

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
18 June 2013**

Agenda Item	6.9
Report No	PLN/066/13

**13/01379/FUL: The Highland Council
Bridgend Primary School, Ardross Road, Alness**

Report by Area Planning Manager

SUMMARY

Description: Demolition of janitor's house and formation of car parking area

Recommendation: GRANT

Ward: 7 – Cromarty Firth

Development category: Local

Pre-determination hearing: No Hearing Required

Reason referred to Committee: Council interest

1. PROPOSAL

- 1.1 The detailed application comprises demolition of the former janitor's house within the grounds of Bridgend Primary School, the formation of a car parking area for staff and visitors and improvements to the existing vehicular access onto Ardross Road.

2. SITE DESCRIPTION

- 2.1 Bridgend Primary School is a functional two storey building dating from the 1960's/1970's located to the east of Ardross Road on the northern edge of Alness town centre. The former janitor's house is situated between the school building and the public road, immediately to the south of the access into the school from Ardross Road. The building reflects the boxy design of the school.
- 2.2 At present the school access road runs between the school and janitor's house buildings and informal car parking currently takes place on widened sections of this road. The road leads to a designated car parking area to the south of the school building.

3. PLANNING HISTORY

- 3.1 13/00445/FUL Demolition of janitor's house and formation of car parking area and drop-off area. Application withdrawn 10.04.2013.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Representation deadline: 10.05.2013
Timeous representations: 0
Late representations: 0

5. CONSULTATIONS

- 5.1 TECS (Transport): No objections – For information a permit will be required for occupation of the footway during the works to reduce the level of the walls and for any other work which will affect the adopted road.

6. POLICY

- 6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal. The site lies within the Settlement Development Area of Alness and involves improvements to an existing community facility.

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 is landowner and applicant. There are no policy implications and no third party comments have been received. There are no technical or consultee objections. A previous application which incorporated a drop-off area (13/00445/FUL) was withdrawn earlier this year due to objections from TEC Services.
- 7.3 The janitor's house is no longer used and is an unattractive dated building with a prominent elevated roadside location. Existing car parking provision at the school is deficient and visibility at the access point is poor onto Ardross Road. The proposal to demolish the house and provide 15 new car parking spaces will have a dual purpose, improving the amenity of the area and enhancing facilities and pedestrian safety at the school. It is also proposed to provide two designated disabled parking bays adjacent to the school building within an area of existing hard standing. The access improvements onto the public road involve lowering an existing stone wall and the retention and rebuilding of this attractive roadside feature to accommodate the required visibility splays is welcomed.

8. CONCLUSION

- 8.1 The proposal accords with policy and provides necessary improved access and car parking facilities at the school. It is therefore recommended that planning permission is granted.

RECOMMENDATION

Action required before decision issued No

Subject to the above, it is recommended the application be **Granted** subject to the following notes to applicant:

No conditions

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Local Roads Authority Consent

In addition to planning permission, you will require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work

