

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM No. 2

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: PROPOSED PRE-SCHOOL NURSERY & PARKING AT FORMER SCHOOL PITCH, CLOUDEN ROAD, KILDRUM, CUMBERNAULD
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 8th June 2005	Ref: N/05/00136/NID	Town & Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended.

1. Purpose of Report

1.1 The purpose of this report is to advise the Committee that the Council's proposal for the construction of a pre-school nursery & parking at the former school pitch, Clouden Road, Kildrum, Cumbernauld has been advertised in the local press and that objections have been received. The proposed development will therefore require to be notified to the Scottish Ministers under the relevant legislation.

2. Background

2.1 North Lanarkshire Council, through its Education Committee, intend carrying out the above development in accordance with the report by the Director of Education approved at the meeting of the Education Committee at their meeting of 3rd March 2005. This decision supersedes the earlier decision at the meeting of the Education Committee of 21st April 2004, to construct the nursery on a different site within the Kildrum area. A location plan for the later approved site is attached.

2.2 The relevant planning application has been processed in accordance with the requirements of the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended. Since representations to the proposal have been received following the local newspaper advertisement and from notified neighbours the Council must give notice of its intention to carry out the development to the Scottish Ministers to afford them the opportunity to consider whether or not they wish to call in the application for their determination. If the Ministers do not call in the application, then planning permission will be deemed to have been granted. If the Ministers do call in the application, then they may hold a public local inquiry before reaching their decision.

2.3 The formal Notice of Intention to Develop has been sent to the Scottish Ministers along with my comments on the representations received, which are contained in Appendix 1.

3. Sustainability Implications

3.1 The proposal has no sustainability implications.

4. Corporate Considerations

4.1 Funding for the project is established within the Council's Capital Programme for Education in financial years 2004/05 to 2007/08 .

5. Recommendations

5.1 It is recommended that the Committee :-

1. Homologates my comments on the representations received against the Notice of Intention to Develop; and
2. Notes that the formal Notice of Intention to Develop has been given to the Scottish Ministers.



David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT
17 May 2005

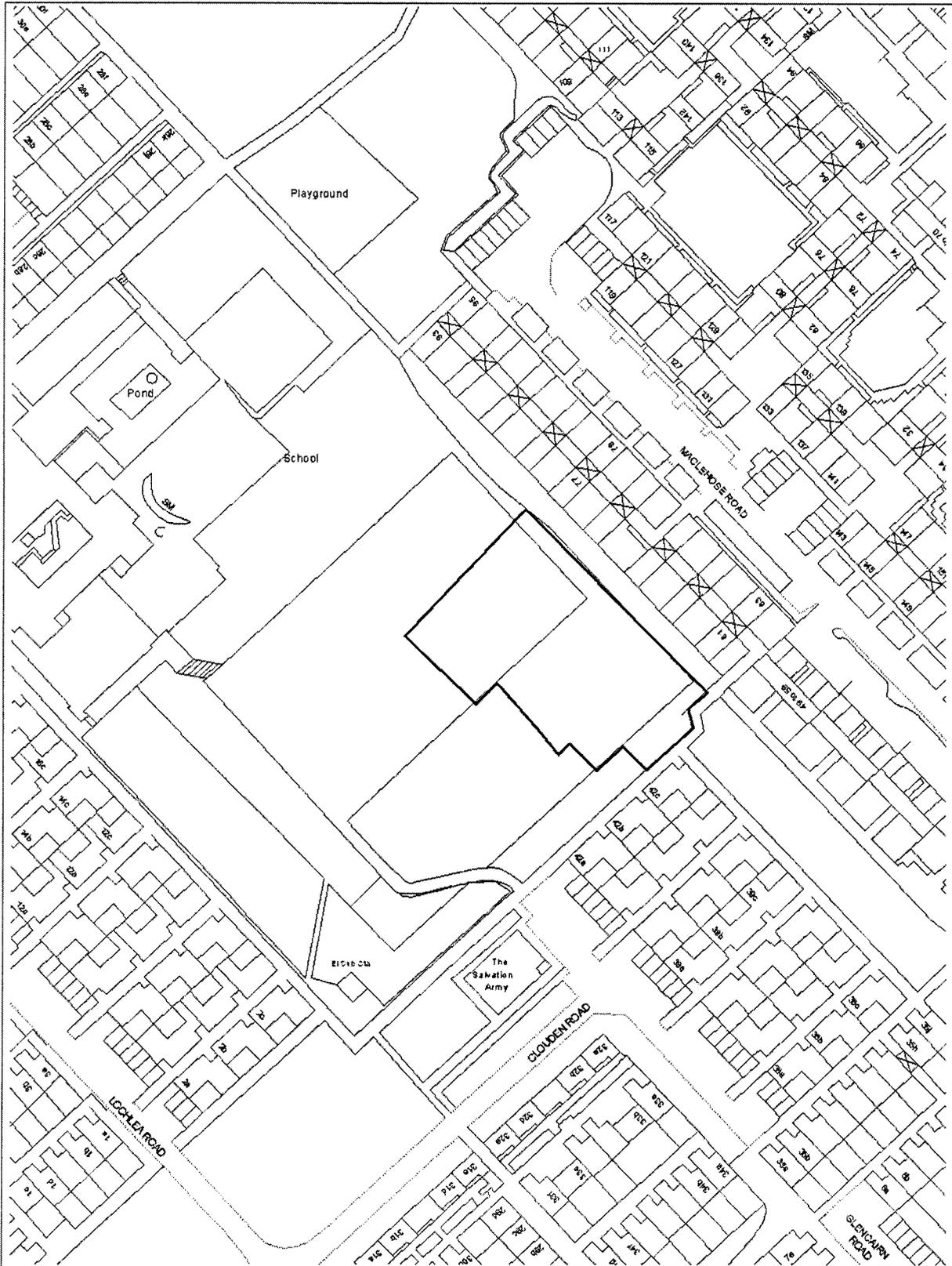
Local Government Access to Information Act : For further information about this report, please contact Mary Stewart, on 01236 616473

