
Report to: **Planning Committee**

Date of Meeting: **27 April 2017**

Subject: **Planning Application Ref: 17/00044/FULL - Erection Of
42 No. Houses With Associated Access Road, Parking
and Landscaping - Former Alva Academy Site, Queen
Street, Alva**

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

1.0 Purpose

1.1 The purpose of this report is to provide an assessment of and recommendations on the above planning application. The application requires a Committee decision as the Council has an interest in the application as the owner of the site, and we have received representations against the proposals.

1.2 The planning application is submitted by Ogilvie Homes and proposes 42No. houses and associated works on land comprising part of the former Alva Academy, Johnstone Sports Centre and associated carpark.

2.0 Recommendations

2.1 It is recommended that the planning application is APPROVED, subject to the following conditions and reasons:

Conditions

1. Before any works commence on site, a construction management plan shall have been submitted to and approved in writing by the Council, and shall include the following information:
 - a) Details of proposed hours of construction.
 - b) Details of measures to control the impact of noise, vibration and dust on nearby sensitive residential receptors during construction.
 - c) Details of arrangements to provide information, advice and points of contact to nearby residents, during the construction phase.
 - d) Details of construction traffic routing, and location of site compound and parking area.

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

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

- a) New native tree and/or hedge planting on land within the site, and opposite Plot No.s 1, 16-20 & 38-42.
- b) New native tree planting along the site's frontage to Beauclerc Street.
- c) A programme for implementation and schedule and specification of all hard and soft landscaping and arrangements for future maintenance of each.
- d) Clear delineation of private gardens and communal areas.

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

3. Before any works commence on site, the tree to be retained adjacent to the northwest corner of the site shall be protected from damage during construction work in accordance with BS5837 (Trees in Relation to Design, Demolition & Construction) 2012. All such protection shall remain in place for the duration of the demolition and construction work.

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, details of all external building finishing materials shall have been submitted to and approved in writing by the Council. These shall include:

- a) All external wall finishes.
- b) All external roof cladding, to be dark grey slate or tile.
- c) Window, door and garage door design, material and finish.

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

6. Before any works commence on site, details of all external hard surfaces and boundary enclosures shall have been submitted to and approved in writing by the Council. The details shall include the following:

- a) All road, footway and shared surface finishes.
- b) A detailed specification of the new 3m wide adoptable path between the internal road adjacent to Plot 1 and Beauclerc Street, including surfacing, gradient, lighting.
- c) Driveways, paths and parking areas.

- d) Paths linking from the internal access road to the Johnstone Park, including width, surfacing and gates.
- e) All forms of boundary enclosure, including bow-top railings around shared surface junction areas, boundary walls to public elevations, post and wire fencing to Johnstone Park frontage and screen fencing between house plots.
- f) A programme for completion of all surfacing and boundary treatments.

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

7. Before any works commence on site, exact details of sustainable practices in the design and construction of the proposed house shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be completed in accordance with such approved details.

8. The development, including all finished ground and floor levels, shall be designed such that no existing or proposed houses are at risk from flooding from the 1:200yr (0.5%) design pluvial (surface water) storm event.

9. All houses shall be served by a minimum of 2No. off-street parking spaces (not including garaging), and a minimum of 11No. on-street visitors' parking spaces shall be provided, evenly distributed on existing and proposed new roads serving the development. Before any works commence on site, a revised site layout plan, identifying all such spaces shall have been submitted to and approved in writing, by the Council.

10. Before any works commence on site, details of traffic management measures on Park Street and Queen Street including a programme of implementation shall have been submitted to and approved in writing by the Council. Thereafter, the speed table shall be installed in accordance with such approved details.

11. Before any other works commence on site, a full environmental risk assessment shall have been completed and submitted to the Council for approval. There after all remediation measures required by such an assessment shall have been completed prior to the occupation of any house, including submission of drawings or a validation report upon completion of all remediation works.

12. Before any works commence on site, details of proposed ground, finished floor and roof ridge levels of the proposed house shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be implemented in accordance with such approved details, prior to first occupation of the house.

