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**Report to:** Planning Committee

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**Date of Meeting:** 28 May 2015

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**Subject:** Planning Application ref: 15/00062/FULL - Demolition of School and Erection of 29 No. Houses with Associated Roads, Paths, Open Space and Landscaping at Former Claremont Primary School , Carse Terrace, Alloa, Clackmannanshire FK10 2ED

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**Report by:** Grant Baxter, Principal Planner

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## 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 it includes land owned by the Council and objections have been received to the application.

## 2.0 Recommendations

- 2.1. It is recommended that the planning application is **APPROVED**, subject to

### 2.2. Conditions and Reasons

1. Before any works commence on site, a detailed phasing plan, shall have been submitted to and approved in writing by the Council. The phasing plan shall set out, in written and plan form, the sequence of delivery of the following elements of the proposed development:

- a) Demolition of the former Claremont Primary School.
- b) Completion of all open space and remote footpaths as shown on the stamped approved plans.
- c) Completion of road/footway connections to existing/proposed roads to the west (Scholars Road) and north, as shown on the stamped approved plans.
- d) Provision of all SUDs infrastructure, including connection to the detention basin adjoining the site's northern boundary.

Thereafter, the development shall be carried out and completed in accordance with the approved Phasing Plan, unless otherwise approved in writing by the Council.

2. Before any works commence on site, a demolition and construction management plan shall have been submitted to and approved in writing by the Council, and shall include the following information:

- a) Arrangements for the routing and parking of all demolition and construction traffic. For the avoidance of doubt, no such vehicles shall take access/egress via Carse Terrace.
- b) Details of proposed hours of construction.
- c) Details of measures to control the impact of noise, vibration and dust on nearby sensitive residential receptors during construction.

Thereafter, the development shall be carried out and completed in accordance with the approved Demolition and Construction Management Plan, unless otherwise approved in writing by the Council.

3. Before any works commence to construct houses on the site, an Environmental and Human Health Risk Assessment shall have been submitted to and approved in writing by the Council. The Assessment shall include details of any remediation measures proposed and the arrangements for implementation and validation. Thereafter, the development must be carried out in accordance with the approved details.

4. 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.

5. Before any works commence on site, a tree survey, carried out by a qualified arborist, of all trees on and adjoining the site, including those in Arns Brae Pleasure Grounds, adjoining the site, shall have been submitted to and approved in writing by the Council. Thereafter, all tree works and tree protection measures shall be carried out in accordance with such approved survey and BS5837 (Trees in Relation to Design, Demolition & Construction) 2012. The developer shall make arrangements for an officer of the Council to have inspected such measures prior to the commencement of construction works, and once approved all such protection shall remain in place for the duration of the demolition and construction work.

6. Before any works commence on site a detailed landscaping plan and schedule of planting, shall have been submitted to and approved in writing, by the Council, including:

- a) A phasing plan of implementation in accordance with Condition 1.

- b) A schedule and specification of all communal hard and soft landscaping and arrangements for completion of all such areas and transfer to the Council for future maintenance.
- c) Details of compensatory planting resulting from tree works or felling in or adjoining the site to accommodate the development.
- d) Clear delineation of private gardens and communal areas.

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

7. Before any works commence on site, details of all external finishing materials shall have been submitted to and approved in writing by the Council.

These shall include:

- a) All external wall, roof, window and door materials.
- b) The design and specification of all forms of boundary enclosure, designed to ensure feature walls/railing rather than timber fencing onto street facing elevations.
- c) The design and specification of all hard surfaces including paths, roads, and shared surfaces.
- d) The design, construction, width, surfacing and lighting of the proposed path linking from the Secondary Square adjacent to Plot 214 to Carse Terrace such that this route is to a standard adoptable by the Council.
- e) The details required under "(d)" above, shall include consideration of additional stepped sections between the bends in the path.

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

8. The development shall be carried out and completed in accordance with approved site and FFLs as shown on the stamped approved Site Sections drawing (ALLOA/20125/200), unless otherwise approved in writing by the Council.

Reasons

1. In the interests of residential amenity and environmental quality.
2. In the interests of residential amenity and environmental quality.
3. In the interests of residential amenity and environmental quality.
4. In the interests of residential amenity and environmental quality.
5. In the interests of residential amenity and environmental quality.
6. In the interests of residential amenity and environmental quality.
7. In the interests of residential amenity and environmental quality.

