

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
18 June 2013**

Agenda Item	6.13
Report No	PLN/070/13

**13/01763/FUL: The Highland Council
North Kessock Primary School**

Report by Area Planning Manager

SUMMARY

Description : Installation of biomass boiler

Recommendation - GRANT

Ward : 10 - Black Isle

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee : Council Development.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the installation of a biomass boiler unit with a footprint of 11.2m x 3.0m. The unit will have a mono pitched metal profile roof with an eaves height of 3.5m. The unit will include a 5m flue. The walls of the unit will be timber clad.
- 1.2 The site will be serviced from the existing access into the school complex off Ferry Brae, North Kessock.

2. SITE DESCRIPTION

- 2.1 The site lies within the school grounds. It forms part of a grassed area adjacent to the north west corner of the school building, between the bike shelter and the car park.
- 2.2 The closest residential property, 3 Meadowbank is located approximately 40m to the west of the development. The residential properties on Drumsmittal Road lie over 100m to the north east and are separated from the development by the school grounds and public road.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised : None
Representation deadline : None
Timeous representations : None
Late representations : None

5. CONSULTATIONS

- 5.1 TEC Services (Roads) : No objections.
- 5.2 TEC Services (Environmental Health) : No objections.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012 (HwLDP)

Policy 28 Sustainable Development

6.2 Ross and Cromarty East Local Plan 2007 (as continued in force)

North Kessock Settlement Development Area

7. OTHER MATERIAL CONSIDERATIONS

- 7.1 **Draft Development Plan** – Not applicable
- 7.2 **Highland Council Supplementary Planning Policy Guidance** – Not applicable
- 7.3 **Scottish Government Planning Policy and Guidance-** Not applicable

8. PLANNING APPRAISAL

- 8.0 Planning permission is required for this council development due to the cost of the works, which exceed £100,000. The development is part of a project to install biomass boiler units at council buildings to improve energy efficiency and reduce carbon emissions.
- 8.1 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.
- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.
- 8.3 **Development Plan Policy Assessment**
Policy 28 (sustainable development) of the HwLDP aims to ensure that development is sustainable and lists the criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal states that proposals should be assessed on the extent to which they “are compatible with

public service provision, impact on individual and community residential amenity” and ”demonstrate sensitive siting and high quality design in keeping with local character and make use of appropriate materials. ”

- 8.4 Service vehicles will use the existing car park immediately adjacent to the site. No adverse comments have been received from TEC Services (Roads)

A stack height assessment has been undertaken for the location of the unit. This has indicated that a flue of 5m is required. TEC Services (Environmental Health) have stated that, based on this information, they have no objection to the development in terms of air quality.

- 8.5 The siting of the biomass unit will have no impact on service provision or the living conditions of the surrounding houses.

- 8.6 The scale, massing and external appearance of the unit is acceptable for this location.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

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.

TIME LIMITS

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.

FOOTNOTE TO APPLICANT

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.

