

FALKIRK COUNCIL

Subject: EXTENSION TO EXISTING NURSERY SCHOOL AT INCHYRA NURSERY SCHOOL, TINTO DRIVE, GRANGEMOUTH, FK3 0DZ FOR FALKIRK COUNCIL – P/09/0541/FUL

Meeting: PLANNING COMMITTEE

Date: 04 November 2009

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor Allyson Black
Councillor Angus MacDonald
Councillor Alistair McNeill
Councillor Robert Spears

Community Council: Grangemouth

Case Officer: David Paterson (Planning Officer) ext, 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site comprises the grounds of Inchyra Nursery School at the north side of the corner of Tinto Drive and Bowhouse Road, Grangemouth.
- 1.2 The proposed extension would be erected at the east side of the building which currently consists of a car parking area and a grassed amenity area.
- 1.3 The proposed extension would be single storey with a partly flat and partly pitch roof. The extension would be of facing brick construction to match the existing nursery building.
- 1.4 As a result of the proposed development, the east side of the resultant building would comprise car parking with no grassed area.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application is referred for determination by the Planning Committee because Falkirk Council is the applicant. Under the Council's amended Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 There is no site history.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have raised no objections.
- 4.2 The Environmental Protection Unit has advised that the applicant should undertake a site investigation to establish if contamination (as defined by Part 11a of the Environmental Protection Act 1990) is present on site. The site investigation should be approved prior to occupation of the extension.

5. COMMUNITY COUNCIL

- 5.1 Grangemouth Community Council have not made any representation.

6. PUBLIC REPRESENTATION

- 6.1 No representations received.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 The proposed development raises no strategic issues.

Grangemouth Local Plan

- 7a.2 Policy Grangemouth Two ‘Development within the Urban Limit’ states:

“That within the Urban Area, urban uses will generally be acceptable provided they accord with all other relevant District Council policies and standards of provision.”

- 7a.3 The proposed development is compatible with the existing use of the application site and the character of the area in which the site lies. The consultation process has raised no material considerations which would not accord with Council policies or standards of provision.
- 7a.4 The proposed development accords with Policy Grangemouth Two.
- 7a.5 Accordingly, the proposed development accords with the Development Plan.

7b Material Considerations

7b.1 Material considerations are the terms of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.2 Policy EQ3 'Townscape Design' states:

"New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:

- (1) The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site's environs and creates a sense of identity within the development;*
- (2) Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;*
- (3) The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;*
- (4) Building materials, finishes and colours should be chosen to complement those prevailing in the local area;*
- (5) Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and*
- (6) The contribution to the townscape of important landmarks, skylines and views should be respected."*

7b.3 The proposed development would achieve a harmonious fit into the streetscape in terms of building line, height, scale, design and character.

7b.4 The loss of the grassed area at the east side of the application site is noted. It is also noted, however, that the amenity value of this area is visual and there is no active use of this space. Active play area provision is provided at the west side of the existing building. Furthermore, it is considered that, in terms of visual amenity, the impact of the loss of the grassed area is minimal.

7b.5 The proposed development accords with Policy EQ3.

7b.6 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version).

7c Conclusion

7c.1 The proposed development accords with the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version).

7c.2 The proposed development would achieve a harmonious fit in the streetscene in terms of building line, height, scale, design and character. There would be no significant impact on the amenity of adjacent residents.

8. RECOMMENDATION

8.1 It is recommended that planning permission be granted subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**
- (2) Prior to the commencement of any work on site, a contaminated land assessment shall be approved in writing by the Planning Authority. The contaminated land assessment shall determine the nature and extent of any contamination of the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites. Where contamination (as defined by Part 11a of the Environmental Protection Act 1990) is identified, the assessment shall include a detailed remediation strategy which shall demonstrate how the site can be made suitable for its intended use by the removal of risks caused by the contamination, including timescales.**
- (3) In circumstances where a contaminated land assessment approved in writing by the Planning Authority identified contamination (as defined by Part 11a of the Environmental Protection Act 1990) and a detailed remediation strategy has subsequently been approved in writing by the Planning Authority, no part of the development shall be occupied until such times as a contamination remediation report has been approved in writing by the Planning Authority.**

Reason(s)

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.**
- (2-3) To safeguard the environmental amenity of the area.**

