

Agenda Item	6.2
Report No	PLS-90-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 13 December 2022

Report Title: 22/04748/PAN: The Highland Council
Charleston Academy, General Booth Road, Inverness, IV3 8ET

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Phased redevelopment of Charleston Academy comprising replacement of secondary school buildings, sports facilities and car parking, new Kinmylies Nursery and primary school accommodation.

Ward: 13 - Inverness West

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 26 October 2022. 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.
 - Existing site plan
 - Indicative Masterplan
 - Indicative phasing plans (phases 1-9).
- 1.4 In line with the consultation requirements outlined under the provision of the Town and Country Planning (Pre-Application Consultations (Scotland) Regulations 2019 which came into force on 01 October 2022, the applicants are proposing two consultation events:
- Event 1: A drop in session with a presentation at Charleston Academy on 8th November 2022: 16:30 – 18:00. This will be followed by an online presentation via MS Teams on 10th November 2022: 18:00.
 - Event 2: will follow the same format at Event 1, the time and date for this will be confirmed in due course.

In line with the aforementioned regulations, the Planning Authority have specified that there must be a minimum of 14 days between the first and final event. In addition, the applicant must at the final public event provide feedback to members of the public in respect of comments received by the applicant to date.

The Planning Authority have also requested that there is an electronic means of providing feedback on the proposed development. In addition, the provision of telephone contact details so those who are unable to access the events in person or visit the website can find out more about the proposal and provide feedback.

- 1.5 The applicant advises that a dedicated webpage has been set up. The site address is http://www.highland.gov.uk/info/878/schools/845/school_estate_management/4. The Planning Authority have requested that this website includes all of the information that would be available to members of the public attending in an 'in person' engagement event.

- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the Inverness Courier at least 7 days prior to each event. The applicant also proposes a leaflet drop to the immediate householders. The Planning Authority have requested that the leaflet drop be to all properties within 500m of the boundary of the proposed development. The PAN form also advises that Kirkhill, Charleston, Beauly, Kiltarlity, Kilmorack, Muirtown and Inverness Community Councils notified on 14th October 2022. In addition, the PAN form details that a several parent councils, councillors and MP's/MSP's were also notified on 14 October 2022.
- 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 'major development', as defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009) and under the Town and Country Planning (Scotland) Act 1997 (As Amended). The proposal is for the phased re-development of the Charleston Academy campus and the eventual replacement of all of the existing buildings. The indicative masterplan is based on a new school building that can be constructed in a phased manner and take account of the school roll forecasts for the years ahead. It also includes new sports/community facilities, car parking, a new Kinmylies Nursery and primary school accommodation.
- 2.2 At this stage it is envisaged the re-development will take place over nine phases. Phase 1 will include the erection of a new nursery within the western part of the site, next to General Booth Road. Phases 2 – 6 will see the demolition (phase 4) of the existing secondary school and the construction of a new secondary school (phases 2, 3 and 6), MUGA pitches and car parking facilities. The agent has confirmed that new sports/community facilities are to be provided in phase 6, before the community centre is demolished in phase 7. Phases 8 and 9 will involve construction of a new primary school and the demolition of the and existing primary school.
- 2.3 The developer has undertaken formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary covers the site of Charleston Academy and community campus and the existing Kinmylies Primary School to the north of this and the recreation ground to the east. The site is set within an existing residential area, there is a run of commercial units to the west of the existing primary school. There is a wooded area located on land between the Charleston Academy site and the recreational area to the east, this area is outwith the site boundary of this PAN. Access to the existing primary school is from Assynt Road to the north of the site. Charleston Academy is accessed via Charleston View to the south.

- 3.2 There are no landscape or natural heritage designations located within the proposed site boundary. The nearest is the Torvean Landforms Site of Special Scientific Interest (SSSI) which is noted for its geological features and is located approx. 250m to the east at its closest point from the site boundary. The Inner Moray Firth Ramsar, Special Protection Area and the Beaully Firth SSSI are located approx. 1.8km to the north of the site.
- 3.3 There are no cultural heritage features within the site, however to the east is the Caledonian Canal, Dochgarroch Lock-Muirtown Locks Scheduled Monument (SM6499). To the east of the site is the possible location of a pre-reformation chapel and associated cemetery. A flint arrowhead (Neolithic to late Bronze Age) has also been found in this locality.
- 3.4 Running through the site is the Charleston Woods links Core Path (IN19.22). To the north of the site is the Kinmylies Way to Caledonian Canal Core Path (IN19.11), to the south is part of the Great Glen Core Path (IN19.17) and to the east is the Caledonian Canal Towpaths Core Path (IN19.10).

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 31 – Developer’s Contributions

Policy 34 - Settlement Development Areas

Policy 51 - Trees and Development

Policy 57 – Natural, Built & Cultural Heritage

Policy 56 - Travel

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

Policy 76 – Playing Fields and Sports Pitches

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

The whole of the site sits within the IMFLDP Settlement Development Area of Inverness. A large part of the site to the east of the current school lies within IMFLDP allocation IN24 Torvean and Ness-side (northern part). The requirements for this site are for development to be in accordance with the Torvean and Ness-side Development Brief.

