

Agenda Item	<b>5.6</b>
Report No	<b>PLN/052/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 10 August 2021

**Report Title:** 21/02929/PAN The Highland Council  
Craighill School, Craighill Terrace, Tain, IV19 1EU

**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Erection of replacement community campus, incorporating nursery, primary and secondary educational provision for Tain and surrounding catchment, including formation of vehicular access, associated car parking, drop off, playgrounds, soft landscaping, fencing, MUGA pitches, sports pitches, lighting, CCTV cameras, bin store, sub-station and associated footpaths.

**Ward:** 07 – Tain and Easter Ross

### **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 10 June 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
- 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 online public consultation. Virtual events will allow members of the public to engage in live discussion. The first online event took place on 17 June 2021 at 1400hrs and a second online consultation event will take place on 21 June 2021 at 1900hrs.
- 1.5 The applicant has set up a dedicated webpage with information on the proposal - [https://www.highland.gov.uk/info/878/schools/845/school\\_estate\\_management](https://www.highland.gov.uk/info/878/schools/845/school_estate_management)
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Press & Journal on 14 June 2021 and online for the Ross-shire Journal and Northern Times on 14 June 2021. A maildrop was also undertaken on 11 June 2021 by the applicant to make people aware of the proposed development and the associated public consultation. The catchment area for this distribution was to the adjacent properties, high street shops/stores, big supermarkets, health centre, and schools sent the advert to all guardians of pupils. Details of all notified parties are contained and appended to the PAN form, this states that a copy of the PAN has been sent to the Royal Burgh of Tain community council.
- 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. It is understood that the applicant intends to hold a further public event in August 2021 on a date to be confirmed.

## **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 development is for the erection of a 3 – 18 community campus. This will replace the existing Tain Royal Academy, Knockbreck Primary School and Craighill Primary School as well as St. Duthus School. It will therefore include provision of a nursery; primary school; secondary school; playgrounds; multi-use games area and sports pitches; lighting and CCTV; sub-station; hard and soft landscaping; and associated infrastructure.

2.2 The developer has sought pre-application advice from the Planning Authority through the Council's Pre-Application Advice Service for Major Developments.

### **3.0 SITE DESCRIPTION**

3.1 The whole of the site sits within the Settlement Development Area of Tain and incorporates Craighill Primary School and the adjacent land. There are existing accesses to the site through the existing Craighill Primary School access and from the heath centre / care home access to the west of the site. There is also a farm access from the west of the site but it is understood that this will not be used for vehicular traffic. The A9 bounds part of the west of the site, although separated from the site by a bund that is lined with trees. To the north side of the site is currently agricultural land but it is allocated for housing development.

3.2 There are no statutory natural heritage designations within the site boundary.

3.3 There are no national or local landscape designations within the application site boundary.

3.4 There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, significant archaeological deposits and sites are known in the wider area and as such, the proposed development site is considered to have moderate archaeological potential.

### **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
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 75 - Open Space
- 76 - Playing Fields and Sports Pitches

## 4.2 Inner Moray Firth Local Plan (IMFLDP) 2015

The proposed application site is allocated as site TN2 in the Inner Moray Firth Local Development Plan with an indicative housing capacity of 170 units. There are a series of developer requirements for the site including: that the access should be taken from Craighill Terrace; a programme of archaeological works is required; earthworks on the site should be minimised; a travel plan will be required; Flood Risk Assessment will be required and there should be no culverting of watercourse.

The Inner Moray Firth Local Development Plan is currently under review. The Main Issues Report was published earlier this year and identified this site as part of a wider site for mixed use development. The Main Issues Report set out that Land to the Rear of Craighill Primary School and Tain Royal Academy are both indicated as preferred options for mixed use allocations (including housing). Only one of those allocations will ultimately be taken forward once the outcome of the campus location is confirmed. The next stage of the plan making process is the Proposed Plan. It is envisaged that the Proposed Plan will be published late 2021.