13. Before any works commence on site, detailed arrangements of the design and installation of public art, in the form of feature panel/s on the east face of the boundary wall fronting Queen Street, adjacent to plots 11 & 25 shall have been agreed with the Council, and thereafter completed in accordance with such approved arrangements.

Reasons

- 1. In the interests of residential amenity.

2. In the interests of visual amenity and local environmental quality.
3. In the interests of visual amenity and local environmental quality.
4. In the interests of residential amenity and 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 order to comply with Policy SC7 of the Clackmannanshire Local Development Plan.
8. In the interests of residential amenity and environmental quality.
9. In the interests of residential amenity and road safety.
10. In the interests of residential amenity and road safety.
11. In the interests of residential amenity and environmental quality.
12. In the interests of residential amenity and environmental quality.
13. In the interests of residential amenity and environmental quality.

Reason for Decision

1. The proposal is a suitable residential development on a brownfield site in Alva. The main part of the site is allocated for housing development in the LDP. The layout and design of the proposed development would be of a high quality, fulfilling the terms of Council's planning policies and the terms of a planning brief prepared for the site. The development would create new frontage development to existing streets, a safe and attractive internal road network, a safe, convenient and accessible environment for pedestrians and cyclists and a high quality built and landscaped frontage to Johnstone Park. The plans also show a 5m strip of land returning to parkland, which had previously been part of the former school site.

Plans Relating to the Decision

Number	Title
LOC-01	Location Plan
ENG/002	Road Layout
ENG/014	Private Drainage Details
ENG/016	Site Sections
PP-01A	Site Layout
PP-02	Feature Wall Detail
EDEN-X001	Floor Plans and Elevations
EDEN-X01	Floor Plans and Elevations
RAN-X01	Floor Plans and Elevations
SPEY-X01	Floor Plans and Elevations
SPEY-X001	Floor Plans and Elevations
TAY(S)-X01	Floor Plans and Elevations
TWEED-X01	Floor Plans and Elevations
TWEED-X001	Floor Plans and Elevations

3.0 Considerations

3.1 Background

3.2 This rectangular application site is generally flat and comprises 1.27Ha of land lying between Queen Street, Park Street, Beauclerc Street and the Johnstone Park, Alva. It previously comprised part of the former Alva Academy and sports centre, known as the Johnstone Sports Centre. All buildings have now been demolished. Houses face the site on the three surrounding streets, including a new development nearing completion on the opposite side of Queen Street. The fourth side of the site fronts Johnstone Park.

3.3 The application is for 42No. two-storey detached and semi-detached houses, some served directly off Queen Street and Park Street and others from proposed internal roads.

3.4 Whilst not within the planning application site, the plans show a 5m strip of land, currently forming part of the former school grounds which will extend the adjoining Johnstone Park.

3.5 The majority of the site (former school and carpark) is identified as Proposal M05 in the Clackmannanshire Local Development Plan (LDP) adopted 2015. This designation indicates the site would be suitable for residential or other uses. The remainder of the site, comprising the former sports centre land, has no specific designation in the LDP, reflecting the fact that the sports centre was still in use at the time of the plan's formulation. This portion of land nevertheless comprises brownfield land within the Alva settlement boundary.

4.0 Consultations

4.1 Roads: No objections to the proposals, but comment on a number of detailed points including visitor parking, traffic calming, traffic signals at the A91/Queen Street junction, SUDs details and ensuring site levels are designed to manage pluvial flood flows. *Comments: Many of these observations have been resolved through submission of revised details. Final details of outstanding roads elements can be addressed by condition. As the Council is the owner of the site, there is no requirement for developer contributions for traffic lights.*

4.2 SEPA: No objections. SUDs required for the discharge of surface water, and design details to be in consultation with Council Roads Service. *Comment: Final details of outstanding SUDs elements can be addressed by condition.*

4.3 Scottish Water: No response

4.4 Environmental Health: No objections. Standard conditions required in respect of construction management.

4.5 Alva Community Council: Welcome the development, but comments on need to return land on the west side of the site back to the Johnstone Park. This strip should be free of tree planting. Suggest improvement to facilities in the park, including an outdoor gym. Concern regarding increased traffic on local roads, arising from the development. *Comment: The plans show the strip of land in question returning to the park, and originally proposed trees have been deleted from the plans. Roads have no objections in respect of the volume of traffic to be generated from this and adjoining developments. There will be localised improvements to*

traffic management arrangements. It is worth noting that the site was a former secondary school and sports centre, generating high volumes of traffic at peak times. As this is a Council owned site, there are no developer contributions for park improvements .