8. In the interests of residential amenity and environmental quality.

#### Approved Plans

- Revised Sketch Layout - ALLOA/2014/01 I
- Belfry Floor Plans & Elevation - Belfry PL 01
- Kinloch Floor Plans & Elevations - Kinloch PL 01
- Oakmont Floor Plans & Elevations - Oakmont PL 01 - Rev A
- Rosedale Floor Plans & Elevations - Rosedale PL 01
- Victoria Floor Plans & Elevations - Victoria PL 01
- Site Sections - ALLOA/20125/200

### 2.3. Reasons for decision

1. The proposed development complies with the new Local Development Plan as it would implement a housing proposal set out in the plan and deliver new housing on a brownfield site, currently occupied by a vacant school. Once implemented the proposals will result in a high quality new residential area, well integrated into the surrounding new and established communities, and providing open space and active play provision.

## 3.0 Considerations

### 3.1. Background

3.2. The application site encompasses the former Claremont Primary School, off Carse Terrace, Alloa. The site area is approximately 1.53Ha and contains the now vacant school building, playing field, car parking and associated landscaping and paths. The site adjoins the former Alloa Academy site to the north and west, which is now a well advanced housing development including surface water detention (SUDs) basin. To the east, the site adjoins gardens of houses on Carse Terrace and Academy Street. Vehicular access is currently off Carse Terrace. This access also serves a small garage site. The southern boundary is with Arns Brae Pleasure Grounds, which contains a number of mature trees. An informal access also serves the site from Claremont, to the north, next to the SUDs area serving the adjoining new development.

3.3. The north part of the site, is grassed and relatively level, however the rest of the site slopes downwards generally from northwest to southeast, with the steepest gradients towards the south east corner. The site has been vacant since the opening of Redwell Primary School.

### 3.4. Proposal

3.5. The proposal involves demolition of the existing primary school buildings and erection of 29No. detached and semi-detached two storey houses with associated, roads, paths and open space. The development layout is proposed to link into the development on the adjoining Alloa Academy site by the applicants Bellway Homes, and is effectively the final phase of what will eventually be one overall development.

3.6. There would be no other road access into the site, however a new footpath is proposed to link through a new area of passive open space to Carse Terrace. A larger area of open space of 3100m<sup>2</sup> is proposed in the northern portion of the site, forming a kick about area, with a total of approximately 5000m<sup>2</sup> proposed within the site. The kick about area will adjoin a play area to be provided on the adjoining site and a larger area of passive open space incorporating the SUDs basin from both existing and currently proposed developments. The pattern of development, including shared space street design, squares and house design will continue those already established on the adjoining site.

### 3.7. **Development Plan Status**

3.8. The adopted Local Plan identifies the site, and adjoining Academy site as "School Grounds", a designations which is now obsolete given opening of new primary and secondary schools to replace those formerly occupying the site. Associated sports and recreation provision has also been relocated.

3.9. The Council earlier this month approved the new Clackmannanshire Local Development Plan (LDP) for adoption. The LDP is currently with Scottish Ministers for final consideration during a 28 days period prior to adoption. The LDP therefore represents the Council's up to date and approved development plan position.

3.10. The LDP identifies the site as Housing Proposal H13 for approximately 40No. units. The development requirements in the LDP include access to Redwell, Arns Brae and Carse Terrace, retention of trees, provision of SUDs. A set of potential developer contributions is also set out.

### 3.11. **Consultations**

3.12. Roads: No objections, with some detailed comments on road layout, design and parking. The footpath to Carse Terrace should be designed/constructed to an adoptable standard. Construction traffic management will require to be given appropriate consideration. SUDs solution should utilise the existing infrastructure on the adjoining development site, which is due to be adopted by Scottish Water. Whilst the site is not at risk from fluvial flooding, it should be demonstrated that existing and proposed houses are not at risk from overland flows during storm events. *Comment: The road design and layout has been adjusted to address Roads' detailed comments. A construction management plan will be required by a proposed condition, should consent be granted, and would require that construction traffic avoids using Carse Terrace. The applicants have confirmed that the SUDs solution involves using the basin constructed with the adjoining development. Final details of site levels and overland flow paths can be required by condition.*

3.13. Environmental Health: No objections. Comments on control of hours of construction, dust management and requirement for an Environmental and Human Health Risk Assessment before works commence on site. *Comment: These matters can be addressed by planning conditions*

3.14. Scottish Water: No comments received, however it is anticipated that Scottish Water will adopt the SUDs basin serving the site, once it is completed to their required standard.

