

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 9 March 2010

Agenda Item	
Report No	

**10/00048/FULSU: The Highland Council
South Lodge Primary School, Castle Avenue, Invergordon**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Installation of containerised wood pellet boiler and associated equipment

Recommendation - GRANT

Ward : 7 – Cromarty Firth

Development category : Local

Pre-determination hearing : Not required

Reason referred to Committee : Council's interest

1. PROPOSED DEVELOPMENT

- 1.1 The application proposes the installation of a containerised wood pellet boiler system at South Lodge Primary School, which involves siting a steel container measuring 6m x 2.5m x 5.8m high and a new 8m high flue.
- 1.2 The equipment is to be situated to the north of the school building adjacent to the existing boiler house and flue. It is proposed to be tucked into a return in the building adjacent to the existing plant room.

2. SITE DESCRIPTION

- 2.1 South Lodge Primary School is located to the west of Castle Avenue, due west of the Social Club to the north of the town centre of Invergordon. The building, which appears to date from the 1960s/1970s, is largely single storey, with its principal elevation and access onto Castle Avenue to the east. Adjacent uses to the east include a social club, industrial units and playing fields, and to the west beyond its own playground and playing field is the large housing area of Strath Avenue/Reid Road.

3. PLANNING HISTORY

3.1 None recorded

4. PUBLIC PARTICIPATION

4.1 Advertised : Neighbour notification

Representation deadline : 26/02/2010

Timeous representations : 0

Late representations : 0

5. CONSULTATIONS

5.1 Invergordon Community Council – no response

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G1 Conformity with Strategy

G2 Design for Sustainability

E8 Small community renewable energy projects

6.2 Ross and Cromarty East Local Plan 2007

Within Invergordon – defined within area of special uses (school).

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

There are no policy issues. The site is recognised as an existing school in the adopted Local Plan. Structure Plan policies G2 and E8 support the use of sustainable energy projects. The proposed works to provide a more efficient heating system for the school therefore comply with policy.

8.4 **Material Considerations**

The proposed works are designed to improve the school heating system and involve installing a steel container and metal flue adjacent to the north face of the existing building. The functional works are not aesthetically pleasing in themselves however will be set back against the existing plant room and adjacent to the existing boiler flue. The development will therefore have no material impact on the overall appearance of the building and no impact on any adjoining properties.

9. **CONCLUSION**

9.1 The impact of the proposed containerised wood pellet boiler and associated equipment is considered insignificant in terms of the wider scale and appearance of the existing primary school buildings. The location and height of the flue relates well to the existing flue adjacent. Accordingly it is considered that the application should be supported subject to a condition requiring prior agreement over the finished colour of the container and flue to minimise its visual impact.

10. **RECOMMENDATION**

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant :

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this decision notice has been submitted to and acknowledged by the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. The type of materials to be used in the development hereby approved shall be as specified on the approved plans unless otherwise agreed in writing with the Planning Authority. For the avoidance of doubt, the finished colour of the container and flue shall be agreed with the Planning Authority prior to works commencing on site.

Reason : To ensure that the development progresses in accordance with the design hereby approved and is thus sensitive to its surrounds.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 10/00048/FULSU

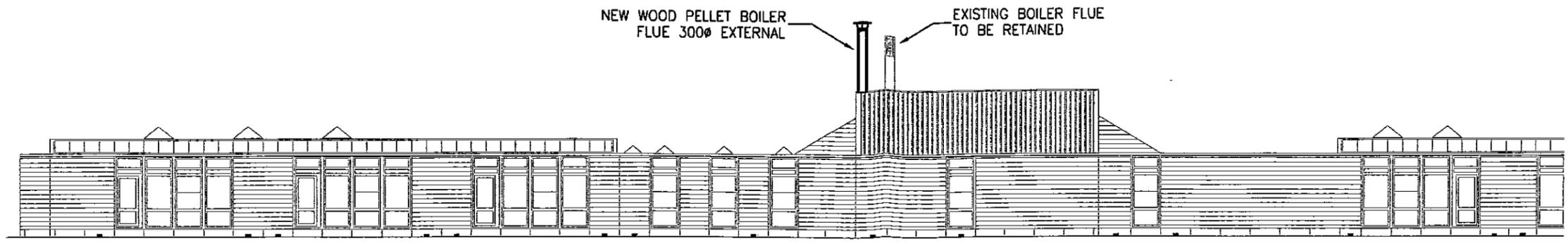
Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Signature	Allan J Todd
Designation:	Area Planning & Building Standards Manager, Caithness, Sutherland and Easter Ross
Author:	Dorothy Stott
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan Plan 2 – Elevations

