

Agenda Item	5.2
Report No	PLN/036/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 June 2021

Report Title: 21/01860/PAN: Highland Council
Dunvegan Primary School, Dunvegan, Isle of Skye, IV55 8GU

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Mixed use development comprising a new primary school, residential units, community playing field and ancillary infrastructure

Ward: 10 - Eilean A' Cheò

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs 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 made valid on 9 April 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
 - Site Layout Plan
 - Access Plan
 - Block Plan
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the developer proposes to undertake both in person (subject to Covid-19 restrictions) and online public consultation. Virtual events will allow members of the public to engage in live discussion. Two events are due to take place on:
- Event 1 - 19th May 2021 – in person at Dunvegan Primary School, subject to Covid-19 restrictions at the time 1500 - 1800hrs and an online event at 1900 – 2000hrs via Microsoft Teams.
 - Event 2 – 23rd June 2021 – in person at Dunvegan Primary School, subject to Covid-19 restrictions at the time 1500 - 1800hrs and an online event at 1900 – 2000hrs via Microsoft Teams.

Online Microsoft Teams meeting ID will be provided on request by emailing clestates@highland.gov.uk using the email subject "Dunvegan Masterplan Consultation".

- 1.5 The Planning Authority have requested that a dedicated webpage is set up with information on the proposal. This can be found at https://www.highland.gov.uk/info/878/schools/845/school_estate_management/3
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the West Highland Free Press and Press and Journal. The Planning Authority has confirmed that the adverts must be placed in the newspapers at least 7 days before each of the two consultation events. An invitation maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its wider distribution has been agreed with the Planning Authority and will cover a minimum radius of 500m from the proposed site. In addition, all pupils at Dunvegan

Primary School will be given a leaflet. The Planning Authority has also requested that contact details for the applicant/agent be provided so members of the public can get in touch via phone and email, this will ensure that those with no or limited access to IT can participate in the consultation process. Details of all notified parties are contained and appended to the PAN form, and includes Dunvegan Community Council, Dunvegan Primary School Parent Council, NW Skye Football Club and landowners.

- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The proposed mixed-use development comprises of the following:

- Demolition of the existing school;
- Erection of a new 4-classroom primary school, plus 2-nursery classrooms, games hall, dining hall, offices, staff rooms and ancillary accommodation (approx. 1500m² GEA total), and a new drop-off area and parking for the school;
- Erection of housing with parking – at this stage the submitted plans show 15 residential units. However, this is only indicative, and the final number and layout will evolve following comments received as part of this notification process and when taking into other relevant matters and constraints;
- The installation of a new community playing field; and
- Installation of a new multi-use games area (MUGA) for the school.

- 2.2 The developer has recently sought pre-application advice from the Planning Authority through the Pre-Application Advice Service and has participated in the Street Design Review Service.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises 5.38ha of land, which currently comprises the existing Dunvegan Primary School, football pitch and adjacent croft land. Access to the site is via an existing private road from the A863 which currently serves the school, surrounding croft land and an existing house which is located to the north of the access road and to the south-east of the school site. It is proposed that this will continue to be the main access route to the school and proposed housing. To the north-east of the site is Kilmuir Road, which is a single-track public road, there is no vehicular link from this road to the current school. However, the proposed plans detail a pedestrian/cycle link from Kilmuir Road within a wider land corridor retained if a secondary vehicular access is required as part of any future proposals.

- 3.2 The land slopes up from the A863 to Kilmuir Road, this is in an undulating manner with some steeper sections as shown by the contours on the submitted location plan. There are existing residential properties adjacent to the northern and western boundaries of the site. There are mature trees located adjacent to and along the

southern part of the existing access road and further trees surround the existing school site. The designated Core Paths at Dunvegan are located within the northern extent of the settlement and will be unaffected by the proposal. The public water supply and foul drainage network pipes run across the site.

