

Application No: S/05/01387/FUL

Date Registered: 19th August 2005

Applicant: Transform Schools
Alexander Fleming House
Block A
Melford Road
Innovation Park
Bellshill
ML4 3LR

Agent: Boswell Mitchell & Johnstone
18 Woodlands Terrace
Glasgow
G3 6DH

Development: Formation of Temporary Construction Access (In retrospect)

Location: Land Adjacent To St Patrick's Primary School
Coronation Road East
Motherwell
Lanarkshire

Ward: 5 New Stevenston And Carfin Councillor Helen Mckenna

Grid Reference: 276018 659055

File Reference: **S/PL/5/76/LM**

Site History: 03/00436/OUT Erection of Primary School Incorporating Nursery, Public Library and 7-a-Side All Weather Pitch for Dual Use With Community
04/01037/REM Erection of Primary School, Nursery, Public Library and 7-A-Side Floodlit Multi-Purpose Synthetic Pitch for Dual Use with the Community

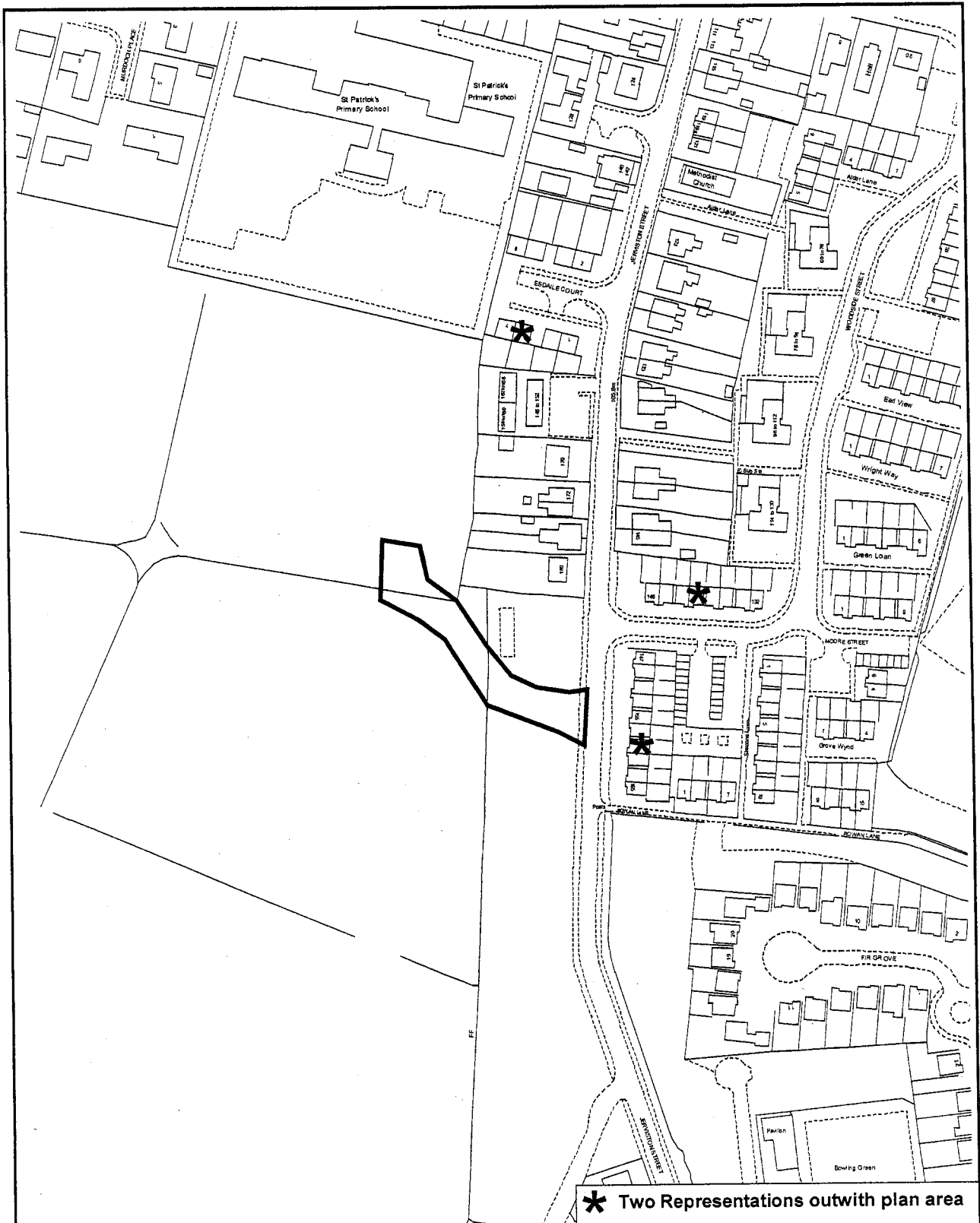
Development Plan: ENV6 (GreenBelt) on the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Contrary to Development Plan: No

