

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 25 OCTOBER 2011

| | |
|-------------|-------------------|
| Agenda Item | 4.3 |
| Report No | PLC/052/11 |

**11/02367/FUL: Seaboard Memorial Hall
Hilton of Cadboll Primary School, Hilton of Cadboll, Tain, IV20 1XR
Report by Area Planning Manager**

SUMMARY

Description: Erection of polytunnels

Recommandation: GRANT

Ward: 08 - Tain And Easter Ross

Development category: Local

Pre-determination hearing: None

Reason referred to Committee: Development on Council owned land.

1. PROPOSAL

- 1.1 This application seeks permission to erect two polytunnels. The polytunnels will measure 4.267m wide x 6.096m long x 2.286m high and will be covered in a translucent white material.
- 1.2 The polytunnels will be used as part of a community growing project.

2. SITE DESCRIPTION

- 2.1 The site is part of the playground at Hilton of Cadboll Primary School. The polytunnels will be erected next to the school building. The site is already laid out with paving slabs as shown on the plan.

3. PLANNING HISTORY

- 3.1 None known

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Neighbour Notification
 Representation deadline: 14 October 2011
 Timeous representations: None
 Late representations: None

5. CONSULTATIONS

- 5.1 None

6. POLICY

- 6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal.

7. PLANNING APPRAISAL

- 7.1 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.
- 7.2 This is a straightforward application involving a minor development and is referred to Committee because it is a development in which the Council has an interest. There are no policy implications and no third party comments have been received. There are no technical or consultee objections.

8. CONCLUSION

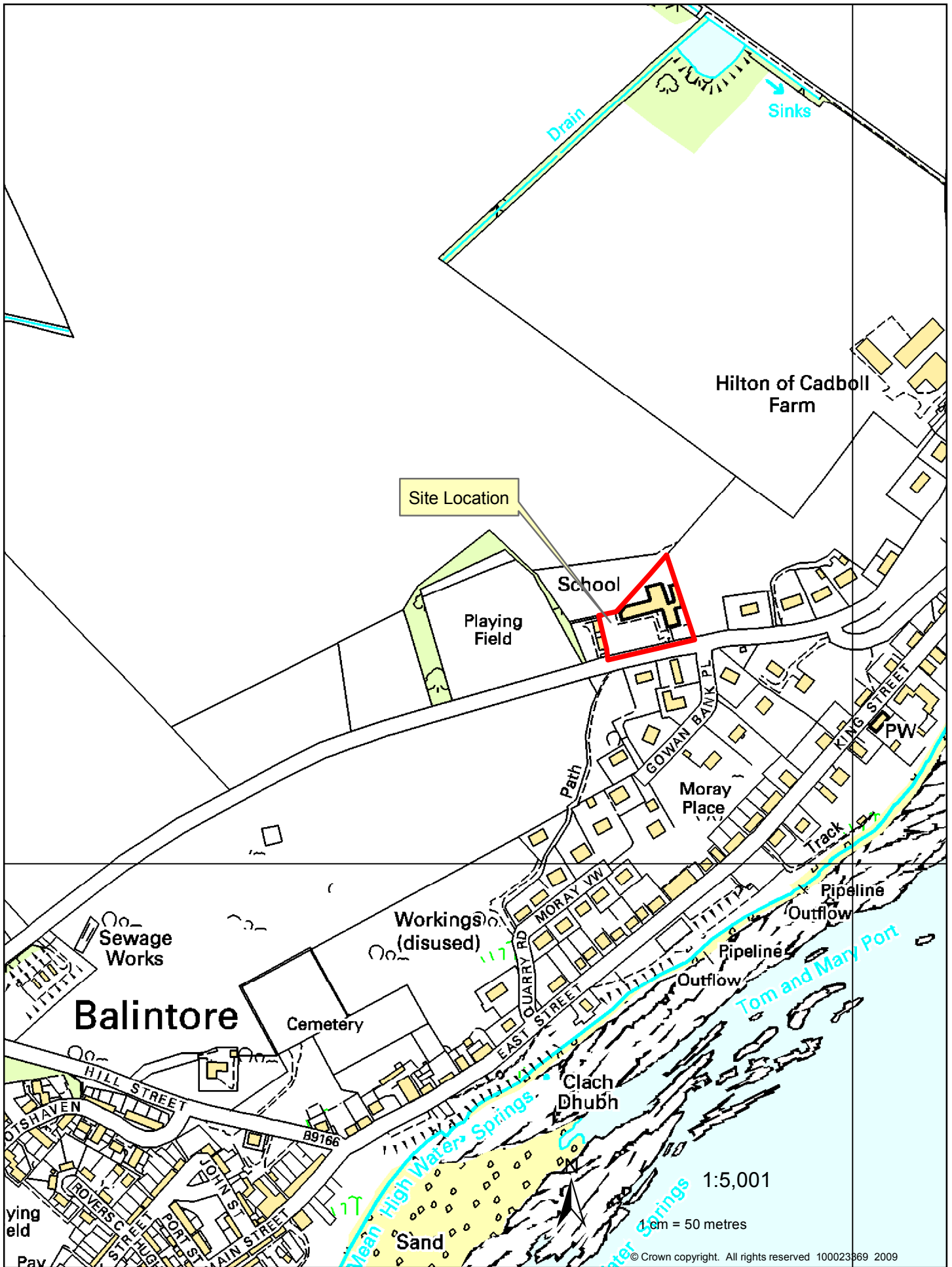
- 8.1 The proposal accords with policy and is considered to be appropriate in terms of its siting, design and impact on the immediate area. There are no technical objections and no representations from third parties. It is therefore recommended that Planning Permission is granted.