- 3.3 There are no statutory natural heritage designations within the site boundary. The nearest is the Inner Hebrides and the Minches Special Areas of Conservation within Loch Dunvegan and is designated for Harbour Porpoise. The closest terrestrial designation is geological Site of Special Scientific Interest (SSSI) of An Cleireach which is located over 7km to the south-east of the proposed site.
- 3.4 There are no national or local landscape designations within the application site boundary. However, the site does sit at the edge of the designated North West Skye Special Landscape Area (SLA).
- 3.5 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. The nearest listed building is located over 270m to the north west of the access point from the A863.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 37 - Accommodation for An Ageing Population
- 42 - Previously Used Land
- 47 - Inbye/Appportioned Croft Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 74 - Green Networks
- 75 - Open Space

West Highland and Islands Local Plan 2019 (WestPlan)

- 4.2 The site is located within the defined settlement development area (SDA) for Dunvegan. The Placemaking Priorities for Dunvegan are as follows:
- Enable investment in improved community facilities including a replacement school and new sports pitch.
 - Consolidate the village with development opportunities being focused on sites close to existing facilities.
 - Support existing services through providing a variety of employment land and a choice of housing sites.
 - Safeguard, enhance and promote the natural and built heritage of the area, including through the protection and expansion of Green Networks through and around the village.
 - Safeguard actively used croft land within the central/eastern side of the village and promote infill opportunities for the expansion of crofting townships.
 - Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.
- 4.3 The land proposed for the school and community playing field is allocated (site reference DV09 'Primary School and Adjoining Land') in the WestPlan for Mixed Use. This includes support for both Community and Housing, with an indicative housing capacity of 12 units. The allocation was identified in the WestPlan to support both the replacement of the school on the existing site or the site's redevelopment if the new school was to be built in a different location. The land proposed for the housing is not located within any land allocation.
- 4.4 **Highland Council Supplementary Guidance**
- Developer Contributions (Nov 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland's Statutorily Protected Species (Mar 2013)
 - Managing Waste in New Developments (Mar 2013)
 - Open Space in New Residential Developments (Jan 2013)
 - Roads and Transport Guidelines for New Developments (May 2013)
 - Sustainable Design Guide (Jan 2013)
 - Trees, Woodlands and Development (Jan 2013)
- 4.5 **Scottish Government Policy and Other Guidance**
- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
 - National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
 - PAN 60 – Planning for Natural Heritage (Jan 2008)
 - PAN 61 – Sustainable Drainage Systems (Jul 2001)

- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Landscape and Visual Impact;
- d) Amenity impacts (including construction noise, operational noise and lighting);
- e) Open space and landscaping;
- f) Roads, access, public / school transport provision and parking;
- g) Active travel connectivity (including safer routes to school);
- h) Impact on croft land;
- i) Developer contributions;
- j) Natural heritage (including protected species and trees);
- k) Built and cultural heritage;
- l) Water supply, flood risk and drainage;
- m) Any other material considerations raised within representations.

6.0 CONCLUSION

6.1 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.

7.0 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

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

Designation: Area Planning Manager – North
 Author: Alison Harvey
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 - Location Plan
 Plan 2 - Site Layout Plan
 Plan 3 - Access Plan
 Plan 4 - Block Plan

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.

<p>Applicant: Robert Campbell Address:</p> <p>Estate Strategy Manager Housing and Property Highland Council Ness House Drummond Road Inverness IV2 4NZ</p> <p>Phone: 01463 644057 E-mail: Robert.campbell@highland.gov.uk</p>	<p>Agent: Dualchas Architects Address:</p> <p>Fàs Building, Sabhal Mòr Sleat Isle of Skye IV44 8RQ</p> <p>Phone: 01471 833300 E-mail: info@dualchas.com ian@dualchas.com</p>
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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

Dunvegan Primary School, and land adjacent to Dunvegan Primary School, Dunvegan, Isle of Skye, IV55 8WH

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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 existing school.