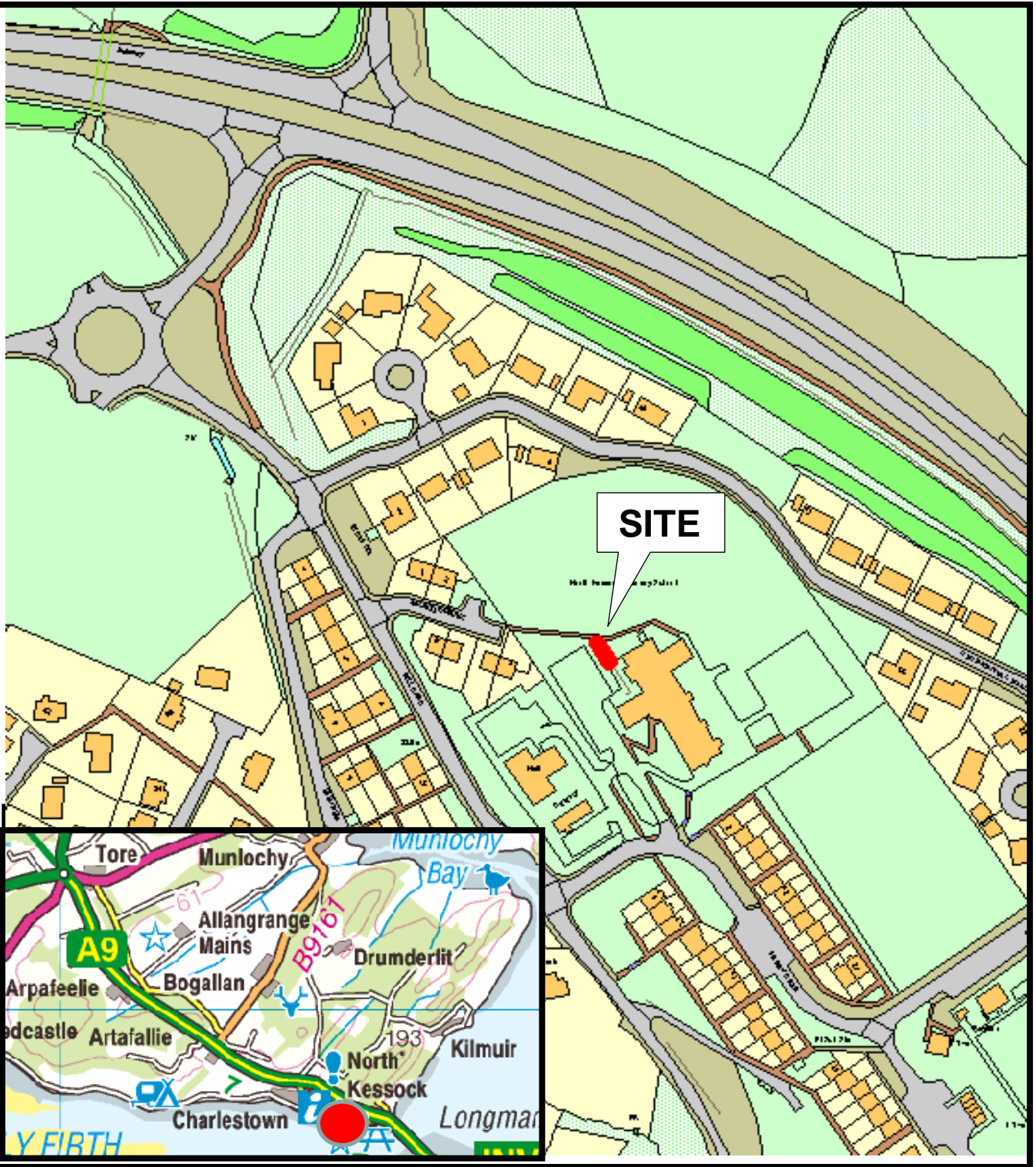
1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the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

Signature:	Dafydd Jones
Designation:	Area Planning Manager North
Author:	Erica McArthur
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 – Location Plan Plan 2 – Site Layout Plan 3 – Elevations