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Director of Development Services

Date: 27 October 2009

LIST OF BACKGROUND PAPERS

- 1. Grangemouth Local Plan**
- 2. Falkirk Council Local Plan Finalised Draft (Deposit Version)**

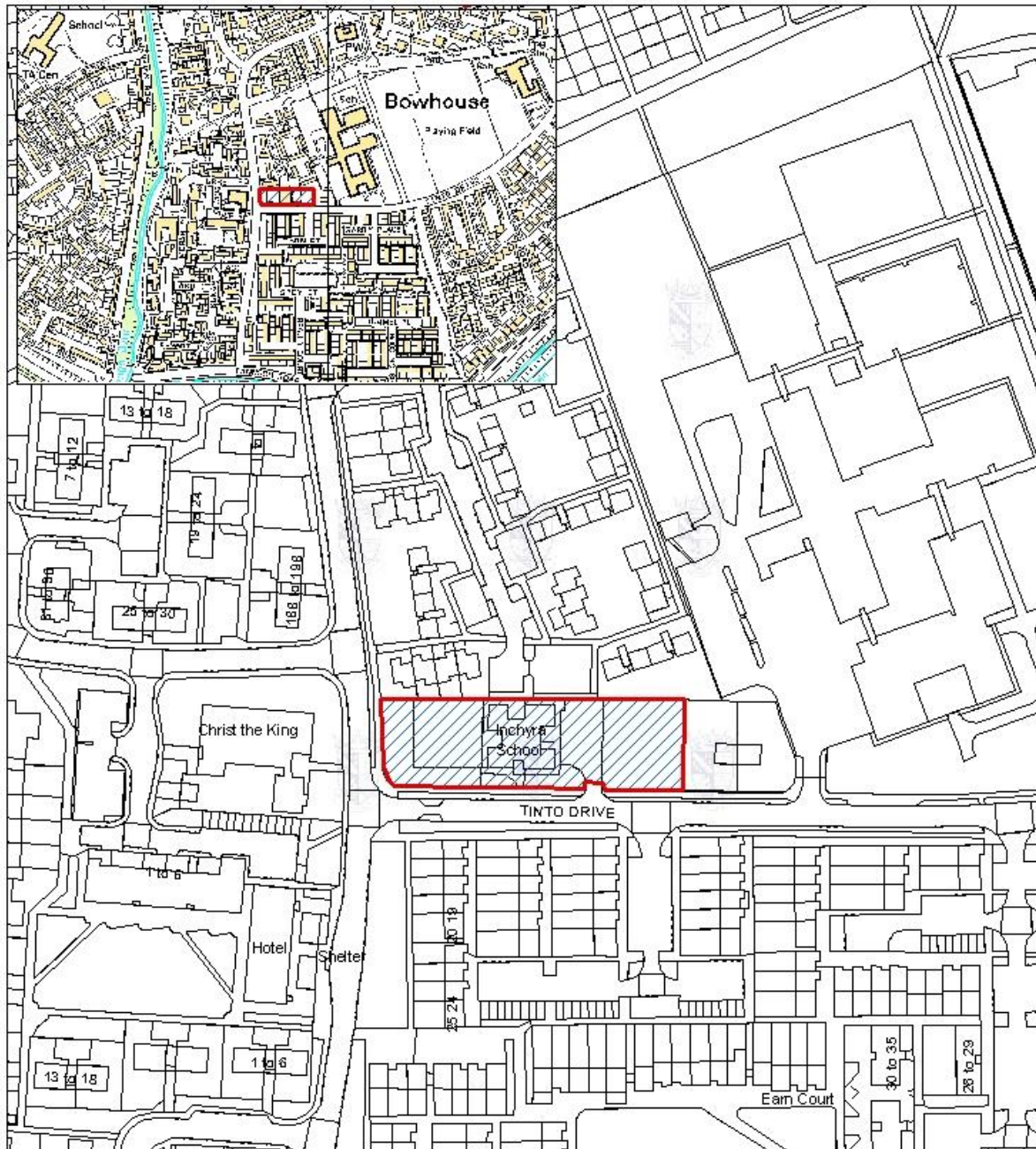
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson (Planning Officer).

Regulatory Committee

Planning Application Location Plan

P/09/0541/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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