Design and build of new 4-classroom primary school, plus 2-nursery classrooms, games hall, dining hall, offices, staff rooms and ancillary accommodation (approx. 1500m² GEA total)

New MUGA for the school

New drop-off area and parking for the school

Provision of 15no units of affordable housing with parking

New community playing field

**Upgrade 230m of existing access road and junction to adoptable standard.
New adoptable road (170m) and turning area to serve both school and housing.
New active travel link to Kilmuir road
Bin storage areas
SUDS drainage
Refer to enclosed drawings numbered:
-912_001-D
-912_010-D
-912_011-D
-912_021-D**

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

Dunvegan Community Council

12th April 2021

Names/details of any other parties

Date Notice Served

**Dunvegan Primary School Parent Council
NW Skye Football Club
McLeod Estates
Margaret Campbell
John McLeod**

12th April 2021

Please give details of proposed consultation

Proposed public event

Venue

Date and time

**First consultation: Dunvegan Primary School 19th May 2021, 3:00–6:00pm
(format will follow relevant COVID restrictions for that date).**

Online via Microsoft Teams 7:00-8:00pm.

**Second consultation: Dunvegan Primary School 23rd June 2021, 3:00–6:00pm
(format will follow relevant COVID restrictions for that date).**

Online via Microsoft Teams 7:00-8:00pm.

(Online Microsoft Teams meeting ID will be provided on request by emailing clestates@highland.gov.uk using the email subject "Dunvegan Masterplan Consultation").

Newspaper Advert – name of newspaper

Advert date(where known)

**West Highland Free Press
Press and Journal**

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

Leaflet - School bag drop to all pupils at Dunvegan Primary School

Signed

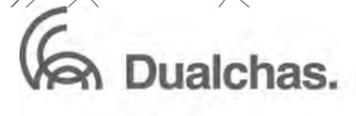


..... Date 08 April 2021



 Dunvegan School title boundary
5.38ha Land affected by a combined school and housing masterplan

1 Location Plan
 Scale: 1:2500
 0 20 30 40 50 60 70 80 90 100 M



Skye
 Fàs, Sabhal Mòr Ostaig
 Sleat, Isle of Skye
 IV44 8RQ
 +44 (0)1471 833 300

Glasgow
 Unit 4, Building 5,
 Templeton Business Centre
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 Glasgow, G40 1DA
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dualchas.com
info@dualchas.com

