

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE 21 February 2017

Agenda Item	5.1
Report No	PLN/009/17

Report by Area Planning Manager – North

Proposal of Application Notice

Description: Demolition of existing secondary school and community centre, along with former janitor's and head teacher's houses, construction of new nursery, primary, secondary and community campus facility to contain sports and library facilities, along with associated parking and drop off, creation of external landscape to suit school and community usage, including floodlit synthetic grass pitch.

Ward: 8 - Tain and Easter Ross

Applicant: The Highland Council Care and Learning per The Highland Council Design Consultancy Services

Site Address: Land 190M SW Of Ambulance Station, Victoria Road, Tain

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 20th December 2016. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan
 - Copy of Advert

2.0 SITE DESCRIPTION

- 2.1 The site comprises the existing Tain Royal Academy site, located south of the town centre of Tain at Scotsburn Road. The site is a total size of approximately 6.20 hectares and comprises the existing school buildings located centrally within the site and associated playing fields. The school is a 3 storey building at the north end, 2 storeys in the central area with a single storey section. The school was built in 1969 with an extension added in 1978. The area surrounding the site is predominately residential in nature.

3.0 DEVELOPMENT PLAN POLICY

The following policies are likely to be relevant to the assessment of the proposal:

3.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-Making
34	Settlement Development Areas
42	Previously Used Land
56	Travel
57	Natural, Built and Cultural Heritage
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage
75	Open Space
77	Public Access

3.2 Inner Moray Firth Proposed Local Development Plan 2014

Tain Settlement Development Area

3.4 Adopted Supplementary Planning Guidance

- Highland Council Sustainable Design Guide
- Flood Risk and Drainage Impact Assessment

Also relevant but not adopted planning guidance:

- Highland Council Roads Guidelines for New Developments

4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history
- Impact on the amenity of the immediate neighbouring properties
- Impact on the amenity and landscape setting of the wider area
- Review of potential of contaminated land within the site/mitigation
- Flood and surface water drainage assessment

- Impact of traffic on local road network.
- Provision of suitable water supply connection for the development
- Provision of suitable foul drainage arrangements
- Design and layout of the site
- Design and finishes of buildings within the site
- Design of road and pedestrian layout including active travel
- Provision of open space and play provision
- Provision of structural landscaping for the development
- Appropriate refuse and recycling provision

5.0 CONCLUSION

5.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

6.0 RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones
 Designation: Area Planning Manager - North
 Author: Gillian Webster
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 – CAL 15088 A SK 007

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant .. Director of Care and Learning	Agent .. Design Consultancy Services
Address ..The Highland Council..... Glen Urquhart Road, Inverness, IV3 5NX	Address ..The Highland Council..... Townhouse Inverness, IV1 1JJ
Phone No. 01463 702860	Phone ..01463 785067
E-mail	E-mail ..Bruce.Ross@highland.gov.uk

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Site of the existing Tain Royal Academy and community centre:
.....
Scotsburn Road, Tain, IV19 1PS
.....
.....

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Demolition of the existing secondary school and community centre, along with former janitor's and head teacher's houses...
Construction of a new nursery, primary, secondary and community campus facility to contain sports and library facilities, along with associated parking and drop off for cars, buses and other service vehicles.....
Creation of external landscape to suit school and community usage, including a floodlight synthetic grass pitch.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO.....

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s Date Notice Served

. Ardgay and District, Ardross, Edderton, Tain, Kilmuir Easter and 14/12/2016
Logie Easter, Inver, Tarbat, Fearn, Balintore and Hilton, Nigg and
. Shandwick.....

Names/details of any other parties Date Notice Served

. Ward Managers for North West and Central Sutherland, East 14/12/2016
Sutherland and Edderton, Cromarty Firth, Tain and Easter
. Ross Ross & Cromarty Disability Access Panel
Project stakeholder group

Please give details of proposed consultation

Proposed public event Venue Date and time
Public exhibition Existing Tain Royal Academy 25/01/2017 11am to 7pm
.....

Newspaper Advert – name of newspaper Advert date(where known)

Northern Times Min 1 week before event
.....

