
NORTH AYRSHIRE COUNCIL

19th May 2021

Planning Committee

Locality	Three Towns
Reference	21/00228/PP
Application Registered	12th March 2021
Decision Due	12th May 2021
Ward	Saltcoats And Stevenston

Recommendation	Approved subject to Conditions
-----------------------	--------------------------------

Location	Ardeer Primary School Clark Crescent Stevenston Ayrshire KA20 3LZ
-----------------	--

Applicant	North Ayrshire Council Fao Mrs Gillian Seaman
------------------	---

Proposal	Change of use of open space to extend school grounds
-----------------	---

1. Description

Permission is sought for the change of use of open space to school grounds. The area of open space is approx. 8000sqm in area. It sits immediately to the south of Ardeer Primary School which has grounds some 5830sqm in area including the school buildings but not including the janitor's house. The existing external curtilage of the school is approx. 4515sqm in area.

The land would be used for outdoor play and learning associated with the school. It has been indicated that the north-western corner could be used for class allotment gardens. The extended area would also allow the existing curtilage to be used for storage, shelter, and an outdoor classroom. The proposals for the existing curtilage are not part of this application and such development would be permitted development within the existing curtilage. The extended area would be enclosed in a fence to match the existing boundary fence which is an approx. 1.4m high metal rail fence.

The land is on the western side of Clark Crescent. It currently forms part of the wider Stevenston Beach Park open space area, as identified by the adopted North Ayrshire Council Local Development Plan (LDP). The wider beach park is to the west and south. Ardeer Primary School is to the north and there are residential properties to the east across

Clark Crescent. The proposal requires to be assessed against Strategic Policy 2 and Policy 19: Developments Involving Open Space.

Relevant Development Plan Policies

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes

consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Detailed Policy 19 - Open Space Devs

Policy 19:

Developments Involving Open Space

Developments involving the loss of open space (excluding outdoor sports facilities) will only be supported where they accord with the Council's current Open Space Strategy and in the following exceptional circumstances:

- o the open space is:
- o of limited amenity and/or recreational value (not as a result of neglect or poor maintenance) and does not form part of a recognised upgrading/ improvement scheme or strategy; or
- o a minor part of a larger area of functional open space and the development would not harm or undermine the function of the main site; or
- o a minor part of the wider provision of open space and its loss would not result in a significant deficiency of open space provision within the immediate area; or
- o the development would result in
- o a local benefit in terms of either alternative equivalent provision being made or improvement to an existing public park or other local open space; or
- o significant benefits to the wider community which outweigh the loss of open space.

2. Consultations and Representations

Neighbour notification was carried out. Two objections were received which can be summarised as follows.

1. Views from properties on the east side of Clark Crescent have views towards Arran and these should not be blocked. On that basis, further details of the fence and log cabin are requested.

Response: Views are not a material planning consideration. Notwithstanding, the fence is proposed to match the existing. A condition could be attached to any permission requiring details of the fence to be confirmed. The log cabin does not form part of this application. It has been indicated that a 'temporary shelter/outdoor classroom' is proposed for the existing curtilage, which would be a matter for NAC Education.

2. The drop off area for vehicles on Clark Crescent is too small and should be extended.

Response: The extension of the grounds will not increase the roll of the school and as such it is not considered that there are any access issues arising from the proposal. Notwithstanding NAC Education has been made aware of the comments.

The Deputy Head of the School has been in touch with the objectors and discussed the issues. The Depute Head confirmed that the fence would not impinge on the drop off area and that with a height of approx. 1.4m it would not impact on residents. The cabin would be on existing school grounds and would not obstruct the objector's view.

Stevenston Community Council (SCC) - object as the proposal will impact on the future use of the site. Part of the proposed area used to be a football pitch. SCC would wish to see the current pitch, on the east side of Shore Road returned to this area. The area incorporated into the School should be located further to the west, closer to the burn, to allow this area to be retained as a potential pitch. A suggested alternative area is submitted.

Response: It is noted a football pitch had been laid out in this area but is not currently in use. However, it is also noted that the pitches at the Beach Park have been moved to the east side of Shore Road and there would be no loss of a sports pitch through this application.

NAC Education held a meeting with SCC following receipt of this objection. The proposed alternative site was considered but has been rejected. The area, subject of this application, will allow the School to run various sports, including provision of a football pitch of the same dimensions as had previously been on the west side of Clark Crescent. NAC Education met further with SCC.

3. Analysis

Policy 19 of the LDP states that development involving the loss of open space will only be supported in certain circumstances, which includes where the space is a minor part of a larger area of functional open space and the development would not undermine the function of the main site; or the development would result in significant benefits to the wider community which outweigh the loss of open space.

The proposal area is some 8000sqm (or 0.8ha) in area. It is part of the Stevenston Beach Park, which is some 333,000sqm (or 33.3ha) in area. This area does not include the allocated open space to the west of Stevenston Burn or the allocated open space to the east of the Beach Park. The application site is approx. 2.4% of the wider area of Beach Park. It is located at the northern end of the Beach Park and is immediately adjacent to the existing school grounds. The proposed use would increase the secure outdoor play and learning area for an existing primary school.

As stated above, there would be no loss of a sports pitch through this proposal. Notwithstanding, the extended area could be configured as a sports pitch with potential use for the community. Management of such a use would be a matter for NAC Education and any other relevant part of the Council. Pitches can be, and are, provided on the portion of the Beach Park to the east of Clark Crescent.

Given all the above, it is not considered that the development would undermine the function of the larger area of functional open space. It would result in a significant benefit to the wider

community by improving the function and facilities of the local primary school. As such the development accords with Policy 19 of the LDP.

The extension of the school grounds is not considered to give rise to any significant additional amenity impacts. The school roll would not be increased by the development and the properties on the east side of Clark Crescent are already in close proximity to the school grounds. The only external work proposed is the erection of a boundary fence to match the existing school boundary. Exact details of the fence could be controlled by condition. However, given the existing fence is an approx. 1.4m high metal rail fence, it is considered that the proposal would be acceptable in visual terms.

Given the above, the proposal is considered to accord with Strategic Policy 2 of the LDP, and subject to a condition confirming the details of the fence, planning permission can therefore be granted.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That, prior to the commencement of the development, details of the boundary fence shall be submitted to the Council, as Planning Authority, for approval. Thereafter the development shall be implemented in accordance with such details as may be approved.

Reason

To ensure an appropriate boundary treatment in the interests of local amenity.

James Miller
Chief Planning Officer

For further information please contact Mr Iain Davies on 01294 324320.

Appendix 1 – Location Plan

DO NOT SCALE 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. North Ayrshire Council Licence Number 100023393.