| 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 condition and reasons: | |
| 1. The polytunnels shall measure 4.267m wide x 6.096m long x 2.286m high and will be covered in a translucent white material unless otherwise agreed in writing with | |

the Planning Authority.

Reason: For the avoidance of doubt and in the interests of amenity.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Case Officer: Lisa MacKenzie
Background Papers: Highland Structure Plan, Sutherland Local Plan, Draft Highland Wide Development Plan
Relevant Plans: Plan 1 – Location plan
Plan 2 – Site plan
Visual information

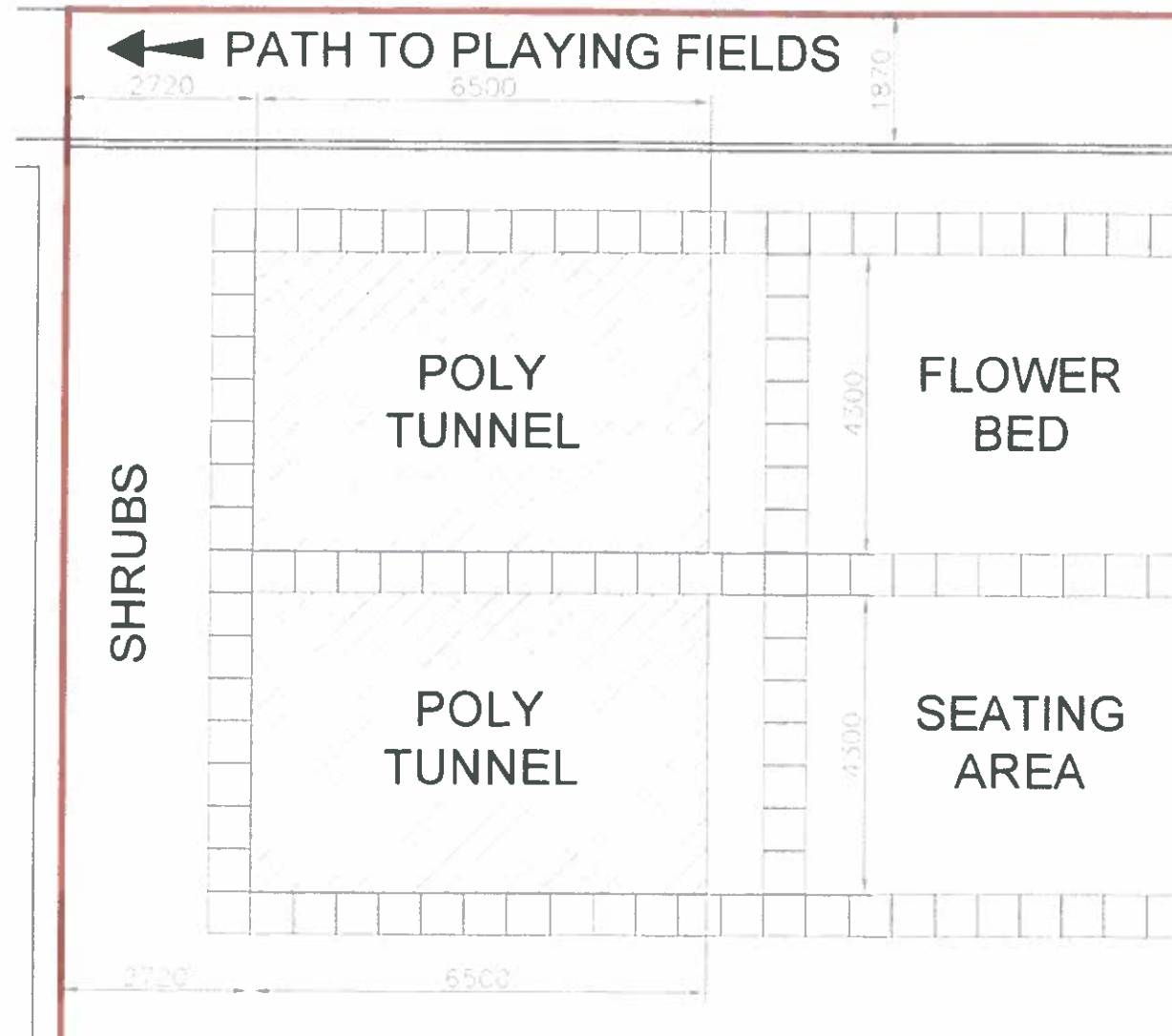


11/02367/FUL
 Erection of polytunnels at
 Hilton of Cadboll Primary School
 Hilton of Cadboll
 Tain
 IV20 1XR