and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

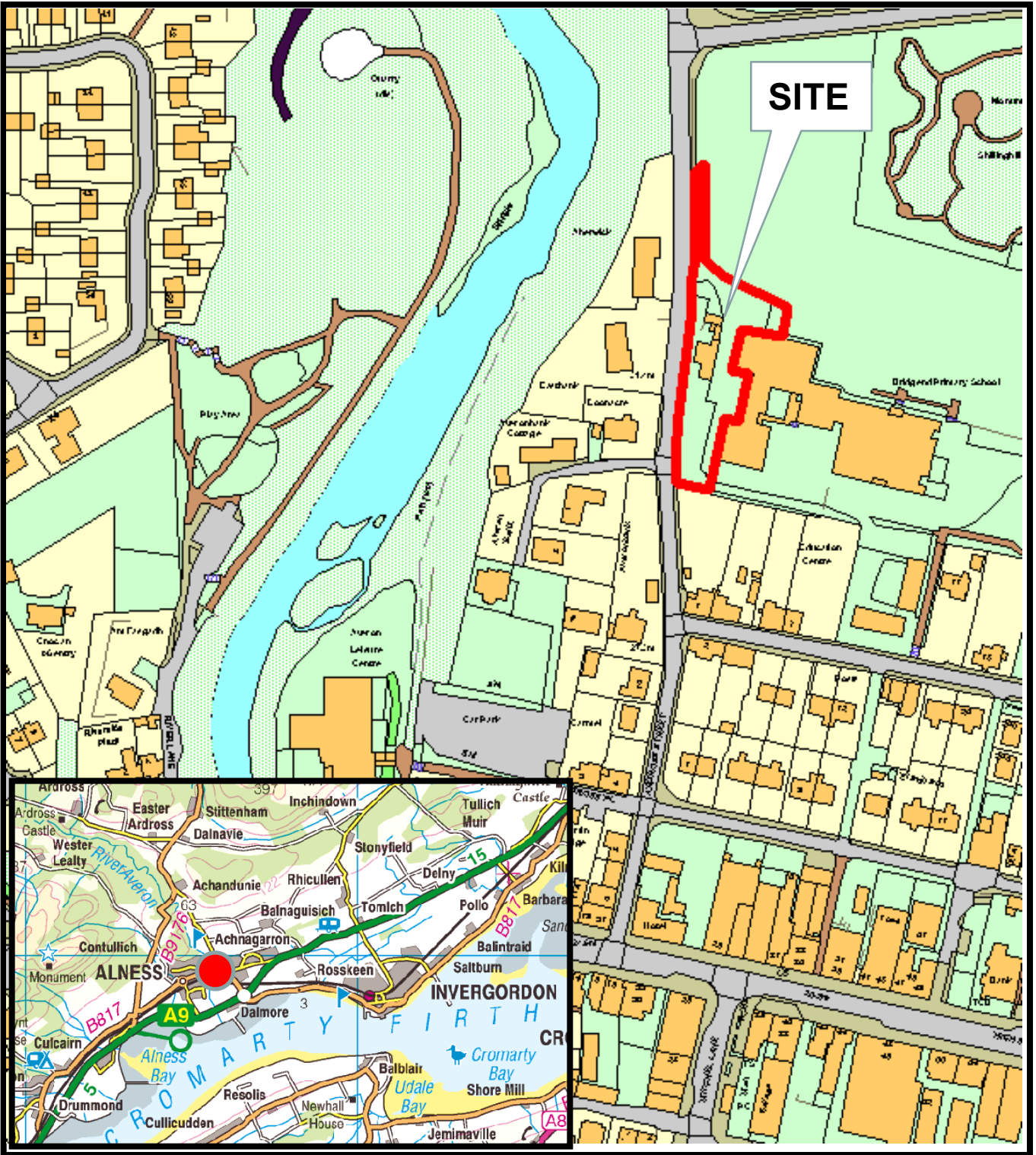
Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

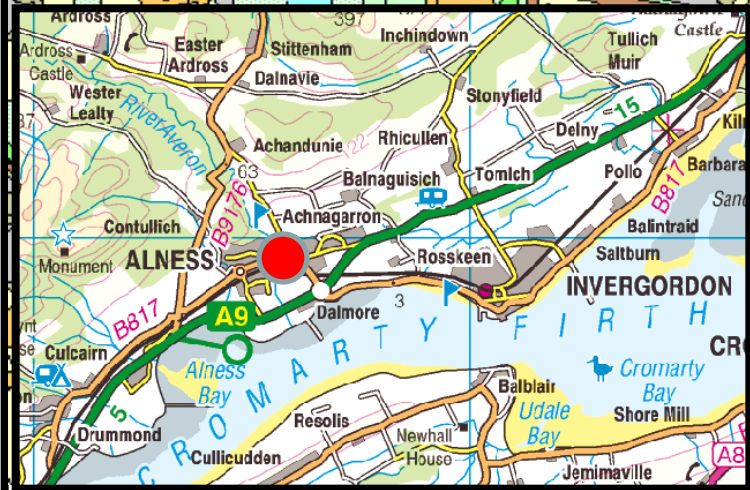
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk or more information.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Case Officer: Dorothy Stott
Background Papers: Highland Wide Local Development Plan
Documents referred to in report and case file
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Layout Plan