## 4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Physical Constraints (March 2013)
- Green Networks (Jan 2013)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)
- Construction Environmental Management Process for Large Scale Projects (August 2010)

## 4.4 Scottish Government Policy and Other Guidance

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 33 – Development of contaminated land (Dec 2017)
- 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 1/2011 – Planning and Noise

## 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 and operational );
- e) Impact upon the road network, access and parking;
- f) Safer routes to school and active travel
- g) Natural heritage;
- h) Built and cultural heritage;
- i) Contaminated land;
- j) Water supply, flood risk and drainage;
- k) Impact on trees; and
- l) 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: Claire Farmer

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice Form

Plan 2 - Location Plan - 00\_00\_DR\_A\_0001 REV P01

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: The Highland Council Address: <i>The Highland Council HQ          Glenurquhart Road          Inverness          IV3 5NX</i>  Phone E-mail	Agent: Stellan Brand Address: <i>80 Nicholson Street          Glasgow          Scotland          G5 9ER</i>  Phone: 01412585015 E-mail: Info@stellanbrand.com
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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

*Craighill Primary school, including adjacent land to the North.  
 Craighill Terrace, Tain IV19 1EU*

### 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.

*Erection of a replacement Community Campus, incorporating Nursery, Primary and Secondary educational provision for Tain, and surrounding catchment. Including the formation of a new vehicular access, associated car parking, drop off, playgrounds, soft landscaping, fencing, MUGA pitches, Sports pitches, lighting, CCTV cameras, bin store, substation and associated footpaths.*

### 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 <i>The Community Council of the Royal Burgh of Tain</i>	Date Notice Served <i>1<sup>st</sup> May 2021</i>
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Names/details of any other parties	Date Notice Served
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*Tain Development Trust  
Tain & Fearn Area Medical Practice  
Tain & District Medical Group  
Cairn Housing Association  
Innis Mhor Care Home*

*Royal Tain Academy & Parent Council  
Craighill Primary School & Parent Council  
St Duthus School & Parent Council  
Knockbreck Primary & Parent Council  
Edderton Primary & Parent Council  
Hill of Fearn Primary & Parent Council  
Hilton of Cadboll Primary & Parent Council  
Inver Primary & Parent Council  
Tartat Old Primary & Parent Council  
Gledfeild Primary & Parent Council*

Please give details of proposed consultation

Proposed public event	Venue	Date and time
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*The applicant has initiated a programme of consultations for the project which will continue in advance of any formal planning application being lodged. The nature of this consultation will be both formal and informal and will involve several local stakeholders and groups.*

*In response to the current public health crisis, the applicant will be hosting the consultation online on The Highland Council website from the 14th of June 2021. This can be accessed via the following weblink*

[https://www.highland.gov.uk/info/878/schools/845/school\\_estate\\_management](https://www.highland.gov.uk/info/878/schools/845/school_estate_management)

*This website will allow the proposals to be easily accessed by the community, and comments can be gathered in an effective manner. The intention is for the live portal to be active for the duration of the consultation period.*