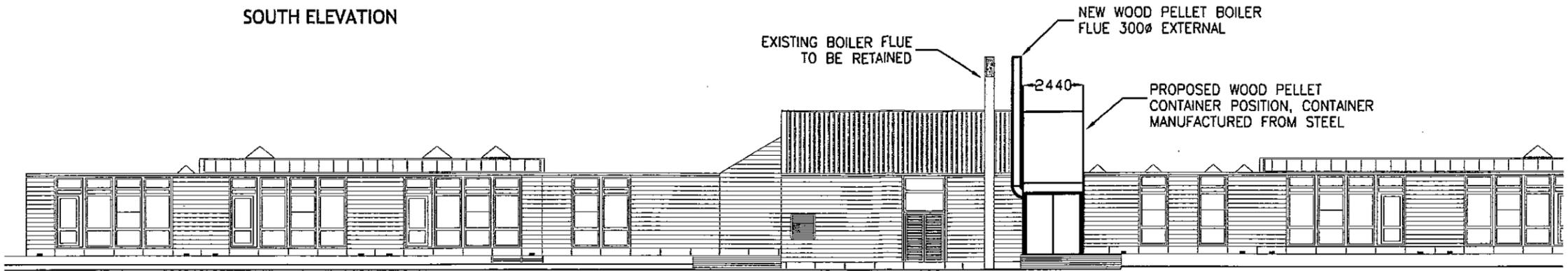


10/00048/FULSU
 Installation of containerised wood pellet boiler and associated equipment at
 South Lodge Primary School, Invergordon.

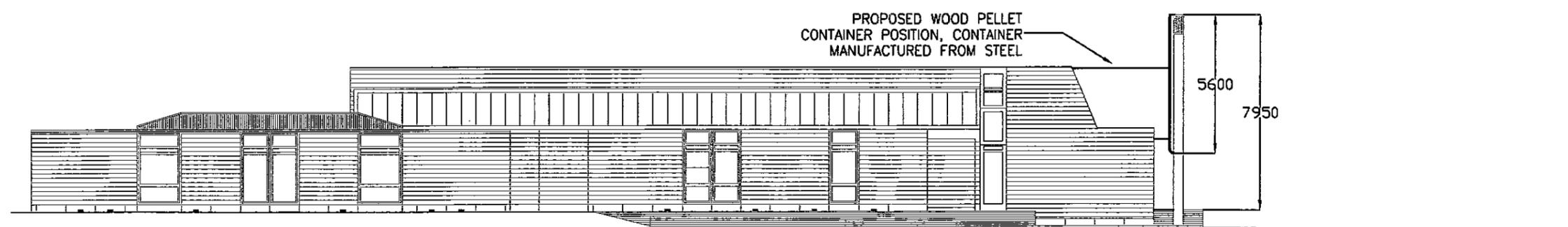
The Highland Council
 per DMP Consulting Engineers
 33 Academy Street
 Inverness



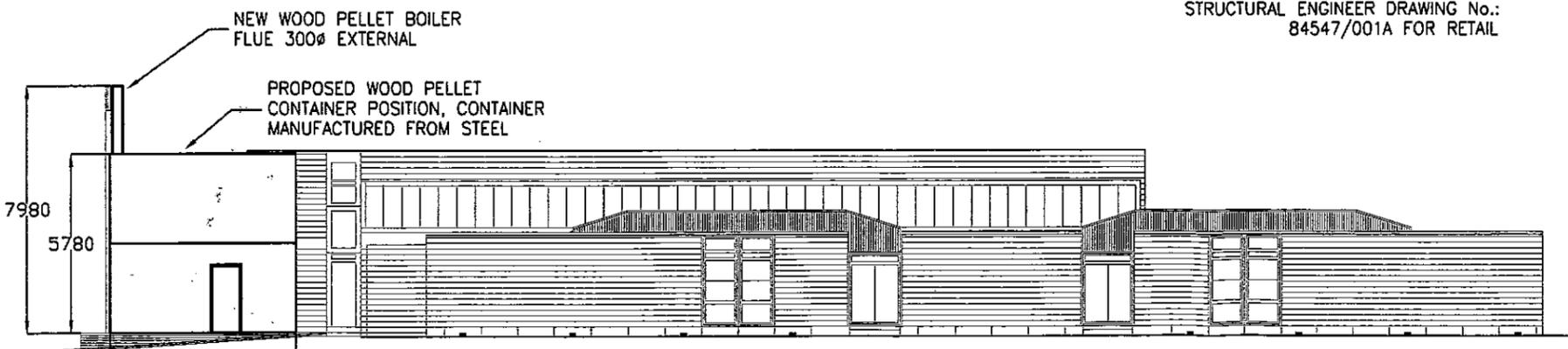
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REV	DESCRIPTION	CHK	DATE
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Project:
**SOUTH LODGE
 PRIMARY SCHOOL
 INVERGORDON**

Services:
**PROPOSED ELEVATION
 TO INCORPORATE
 WOOD PELLET CONTAINER**

Originator: EM
 Checked:
 Scale: 1:200@A3
 Date: FEB '10

THE HIGHLAND COUNCIL
PLAN 3 OF 5 OF APPLICATION REFERENCE
 10/00048/FULSU
RECEIVED 02/02/2010

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**FOR
 INFORMATION**