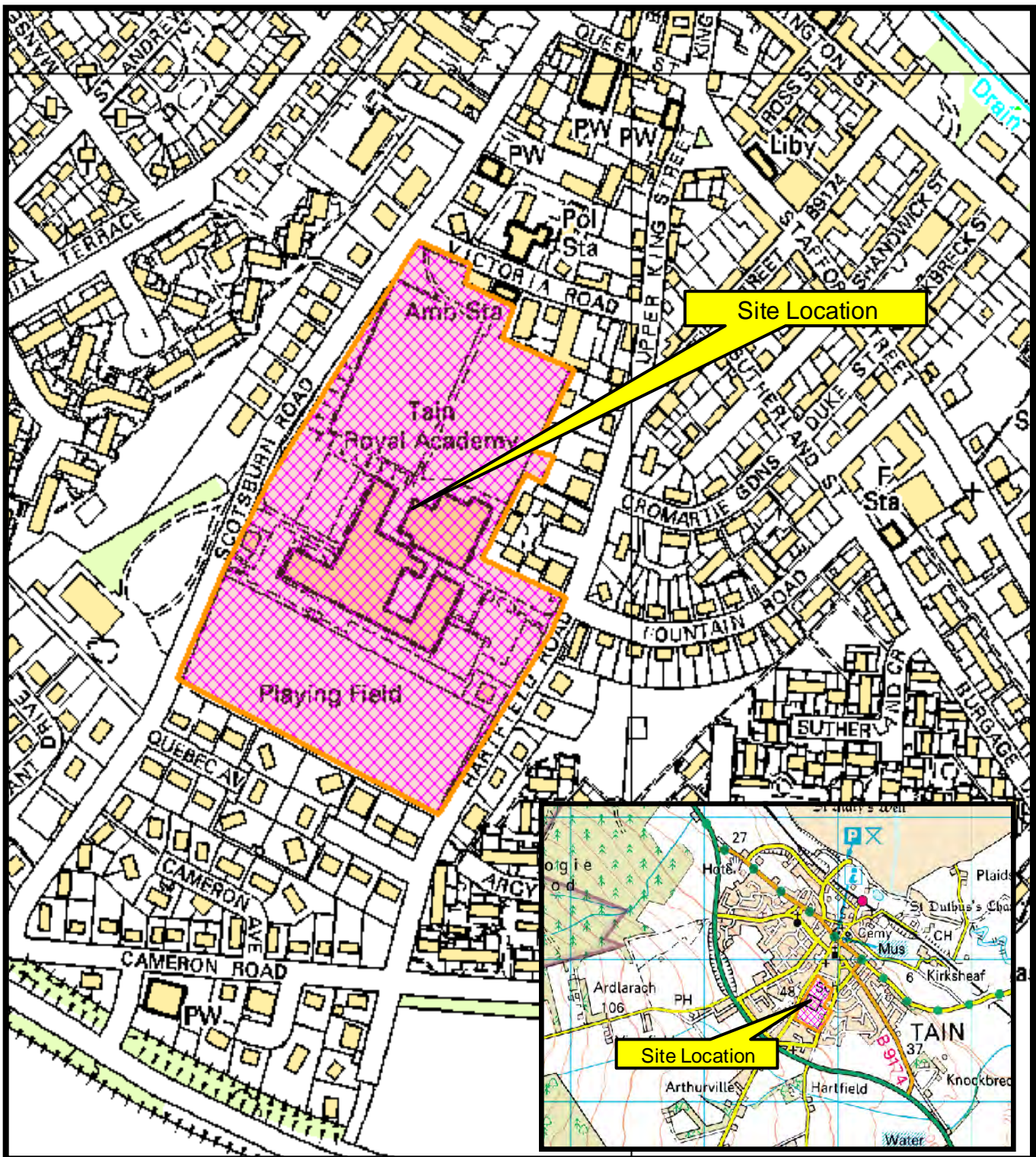
Ross-shire Journal Min 1 week before event
.....

Details of any other consultation methods (date, time and with whom)

Stakeholder meetings – user groups and community representatives – meeting to occur
.....
around date of public exhibition; notifiable neighbour meeting – meeting to occur around
date of public exhibition; internal stakeholder meetings – Highland Council service
representatives – meetings held monthly.

Signed BRUCE ROSS.....

Date 14/12/2016.....



The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

16/05666/PAN

Demolition of existing secondary school & community centre, along with former janitor's & head teacher's houses, construction of new nursery, primary, secondary & community campus facility to contain sports & library facilities, along with associated parking & drop off, creation of external landscape to suit school and community usage, including floodlit synthetic grass pitch

Date: 02/02/2017



IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY



red line shows site boundary

Preliminary

Rev	Purpose of issue	By	Checked	Date

Description



DEVELOPMENT AND INFRASTRUCTURE SERVICE
 J Stuart Black
 Director of Development and Infrastructure

Town House Inverness IV1 1JJ E-mail: service.point@highland.gov.uk Tel. (01349) 886606

CLIENT
Care and Learning

CONTACT
Bruce Ross

PROJECT
Tain 3-18 Campus CAL 15088

DRAWING TITLE
site plan

PURPOSE OF ISSUE
for information - PAN submission

SCALE	DATE	DRAWN BY	CHECKED BY	ORIGINAL PAPER SIZE
1:1000	14.12.16			A1

DRAWING NUMBER	PROJECT NUMBER	AGENT	SERIES	UNIQUE NO.	REV
CAL 15088	A	SK	007		