Consultations: Scottish Environment Protection Agency No response
Scottish Water No response
British Gas Comments
Scottish Power No response
British Telecom No response
Leisure Services No response

Representations: 5 letters of representation

Newspaper Advertisement: 24/08/05



* Two Representations outwith plan area

North Lanarkshire Council
 Planning and Environment
 Headquarters
 Suite 501, Fleming House
 2 Tynes Road
 CUMBERNAULD
 G67 1JW

Telephone 01236 616210
 Fax 01236 618232

OS Licence 100023369 2004



PLANNING APPLICATION No. S / 05 / 01387 / FUL
 FORMATION OF TEMPORARY CONSTRUCTION ACCESS
 LAND ADJACENT TO ST. PATRICK'S PRIMARY SCHOOL,
 AND JERVISTON STREET, MOTHERWELL

* Representation

Site Area = 0.17 ha.

Reproduced from the Ordnance Survey mapping with
 the permission of the Controller of Her Majesty's
 Stationery Office. © Crown copyright.
 Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.



This application seeks permission in retrospect for the formation of a temporary construction access from Jerviston Street. The access is required in connection with the construction of the new joint campus primary school at the site of the existing New Stevenston Primary School. The developers have indicated that it will be required until the end of December 2006 to allow for the construction of the new school campus and the demolition of the old school and that approximately 20 HGV's will come to and from the site per day. The requested hours of use are 7:30am to 6:00pm

The site is within an areas covered by Policy ENV 6 (Green Belt) within the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). Normally only developments required in association with a bona fide rural use are acceptable within the Green Belt. In this instance the development is temporary in nature and is required in association with an approved development on the site of the existing school.

The applicants examined three options for the route of the access as follows:-

- a) Coronation Road East: The existing school access was ruled out on health & safety grounds. There is continued need for the access to the existing school while the new school is being built at the site, this would result in conflict with construction vehicles.
- b) Esdaile Court: This is a cul-de-sac serving 8 dwellings. The proposal to extend the road through to the site was discounted because disruption to the residents of the houses would be significant. In addition the lack of width to facilitate vehicles entering and leaving the site would be likely to result in queuing of construction traffic within the cul -de- sac or on Jerviston Street.
- c) Jerviston Street: The formation of an access from the B799 Jerviston Street avoids passing through any minor residential roads. Good visibility can be achieved. The route follows a natural clearing and negates the need to clear any trees and shrubs. The length of road allows mud to be removed from tyres before vehicles reach the public road. This option also allows clear vehicle access to the site minimising the impact of construction vehicles on Jerviston Street.

Consultations have been undertaken and the following parties have indicated no objections to the development: Transco and Pollution Control. The Transportation Team Leader has no objections to the application subject to a condition being imposed requiring the provision of wheel washing facilities. The following have not responded to my consultation Scottish Environment Protection Agency, Scottish Water, Scottish Power, British Telecom and Leisure Services.