4.3 Inner Moray Firth Local Development Plan 2 (Proposed Plan)

The Inner Moray Firth Local Development Plan is under review. The Proposed Inner Moray Firth Local Development Plan was published on 25 March 2022 for public consultation and now is a material consideration for determining planning applications. The proposed 'Placemaking Priorities' for West Inverness are

- Safeguard the setting of the City in the west and south west afforded by the wooded and farmed slopes by restricting development to the current built up areas of Westercraigs, Kinmylies and Scorguie.
- Support the completion of the Westercraigs City expansion area
- Promote the regeneration of Muirtown and South Kessock into vibrant mixed use neighbourhoods centred on new canal destinations that serve locals and visitors to the City.
- Encourage the creation of more walkable communities by supporting infill development in existing neighbourhoods.
- Promote redevelopment of the former Torvean Golf Course as a new City destination with parks and open space and new leisure, retail and food and drink destinations that celebrate the Caledonian Canal.
- Extend and enhance infrastructure networks
- Increase primary and secondary school capacity

Most of the site itself is covered by the proposed INW12 (Charleston Campus) land allocation, with the exception of the existing Kinmylies Primary School. The developer requirements for this proposed allocation are detailed as followed:

'Safeguarded only for education and sports related development. Masterplan of wider area which incorporates the current and emerging demands of Charleston Academy, adjacent Kinmylies Primary School, community facilities, enhanced sports facilities, including pitch provision, and planned new nursery. Protect and where possible enhance watercourse, provide buffer of at least 6m from built development, Flood Risk Assessment (no development in areas shown to be at risk of flooding), Drainage Impact Assessment; Tree/woodland Survey and Management Plan; minimise loss of existing trees, holdback distance of 20 metres generally required between trees or woodland and new development, no construction activity within root protection area, any permanent woodland removal to be assessed against Scottish Government Control of Woodland Removal policy, compensatory tree planting; landscape plan and strategy that demonstrates sufficient provision of open space and green infrastructure across the site; Protected Species Survey; site history and possible Land Contamination Site Investigation, high quality siting and design with positive contribution to the streetscape; safeguard historic character and setting of the Caledonian Canal Scheduled Monument, programme of work for the evaluation, preservation and recording of any archaeological and historic features; safeguard and improve quality and integrity of existing active travel routes including the Charleston Wood Links; Kinmylies Way to Caledonian Canal, Great Glen Way, and Caledonian Canal Tow Paths Core Paths; Transport Statement'.

4.4 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Guidance**

- Scottish Planning Policy (Jun 2014)
- National Planning Framework for Scotland 3, NPF3, (Jun 2014) and the emerging content of NPF4
- Historic Environment Policy for Scotland (HEPS, 2019)
- PAN 1/2011 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements
Energy Efficient Scotland Route Map (May 2018)

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 and active travel connectivity (including safer routes to school);
- g) Impacts upon wider access routes;
- h) Developer contributions;
- i) Natural heritage (including protected species and trees);
- j) Built and cultural heritage;
- k) Water supply, flood risk and drainage;
- 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. The policy considerations against which any future planning application will be considered have been summarised 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.

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Alison Harvey, Planner
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice
Plan 2 – Location Plan
Plan 3 – Indicative Masterplan
Plan 4 – Existing Site Plan
Plan 5 - Indicative Phase 1 works
Plan 6 – Indicative Phase 2 works
Plan 7 – Indicative Phase 3 works
Plan 8- Indicative Phase 4 works
Plan 9 – Indicative Phase 5 works
Plan 10 - Indicative Phase 6 works
Plan 11 – Indicative Phase 7 works
Plan 12- Indicative Phase 8 works
Plan 13 - Indicative Phase 9 works

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 Address.	The Highland Council Headquarters Glenurquhart Road Inverness	Agent Address	Colin Armstrong Architects Lyle House Fairways Business Park Inverness IV2 6AA
Phone E-mail		Phone E-mail	01463 712288 architects@colinarmstrong.com

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

Charleston Academy, Charleston View, Inverness IV3 8ET

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.

Phased redevelopment of Charleston Academy comprising replacement of secondary school buildings, sports facilities and car parking, new Kinmylies Nursery and primary school accommodation. Phased site plans included in this submission.

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

14th October 2022

Kirkhill Kandbcommunitycouncil@gmail.com
Charleston charleston_complex@hotmail.com
Beaully info@beaulycc.org
Kiltarlity Kiltarlity.cc@outlook.com (inc. Tomnacross)
Kilmorack secretary@kilmorackcc.org (inc. Teanassie)
Muirtown muirtown-cc@outlook.com
Inverness invwestcc@gmail.com

Names/details of any other parties

Date Notice Served

14th October 2022

PARENT COUNCILS

charlestonacademypc@gmail.com
Kinmyliesprimary.pc@gmail.co.uk
Tomnacrossprimary.pc@gmail.co.uk
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chris.ballance.cllr@highland.gov.uk
ryan.mackintosh.cllr@highland.gov.uk

MP's / MSP's

drew.hendry.mp2@parliament.uk
Fergus.Ewing.msp@parliament.scot

Please give details of proposed consultation

Proposed public event	Venue	Date and time
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It is proposed to hold two public consultation events. Each will comprise drop-in session within the school and an online virtual presentation and feedback session.

Event 1 –

Drop-in session with presentation	Charleston Academy	8 th Nov 22 4:30pm and 6:00pm
Online presentation	MS Teams	10 th Nov 22

6:00pm

Event 2 –

To follow format of event one. Date to be agreed.

Newspaper Advert – name of newspaper

Advert date(where known)

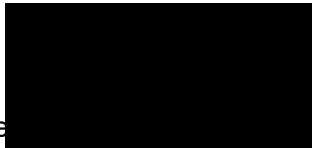
Advert to be placed in the Inverness Courier at least 7 days in advance of events.

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

The PAN information will be published on The Highland Council dedicated webpage.

https://www.highland.gov.uk/info/878/schools/845/school_estate_management/4

The Highland Council Care and Learning department will undertake a letter drop to immediate householders.

Signe  .. Date.....14th October 2022.....