Seaboard Memorial Hall
 per Mrs M Ross
 Balintore
 Tain
 IV20 1UA

Hilton of Cadboll Primary School - Site Plan

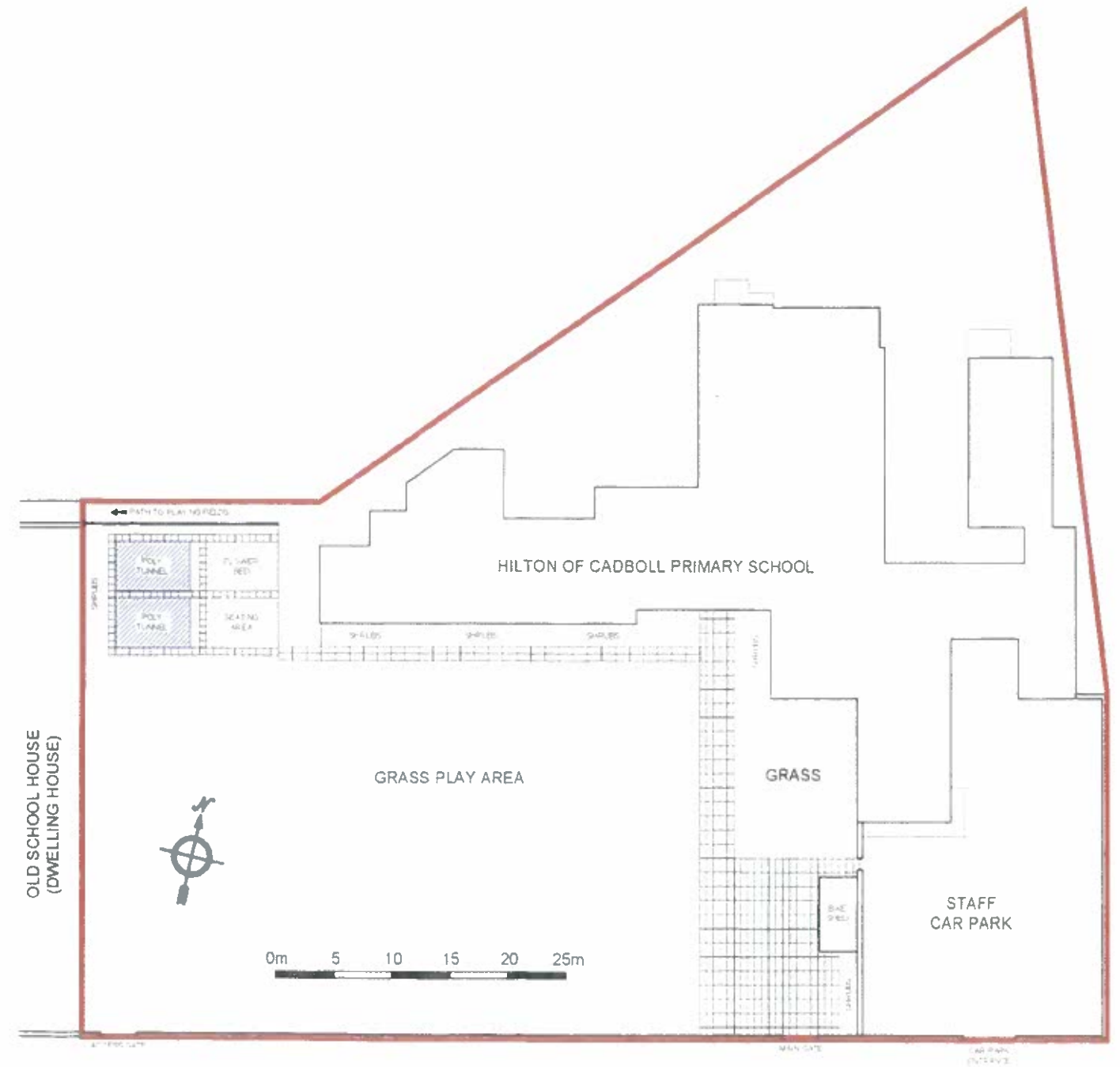
RECEIVED 27 JUN 2011



All paving shown is existing

CORNER DETAIL
 Scale 1:100 on A3 Sheet
 Proposed location of Poly-Tunnels

000002



SITE PLAN
 Scale 1:500 on A3 Sheet