Five letters of representation have been received, including one from Taylor High School Board and one which is stated to be on behalf of 8 residents of Jerviston Street . The points of concerns can be summarised as follows:

- 1) The access is opposite a pathway used by many pedestrians including school pupils and is not in the best interests of their safety.
- 2) An old road already exists further to the south on Jerviston Road, which would be a better alternative.
- 3) Jerviston Road is a dangerous road and the access is on a blind corner close to another bend in the road
- 4) The volume of construction traffic using the access is unacceptable
- 5) The access is resulting in residents no longer being able to park outside their homes
- 6) There are no warning signs in place.
- 7) Vehicles visiting the site have been parking on the public footway.

Residents have requested that work be stopped now as they are concerned about the danger it will pose in the coming winter months.

Members are asked to note that a site visit and hearing has been requested.

In response to points 1, 2, 3 and 5 of the objections the Committee should note that, as indicated above, the Transportation Team Leader has raised no objections to the application on these grounds. Since the location of the access is considered to be acceptable I do not consider that it would be reasonable to impose a condition restricting the number of construction vehicles using it on a daily basis. In relation to point (6) above I recommend that a condition be imposed to ensure the provision of adequate warning

signs. A condition is also recommended requiring wheel-washing facilities. In relation to the final point must advise that parking of vehicles on the public road is not something that can be controlled via planning conditions. There is ample space for parking and manoeuvring of the construction vehicles within the site. A condition is also proposed to ensure that any gates are set back a sufficient distance from the road to allow vehicles to stop within the site while the gate is opened.

Taking all points in to consideration it is concluded that the location of the proposed access is acceptable, however, I recommend that the hours of operation requested be restricted to no earlier than 8:00am in the interests of the amenity of adjacent residents. I recommend that permission be granted subject to the appropriate conditions.

Recommendation: Grant Subject to the Following Conditions:-

1. That the permission hereby granted is for a temporary period only and by 31st January 2007 this access shall be removed and by 30th June 2007 the land shall be restored to its former condition to the satisfaction of the Planning authority.

Reason: As the access is for construction purposes only and in order to ensure the reinstatement of the site in the interests of the visual amenity of the area.

2. That within 6 weeks of the date of this permission the access road hereby permitted shall be completed as per the materials and details shown on drawing B17-P-L(90)S "Site Access" to the satisfaction of the Planning Authority.

Reason: To ensure satisfactory vehicular access to the site and in order to prevent deleterious material from being carried onto the public road and footpath.

3. That within 6 weeks of the date of this permission a scheme of warning signage and speed restrictions, details of which shall be submitted to and approved in writing by the Planning Authority beforehand, shall be completed to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and pedestrian safety.

4. That the hours of use of the access hereby permitted shall be restricted to 8:00am to 6:00pm Mondays to Fridays and 8:00am to 1:00pm on Saturdays only, unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the residential amenity of the area.

5. That within 6 weeks of the date of this permission wheel-washing facilities, details of which shall be submitted to and approved in writing beforehand by the Planning Authority, shall be installed and shall thereafter be retained in operation at the site until the access is removed.

Reason: In order to prevent deleterious material from being deposited on the public road and footway and in the interests of public safety.

6. That any gates shall be set back a minimum distance of 15 metres from the heel of the footway.

Reason: In order to prevent vehicles from parking on the public road or footway.

Background Papers:

Application form and plans received 18th August 2005

Memo from Transportation Manager received 29 August 2005
Memo from Head of Protective Services received 31 August 2005
Memo from Leisure Services received 2 September 2005
Letter from British Gas received 25 August 2005
Letter from Mrs M Leckie, 5 Esdaile Court, New Stevenston, ML1 4JE received 23rd August 2005.
Letter from Mr John Tierney, Chairman Taylor High School Board, Taylor High School, Carfin Street,
New Stevenston, Motherwell ML1 4JP received 1 September 2005.
Letter from Mr John Irving, 140 Woodside Street, New Stevenston, ML1 4LJ received 2nd September
2005.
Letter from Mrs Anna O'Neill, 159 Jerviston Street, New Stevenston, received 2nd September 2005.
Letter from Mrs E. Barkins, 6 Kings Drive, New Stevenston, received 2nd September 2005.

Any person wishing to inspect these documents should contact Mrs Lorna McCallum at 01698 302090.