's Placemaking agenda. The layout and design of the proposed development is considered to be informed by this approach and therefore complies with Policy SC5. In particular, the creation of well designed shared space with high quality hard and soft landscaping.
- 6.12. In summary, the development complies with the adopted Development Plan, and the material considerations summarised above, including consultations, representations, and the emerging Development Plan are not of such weight to indicate that the application should be refused. The recommendation has been formulated accordingly.

7.0 Sustainability Implications

7.1 The proposals comprise the development of vacant/underused land within the settlement boundary as identified in the Development Plan. There are no implications for greenfield land. The development has been designed in accordance with the principles of Designing Streets, and will comprise affordable housing. A sustainable drainage system will be provided.

8.0 Resource Implications

8.1 Financial Details

8.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes

8.3 Finance have been consulted and have agreed the financial implications as set out in the report.

Yes

9.0 Exempt Reports

9.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

10.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities 2008 - 2011** (Please double click on the check box)

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

(2) **Council Policies** (Please detail)

n/a

11.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

12.0 Legality

- 12.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

13.0 Appendices

- 13.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None

14.0 Background Papers

- 14.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

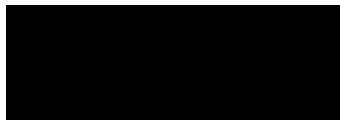
Yes (please list the documents below) No

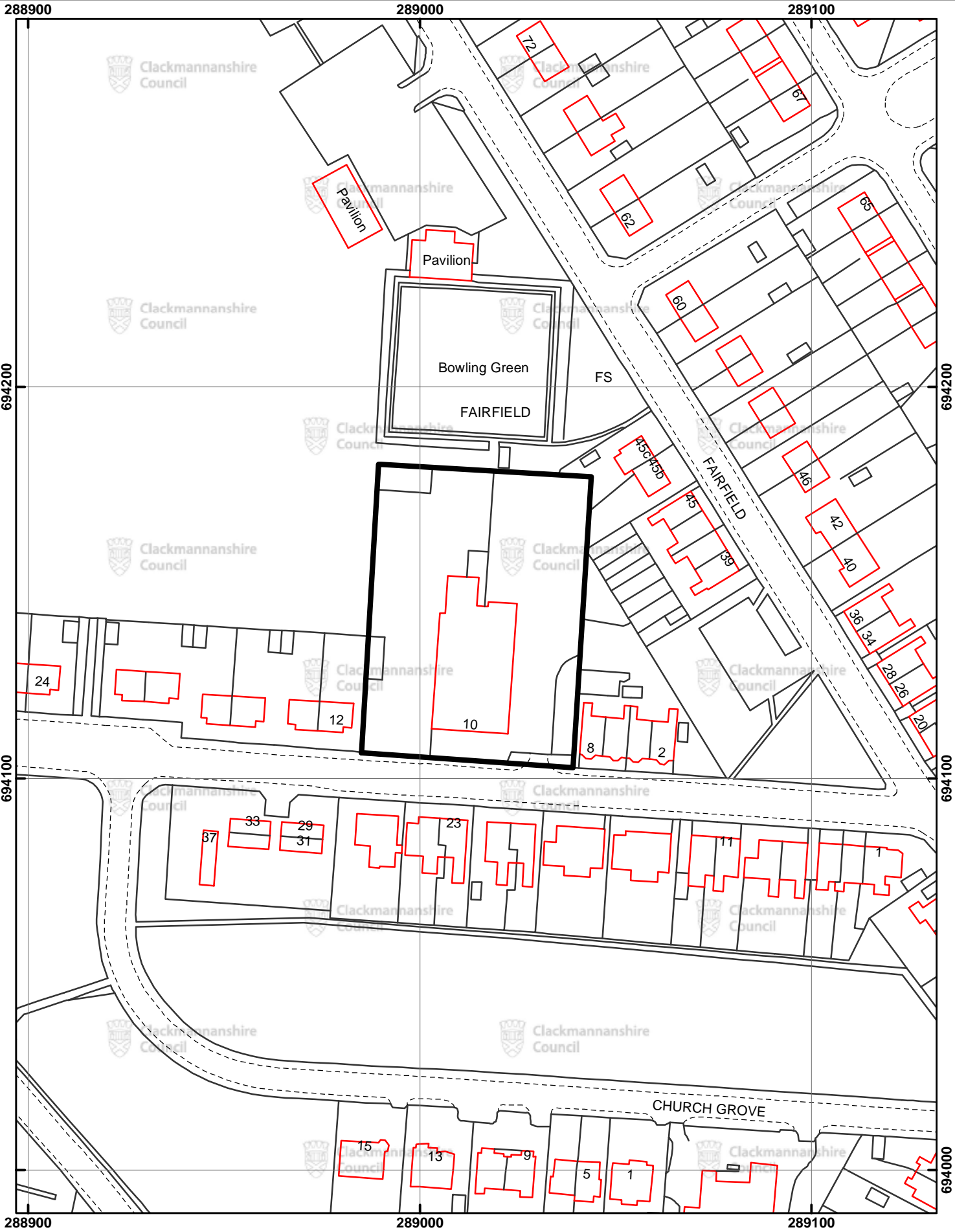
Clackmannanshire Local Plan

Author(s)

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Approved by

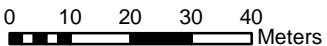
NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	
Gordon McNeil	Head of Development and Environment Services	



**14/00181/FULL - Former Fairfield School, Pompee Road, Sauchie
Erection Of 12 No. Flats and 7 No. Houses With Associated Works**

Ward: Clackmannanshire Central

OS Grid Ref: NS 89 94 SW



Scale: 1:1,250

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