- 3.15. SEPA: No objections. Surface water runoff from this developments is required to be treated by sustainable drainage systems (SUDS), in accordance with Scottish Planning Policy. This development will require one level of SUDS treatment. Comments from Roads on post-development run-off control should be sought. *Comment: The proposals involve discharging surface water to the approved SUDs system on the adjoining development. A condition is proposed requiring details of post-development run-off control as advised by Roads.*
- 3.16. Alloa Community Council: No comments received.
- 3.17. Developer Contributions Team: The Council's Developer Contributions Team agreed that the Council would effectively commute any developer contribution obligations, such as affordable housing, to other sites within its control, for example, through the provision of new affordable housing. The development of the site for housing, as set out in the LDP has been taken account of in the planning of new school provision, with associated facilities at Redwell Primary School. The enhancement of Arns Brae Pleasure Grounds, including a safe route to school has been delivered in association with completion of the new school and the adjoining housing development on the former Academy site. The proposed new link to Carse Terrace will further enhance accessibility on foot and by bicycle. The proposed kick about area within the site will also serve both existing and proposed developments, and fulfils an obligation to provide such a facility here, when the development at Alloa Academy was approved in March 2012. The Council will adopt the public open space sites for maintenance.

3.18. **Representations**

- 3.19. A total of 30No. neighbours were notified of the application, and a Neighbour Notification advertisement was placed in the local press on 22 April 2015. In response, 2No. representations have been received from the following parties:

Mr A Wilson, 20 Carse Terrace, Alloa

Mr H Craig, 25 Carse Terrace, Alloa

On the following grounds:

Question regarding missing documents and the design of the proposed path and vehicle turning facilities at the end of Carse Terrace. *Comment: The application as submitted is complete and does not have missing documents. The proposed path will link the new development to Carse Terrace and is to be designed as an adoptable route. The planning application does not propose any changes to turning facilities at the end of Carse Terrace. This area is not in the planning application site boundary.*

Query regarding details of access arrangements to the site and proposals for construction/demolition access. *Comment: All vehicle access will be via routes constructed on the adjoining development of the former Alloa Academy site, and onto Claremont. No vehicle access is proposed via Carse Terrace, however a new path will link to the site from here. It is also anticipated that construction/demolition traffic will use similar routing.*

Question regarding environmental and human health risk assessment.  
*Comment: An Environmental and Human Health Risk Assessment shall be required by planning conditions, before works commence on site.*

### 3.20. **Planning Considerations**

- 3.21. The application must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.22. As noted above, the Clackmannanshire Local Plan dated 2004 has now been superseded by the LDP as the Council's adopted development plan, subject to final consideration by the Scottish Ministers.
- 3.23. As such, assessment of the application against development plan policies focuses on the relevant provisions of the LDP, which identifies the site as a Housing Proposal. Whilst the notional capacity shown in the LDP is for 40No. units, the application proposes only 29No. houses, however this allows provision for the required kick about area and additional passive open space around the path to Carse Terrace, where gradients are steeper. The proposals comply with the LDP designation of the site.
- 3.24. Policies SC2 and SC9 deal with affordable housing and developer contributions respectively. The manner in which the proposals comply with these policies is set out in Paragraph 3.17, above.
- 3.25. Policy RES 2 of the adopted Local Plan supports new residential development on brownfield land, including vacant and derelict land within settlement boundaries. As the application proposes demolition of the now vacant school and replacement with new housing, it can be considered to fully comply with this policy.
- 3.26. Policies RES 7 and RES 8 deal with the layout and form of development and amenity standards respectively. The site is well served by amenity space, both in terms of the open space proposed to be provided on site, but also access to Arns Brae Pleasure Grounds and open space at Redwell. The layout and design is of the same character as the currently under construction development on the adjoining land, and indeed will fully integrate with this development as one site, once complete. This design approach considers permeability, uses shared streets and squares to promote pedestrian movement over that of vehicles and is focussed on a green square overlooked by houses providing amenity and recreation. The proposals are therefore considered to be of a high design standard that complies with these policies.
- 3.27. In conclusion, the proposals are deemed to comply with the relevant provisions of the Development Plan.
- 3.28. The material considerations for this application comprise:

Consultations - the advice enables the Council to grant planning permission subject to conditions.

Representations - 28 of the 30 parties notified of the application have raised no objections to the proposed development. The comments and concerns raised by the two objectors have been considered and do not raise matters that would suggest that the application should be refused.

#### 4.0 Sustainability Implications

- 4.1. The proposals, once implemented would result in the successful redevelopment of a vacant school site as an attractive housing development well integrated into the surrounding new and established communities, and providing open space and active play provision.