5.0 Representations:

5.1 A total of 30 No. neighbouring properties were notified of the application, and an advert was placed in the Alloa Advertiser on 22 February 2017. In response, 5 representations were received from the following parties:

- Mr C Dunbar, 57 Broomridge Road, Stirling
- W&S McGougan, 71 Park Street, Alva
- D Auldjo, 74 Beauclerc Street, Alva
- J Napier, Myreton, 71A Park Street, Alva
- G Kennedy, 69 Park Street, Alva

On the following grounds:

The strip of land adjoining the park should not be sold, but returned to park use, and should contain no tree planting. *Comment: The plans show the strip of land in question both outwith the development site and being returned to the park. The originally proposed trees have been deleted from the plans.*

Proposed houses facing Park Street are not in keeping with the character of the street. *Comment: The houses in the area surrounding the site are of a mixture of sizes, styles and ages. Whilst proposed houses on the site's Park Street frontage would be two-storey, and generally higher than those opposite, the style does not contrast in an unacceptable manner from the modern bungalows or 1.5 storey houses opposite. Also, distances between existing and proposed houses (being at least 18m) are acceptable in terms of residential amenity. The recently demolished sports centre building, whilst set further back from the Park Street frontage was a significantly bigger building than any of the proposed houses.*

Concerns regarding traffic generation, loss of carpark and increased vehicle numbers. *Comment: Roads have no objections in respect of the volume of traffic to be generated from this and adjoining developments, given the capacity of the existing road network. It is worth noting that the site was a former secondary school and sports centre, generating high volumes of traffic at peak times. There will be localised improvements to traffic management arrangements. Parking standards will be adhered to, and whilst the main carpark for the school/sports centre will be lost, this is now surplus to requirements, given the closure of these facilities. The existing public carpark, south of the site, will remain.*

Concerns regarding loss of privacy, particularly from Tay house type, facing existing houses on Park Street. *Comment: Whilst the proposed houses facing Park Street would be of two-storey design, they would be more than*

18 metres from existing houses in Park Street, which is considered sufficient in terms of protecting residential amenity and privacy.

Concern regarding loss of privacy and views from two-storey houses facing existing houses on Beauclerc Street. Previous school buildings were only single storey here. Comment: *The proposed houses facing Beauclerc Street would be of two-storey design, but would sit at a lower level from those opposite and would be separated by at least 18m, which is considered sufficient in terms of protecting residential amenity and privacy.*

Concern that house designs are not in keeping with the area. Comment: *There are a mix of house types and ages around the site, including the modern two-storey houses being completed on the adjoining site to the east. The proposed house types are not considered to be out of keeping with the overall character of the area, and will replace large institutional buildings that previously occupied the site.*

Lack of information about building heights in relation to existing houses. Comment: *Detailed information showing house heights in relation to existing buildings in cross-section form has been submitted and notified to those parties who made representations.*

Lack of clarity about future of existing trees facing Beauclerc Street, and objection if they are to be felled, given concerns about loss of part of this row, and possible bat roosts within the trees. More details of new tree planting are required. Comment: *The plans show two trees on the Beauclerc Street frontage to be felled to accommodate the development. The applicant has confirmed that proposals for new trees along this frontage will form part of the final proposals, and will continue the row of trees that extends westwards along the Beauclerc Street boundary of the park. The Council's Ranger Service has advised that the trees are unlikely to provide bat roosts, but recommend they are felled in sections as a precaution.*

5.2 Following submission of some amendments to the scheme and additional information, those who had originally made representations were re-notified, and further representations were received from 2No. parties:

- D Auldjo, 74 Beauclerc Street, Alva
- G Kennedy, 69 Park Street, Alva

The following new issues were raised:

The swapping of Rannoch/Tay house types on Park Street frontage will result in a loss of privacy and overlooking to an adjacent 1.5 storey house from the Tay house types. Comment: *In response to an original objection, the applicant voluntarily chose to swap house types on plots facing Park Street, such that the Tay, with upper floor windows in a projecting bay feature, would face windows in an existing house opposite. The window to window distance between existing and proposed houses would be over 18m (20.15m according to the applicant), which is considered acceptable in planning terms to protect residential amenity and privacy.*

Concern regarding parking provision on Park Street. *Comment: Each new house will have a driveway with two parking spaces. Final details of visitor parking are still to be agreed, but will be in accordance with the Council's standards.*

Concern that plans showing no new trees on Beauclerc Street frontage will create privacy issues, and will reduce tree provision in the site. *Comment: The applicant has confirmed that trees will be planted along this frontage. Planning conditions can be used to ensure this.*

6.0 Planning Considerations

6.1 Local Development Plan

6.2 The application must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The key development plan considerations are set out in the Clackmannanshire Local Development Plan (LDP), adopted 2015. As already noted, the main part of the site is allocated as a housing proposal in the LDP, and the whole site represents a brownfield site where development for appropriate uses is supported by Policy EA25 of the LDP. The proposals would be in accordance with the LDP designation, and provide a number of detailed elements set out in the plan, such as a high quality park frontage, creation of cycle links, and open space improvements.

6.3 Policy SC2 deals with the provision of affordable housing. No affordable housing is proposed on the site, however, the site was previously allocated in the development plan as part of a larger housing site, including the Council owned land on the east side of Queen Street, where the Council has facilitated the provision of 48No new affordable homes. These combined developments comply with this policy.

6.4 Policy SC5 seeks high standards of layout and design in new developments. This application proposes new houses facing existing street frontages, and new pedestrian friendly internal shared surface streets and paths well connected to the existing networks surrounding the site. In addition, a high quality built and landscaped frontage facing west will enhance the site and setting of Johnstone Park. The application is considered to comply with this policy.

6.5 Policy SC7 deals with energy efficiency and low carbon developments. Whilst no details of such elements in the development have been submitted with the application, it will require to meet the requirements of the building regulations, and details of energy efficiency measures can be required by condition.

6.6 Policy SC9 deals with developer contributions. As this is a Council owned site, no developer contributions are required as the Council has a statutory duty for service delivery and can implement other requirements from capital receipts as necessary and appropriate.

6.7 Policy SC10 deals with developments on land currently or last used for community purposes. In this case, the school has been replaced with a new academy elsewhere in Alva, and contains new sporting facilities. The previous facilities on this site have been closed and the building removed and there would therefore be no net loss of community facilities arising from the development.

6.8 In summary, the application would comply with the provisions of the development plan.

7.0 Other Material Considerations

7.1 Consultees have raised no objections to the proposals, and outstanding matters can be addressed by conditions. The comments of objectors do not raise issues that indicate the application should not be approved.

7.2 The Council previously prepared a planning brief for the site, to inform development proposals. The layout and design of the development have reflected the design criteria specified in the brief.

8.0 Conclusions

8.1 The application proposes a suitable form of residential development on a brownfield site in Alva, the main part of which is allocated for housing development in the LDP. The development would be of a high quality, fulfilling the terms of planning policies and the planning brief for the site; creating new frontage development to existing streets, a safe and attractive internal road network, a safe, convenient and accessible environment for pedestrians and cyclists and a high quality frontage to Johnstone Park.

9.0 Sustainability Implications

9.1 The application would provide new homes on a brownfield site which is in an accessible location for services and public transport.

10.0 Resource Implications

10.1 Financial Details

10.2 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

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

Yes

11.0 Exempt Reports

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

12.0 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
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

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

The Clackmannanshire Local Development Plan, as described in Section 3.0 of this report

13.0 Equalities Impact

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

14.0 Legality

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

15.0 Appendices

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

16.0 Background Papers

- 16.1 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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Approved by

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