Background Papers :

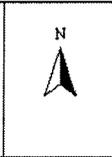
Appendix 1 : NLC Comments on Representations Received (Attached)

Application form and plans.

The Notice of Intention to Develop and its relevant Schedule.



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N/05/00136/NID
 North Lanarkshire Council
 Former School Pitch Clouden Road
 Kildrum Cumbernauld
 Proposed Pre-School Nursery and Parking

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**Town and Country Planning (Development by Planning Authorities) (Scotland)
Regulations 1981, as amended.**

Application Number : N/05/00136/NID
Proposed Development : Construction of Pre-School Nursery & Parking
Location : Former School Pitch, Clouden Road, Kildrum, Cumbernauld.

**REPRESENTATIONS AGAINST THE PROPOSED DEVELOPMENT AND NORTH
LANARKSHIRE COUNCIL'S OBSERVATIONS THEREON :**

No	Name & Address	Nature of the Representations	NLC Observations
1	Mrs C McGregor 61 Maclehose Road Kildrum Cumbernauld G67 2DZ	1. Improper use of an area of Open Space between the nursery site and housing.	1 This area of open space is outwith the application site. It is likely that the development of the nursery and the proposed housing on the remainder of the former school site would reduce the attraction of this area to teenagers.
2	Mr & Mrs Black 69 Maclehose Road Kildrum Cumbernauld G67 2DZ	1. Overshadowing of house and devaluation of property. 2. Improper use of an area of Open Space between the nursery site and housing. 3. Noise from the nursery will disrupt sleep of nightshift workers.	1. The building is approximately 20 metres from the objectors property and is 6 metres in height at its highest point. Whilst it sits to the south-west of the objectors property and is slightly elevated, it will not cause problems of overshadowing or materially affect daylighting. Property values are not a planning consideration. 2. This area of open space is outwith the application site. It is likely that the development of the nursery and the proposed housing on the remainder of the former school site would reduce the attraction of this area to teenagers 3. The building is approximately 20 metres from the objectors property and it is unlikely that the objector will experience noise from within the building. There will be noise

			<p>from children playing outside at some times of day. Whilst this may occur fairly regularly, the noise level is likely to be less than that experienced as a result of the original use of the site as part of the primary school. The car parking area is over 40 metres away and is at the far side of the nursery building. It is unlikely that the objector would experience significant levels of noise from cars arriving and departing.</p>
3	<p>Sally O'Donnell 202 Ainslie Road Kildrum Cumbernauld G67 2EF</p>	<ol style="list-style-type: none"> 1. The development may cause access and parking difficulties for new residents on the remaining site and for its construction. 2. There is insufficient communication between different Council departments and the Cumbernauld Housing Partnership regarding the two development proposals for the site. 3. There will be less space for providing housing on the site 	<ol style="list-style-type: none"> 1. Negotiations between the developers of the two sites have taken place prior to the submission of the proposals. The design and layout of each development takes full account of the proposals for the adjacent site. The nursery will actually provide a parking area which can be utilised by local residents in the evenings, when parking space is at a premium. 2. Negotiations between the developers of the two sites have taken place prior to the submission of the proposals. The design and layout of each development takes full account of the proposals for the adjacent site. 3. The use of part of the former school site for the nursery will result in fewer houses being built.
4	<p>Mr William Inglis DL MBIM MIMSP 38A Clouden Road Kildrum Cumbernauld G67 2EW</p>	<ol style="list-style-type: none"> 1. The development will drastically increase traffic to a level which local roads were not designed for. 2. Road surfaces are already in poor condition and will deteriorate more, affecting the value of surrounding houses. 3. The population of this area is elderly and there is no need for this facility. 4. Pedestrians will be at risk from speeding drivers. 	<ol style="list-style-type: none"> 1. Whilst there will be an increase in traffic as a result of the development, it will not be beyond the capacity of the local roads, subject to minor junction alterations which will be implemented as part of the proposals. 2. All roads surfaces deteriorate over time and are repaired as necessary by the Council as Roads Authority. Property values are not a planning consideration. 3. The Facility is required as a replacement for and expansion of the existing nursery to the north of the site. 4. The area has a segregated footpath system specifically designed to minimise the conflict between pedestrians and vehicles.

		<p>5. I already suffer from noise from cars arriving and manoeuvring and banging of garage doors at all times of day and night and the nursery will make this worse.</p> <p>6. The increase in traffic will cause vibration which the houses are not designed to withstand and they will be devalued as a result.</p>	<p>5. The nursery will operate during hours when a certain level of activity is to be expected within a residential area. Whilst the level of activity will be higher at morning and evening peaks, this is unlikely to have a significant detrimental impact on surrounding residences.</p> <p>6. Property values are not a planning consideration.</p>
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