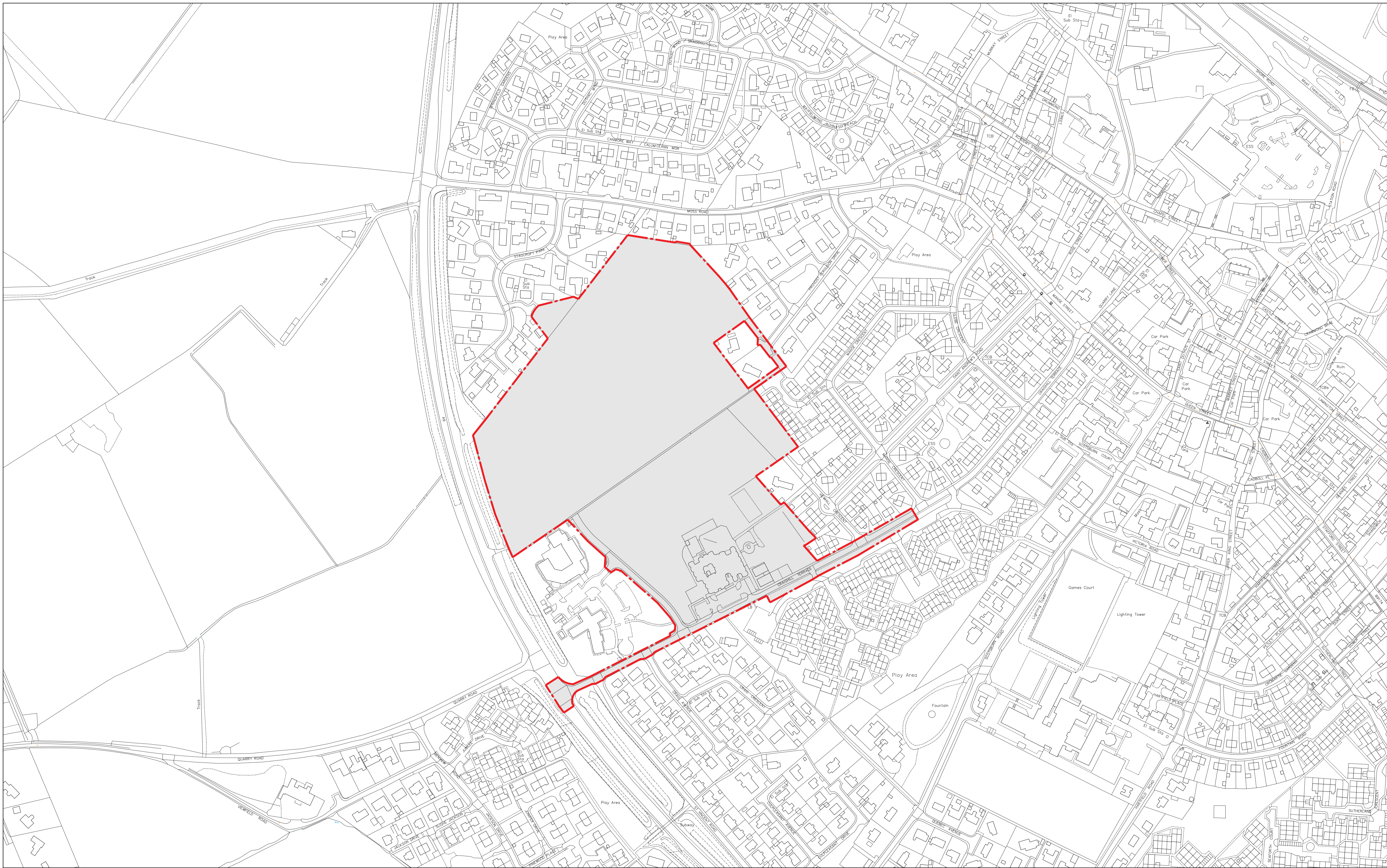
*Two online drop-in sessions will also be arranged for the 17th June 2pm & 21st June @ 7pm, as an alternative to the physical public event required as part of the Major application process.*

Newspaper Advert – name of newspaper The Northern Times. Ross-Shire Journal.	Advert date(where known)
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Details of any other consultation methods (date, time and with whom)  
NA

Signed .....Alan Garland....                      Date...08.06.21.....





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**NOTES**

1 **Extent of PAN Site Boundary (116,863m<sup>2</sup> / 11.7ha)**

**CLIENT**  
 THE HIGHLAND COUNCIL

REV	REASON FOR ISSUE	DATE
A	FIRST ISSUE	12.02.21

**STATUS**  
 PLANNING

**PROJECT**  
 TAIN COMMUNITY CAMPUS

**TITLE**  
 LOCATION PLAN

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:2000	FEB 21	JM	AG	SB

**Stallan-Brand**

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 Glasgow  
 G5 9ER

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PROJECT - ORIGINATOR	DRAWING NUMBER	REVISION
CAL20007_C0514_	00_00_DR_A_0001	P01