SITE

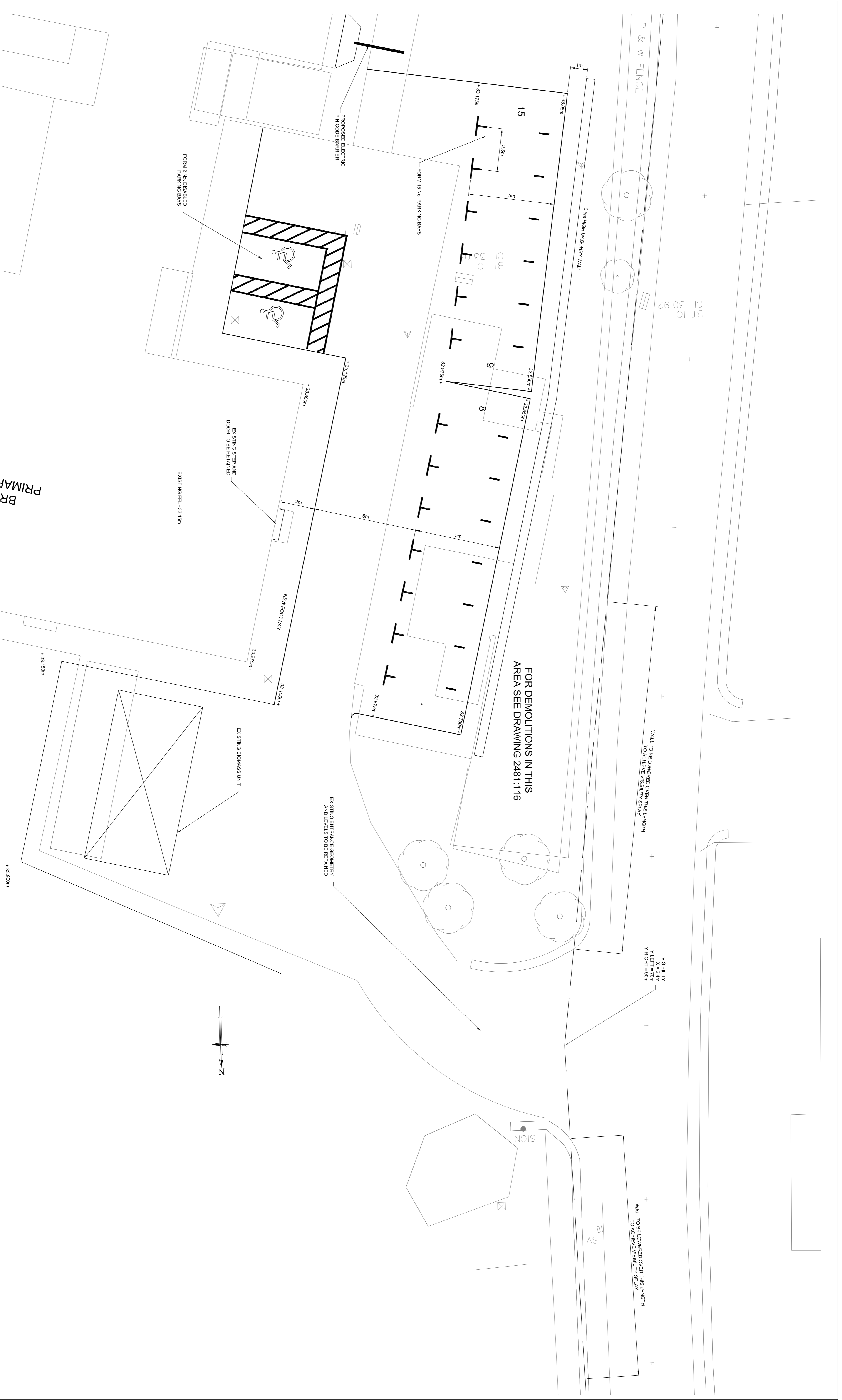



The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service

PLAN 1
13/01379/FUL

Demolition of Janitor's House and formation of
 car parking area at Bridgend Primary School,
 Adross Road, Alness
18 June 2013






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Notes

Revisions	Date	Dr.	Revisions	Date	Dr.

THE HIGHLAND COUNCIL

PLANNING
DRAWING



 Supporting neighbours
 Glasgow City Council
 Glasgow G4 0AL
 Tel: 0141 272 2200
 Email: nga@glasgow.gov.uk

BRIDGEND PRIMARY SCHOOL
ALNESS

CAR PARK
LAYOUT

Drawn: RJ	CK'd	Scale: 1:100 (A1)
Date: APR 13	Date:	DO NOT SCALE

Drawing No. 2481:301

Revision