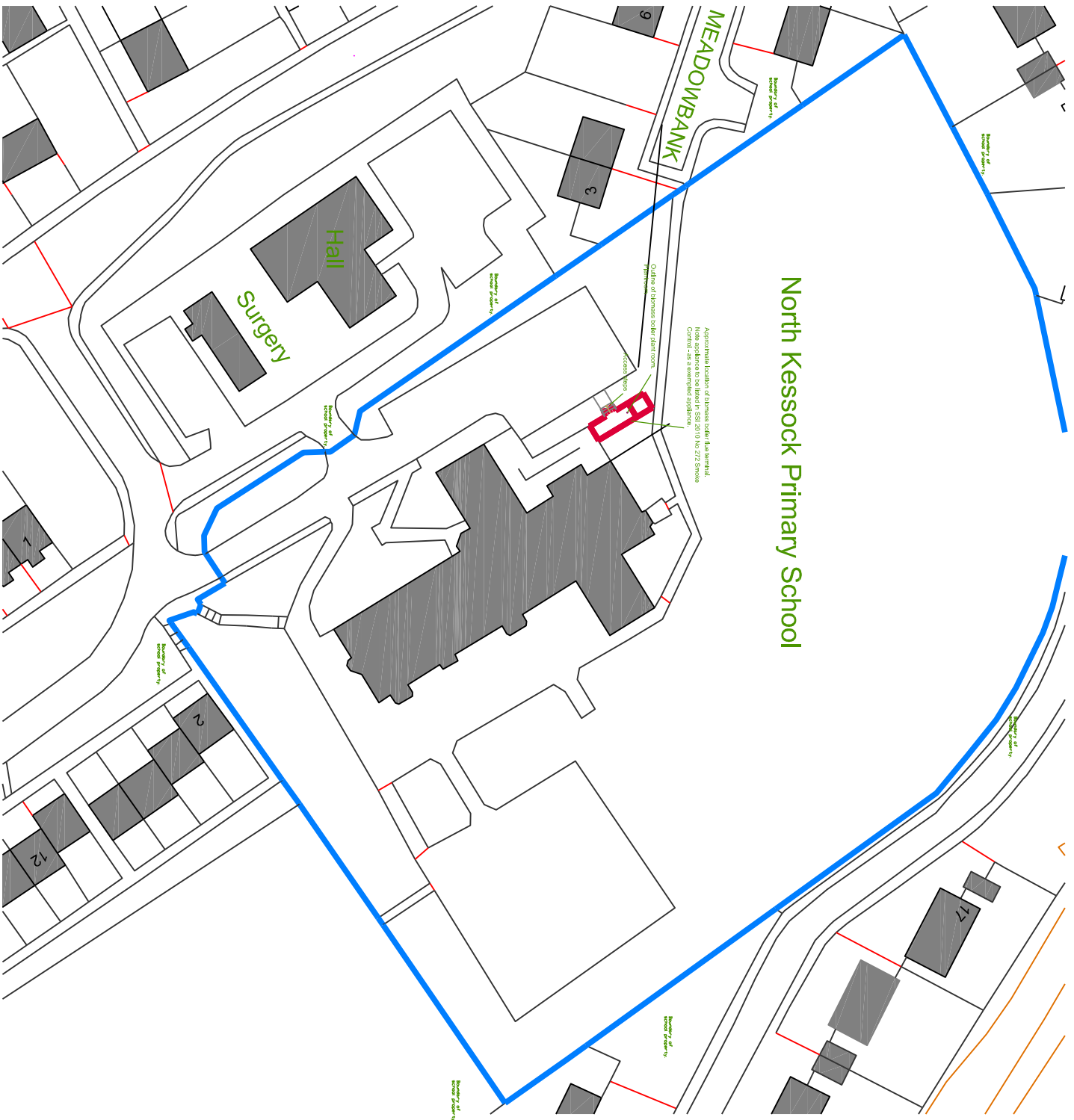



The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service

PLAN 1
13/01763/FUL
 Installation of Biomass Boiler at North Kessock
 Primary School, Ferry Brae, North Kessock

18 June 2013

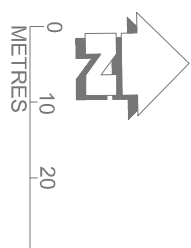




North Kessock Primary School

Approximate location of biomass boiler flue terminal.
 Note: appliances to be fitted in SS1 201/0 No 272 Smoke
 Control - see a separate schedule.

Verify all dimensions and levels.
 Do not scale from this drawing. This drawing is to be used in conjunction with the Consultants drawings and the specification. Any discrepancies to be referred to the Architect.