#### 5.0 Resource Implications

##### 5.1. *Financial Details*

- 5.2. 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

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

##### 5.4. *Staffing*

#### 6.0 Exempt Reports

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

#### 7.0 Declarations

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

- (1) **Our Priorities** (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)

#### 8.0 Equalities Impact



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

**9.0 Legality**

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

**10.0 Appendices**

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

None

**11.0 Background Papers**


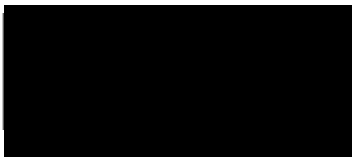
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

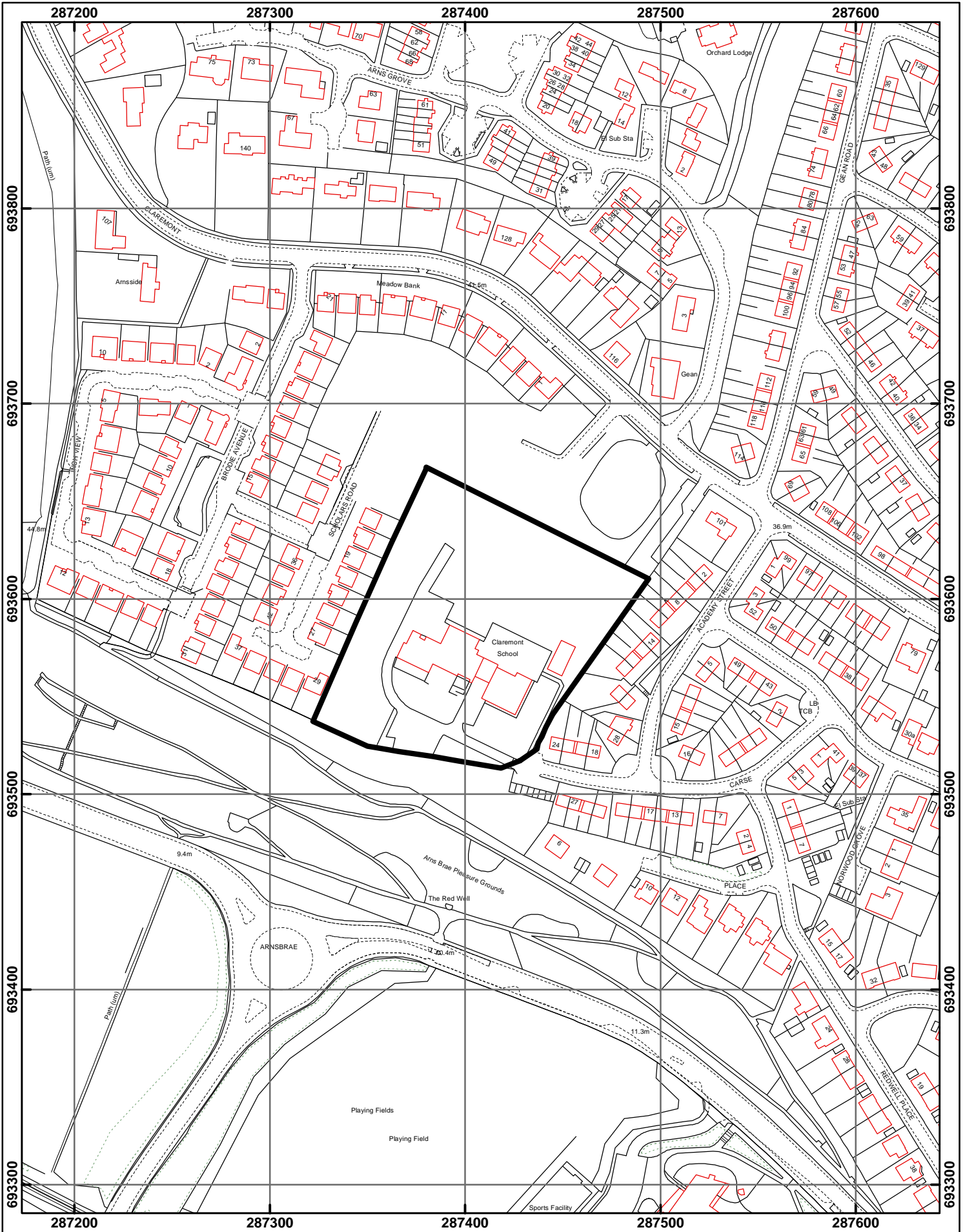
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NAME	DESIGNATION	SIGNATURE
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Gordon McNeil	Head of Development and Environment Services	








Date:  
11-May-2015

**15/00062/FULL - Claremont Primary School, Carse Terrace, Alloa**  
**Demolition of School and Erection of 29 No. Houses with Associated**  
**Roads, Paths, Open Space and Landscaping**


Ward: Clackmannanshire South

OS Grid Ref: NS 87 93

Scale: 1:2,500



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21