DRAWING SET
PAN
 DRAWING TITLE
LOCATION PLAN

DRAWING NUMBER
912_001

SCALE
1:2500 @A3

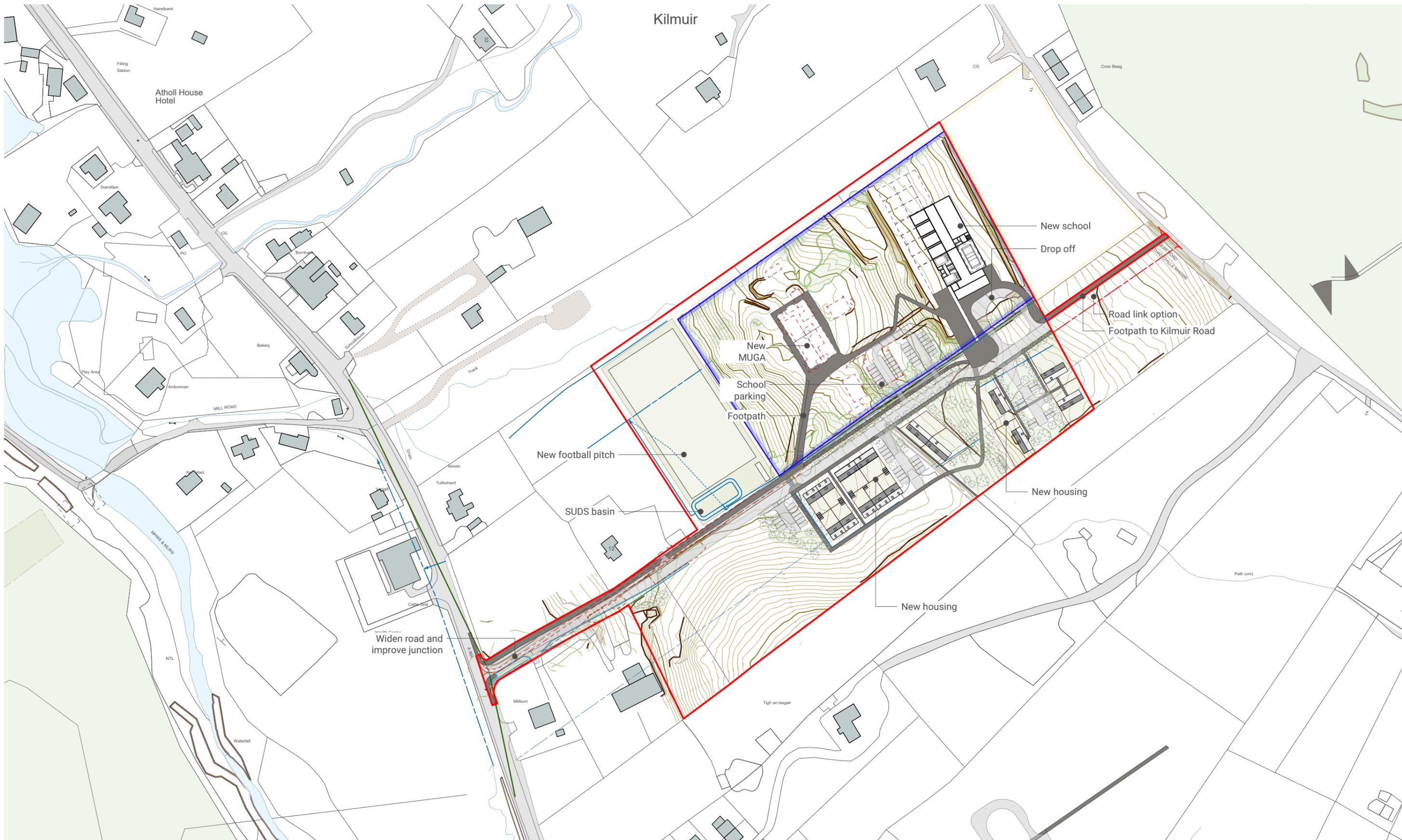
CLIENT
DUNVEGAN M-PLAN

DRAWN BY
IH

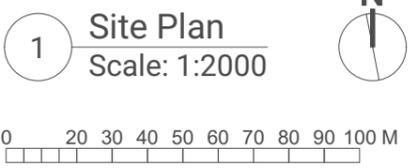
DATE
10 MAY 2019

Rev	Rev Date	Note
D	08/04/2021	PAN issue

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 Dunvegan School title boundary
5.38ha Land affected by a combined school and housing masterplan