Rev	DATE

Client
 The Highland Council

Project
 PADO155 - Proposed Packaged Biomass Boiler House
 North Kessock Primary School
 Detail

Location Plan

Dwg No	Rev
1325-100	
Scale	Date
1/1000@A4	MAY 13
Drawn	Checked
BT	

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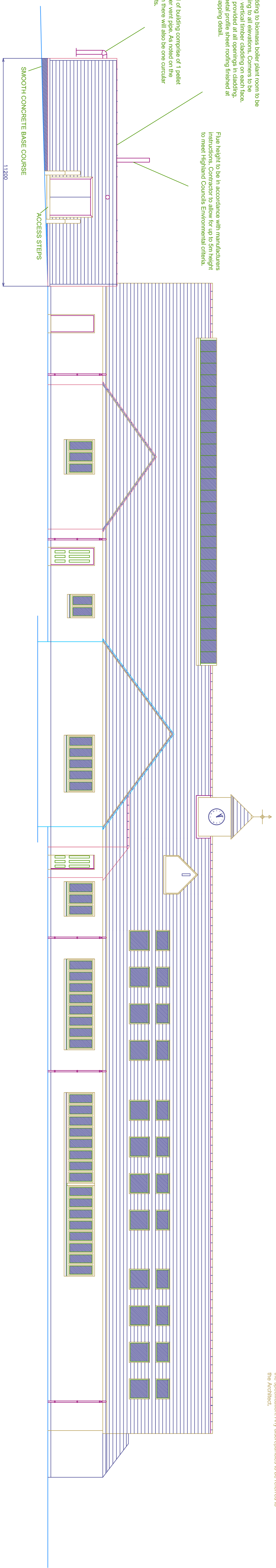
Verify all dimensions and levels.

Do not scale from this drawing. This drawing is to be used in conjunction with the consultants drawings and the specification. Any discrepancies to be referred to the Architect.

External cladding to biomass boiler plant room to be finished with vertical timber cladding on each face. Facets to be provided at all openings in cladding. Roof to be metal profile sheet roofing finished at edges with capping detail.

Flue height to be in accordance with manufacturers instructions. Contractor to allow for up to 5m height to meet Highland Councils Environmental criteria.

Connections on end of building comprise of 1 pellet fill pipe and 1 number vent pipe. As noted on the North-East elevation there will also be one circular light and two air vents.