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DRAWING SET
PAN

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
912_010

SCALE
1:2000 @A3

CLIENT
DUNVEGAN M-PLAN

DRAWN BY
IH

DATE
22 FEB 2021

Rev	Rev Date	Note
D	08/04/2021	PAN issue

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Visibility to the south



Approaching the junction looking to the south



Approaching the junction looking to the north



Visibility to the north



1 Visibility Splay
Scale: 1:1000

DRAWING SET
PAN 10 20 30 40 50 60 70 80 90 100

CLIENT
DUNVEGAN M.P. PLAN

DRAWING TITLE
A863 JUNCTION VISIBILITY

DRAWING NUMBER
912_011

SCALE
1:1000 @A3

DRAWN BY
IH

DATE
22 FEB 2021



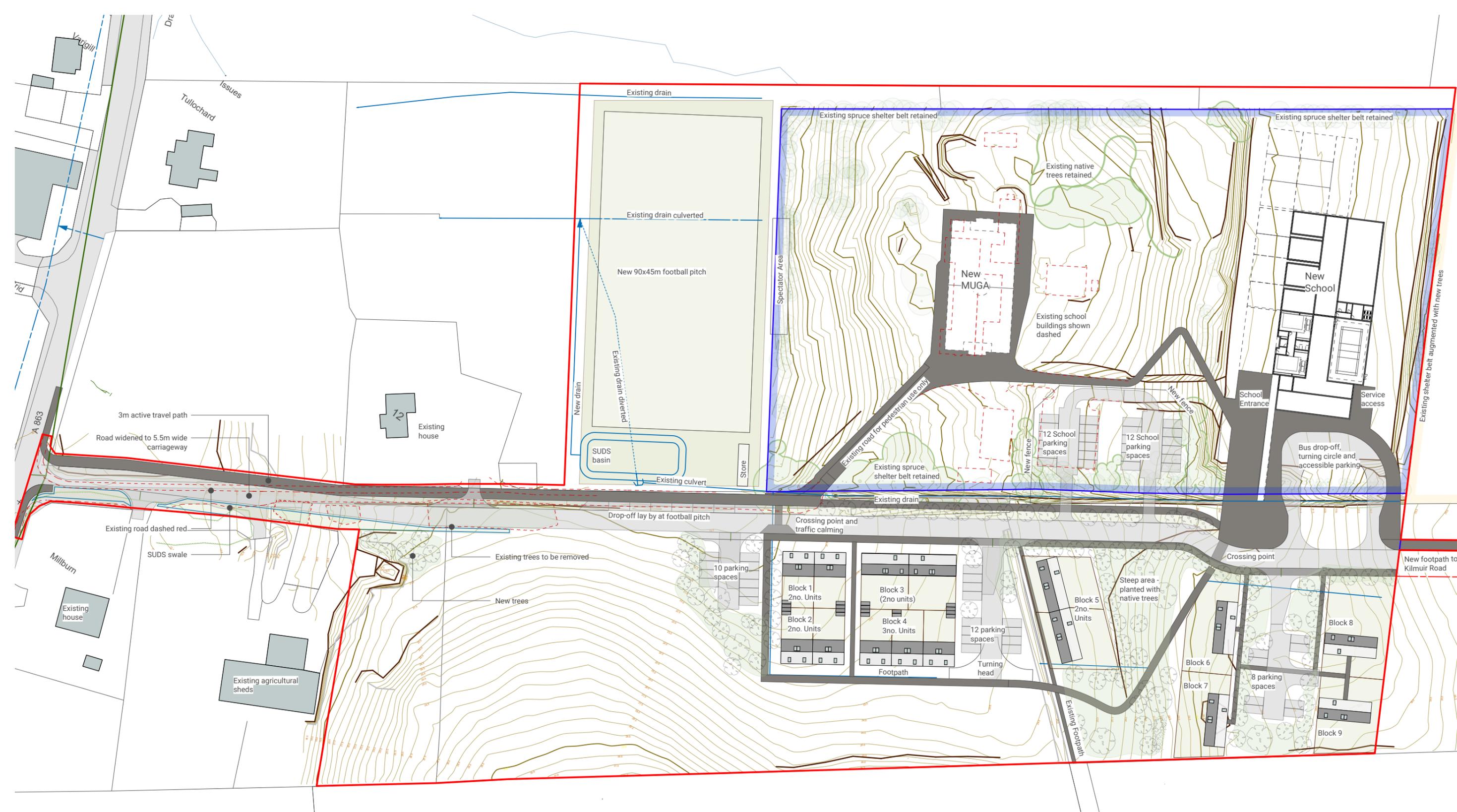
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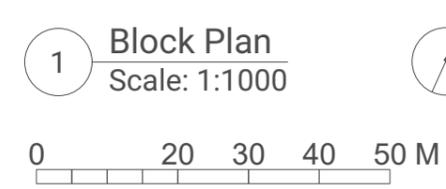
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Rev	Rev Date	Note
D	08/04/2021	PAN issue

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DRAWING SET
PAN

DRAWING TITLE
HOUSING BLOCK PLAN

DRAWING NUMBER
912_021

SCALE
1:1000 @A3

CLIENT
DUNVEGAN M-PLAN

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IH

DATE
10/07/2020

Rev	Rev Date	Note
D	08/04/2021	PAN issue

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