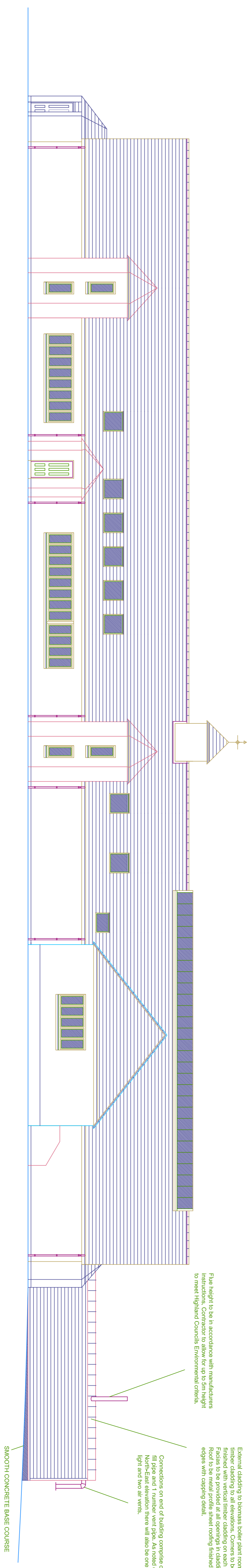


SOUTH-WEST ELEVATION

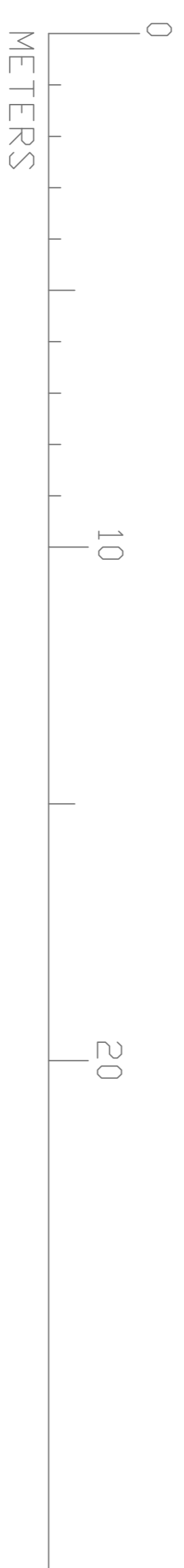
External cladding to biomass boiler plant room to be finished with vertical timber cladding on each face. Facets to be provided at all openings in cladding. Roof to be metal profile sheet roofing finished at edges with capping detail.

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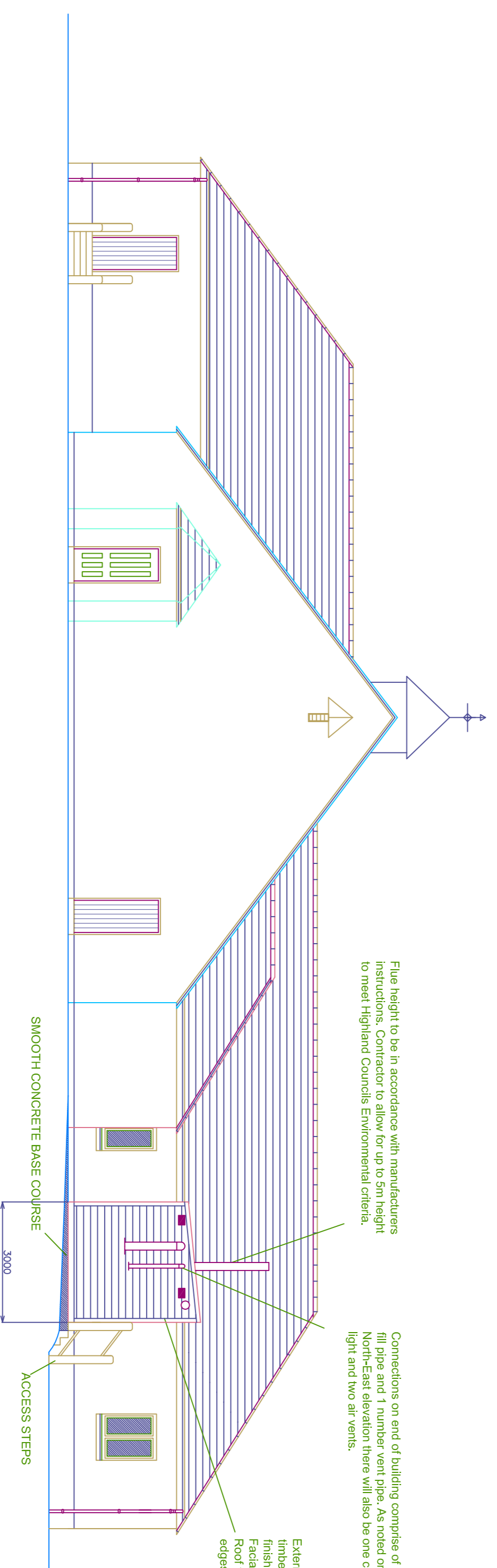
NORTH-EAST ELEVATION



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NORTH-WEST ELEVATION

Rev	Date

Client
The Highland Council

Project
PAD0155 - Proposed Packaged Biomass Boiler House
North Kessock Primary School

Detail
Proposed Elevations

Drawn	Checked
1325-103	Rev
1/1000@A1	Date
MAY 13	
8/7	

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