

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND AND EASTER ROSS
PLANNING APPLICATIONS AND REVIEW COMMITTEE
15 April 2008

Agenda Item	3.1
Report No	13/08

THREE APPLICATIONS AT CRAIGHILL TERRACE TAIN

07/00787/FULRC MEDICAL CENTRE WITH PHARMACY
07/00796/FULRC ROUNDABOUT, ACCESS ROAD CAR PARK AND PLAYING
07/00797/OUTRC HOUSING (IN OUTLINE) FOR 170 HOUSES

Report by Head of Planning and Building Standards

SUMMARY

This report considers three inter-related applications for development west of Craighill Terrace, Tain. The individual applications present proposals for: -

1. a medical centre – Applicant Sapphire Primary Care Developments
2. a roundabout, access road, parking area and playing facilities – Applicant AWG Property Ltd.
3. housing development (outline application – with indicative layout) – Applicant AWG Property Ltd.

The applications are consistent with two allocations and seek to deliver one aim of the Ross and Cromarty East Local Plan. The three applications utilise land currently in the ownership of the Highland Council. The proposals however represent a departure to the adopted local plan principally through proposals to development land safeguarded for its amenity value. The applications have attracted considerable levels of objections with many being common to each proposal.

It is recommended that planning permission be **granted for all three** applications subject to conditions.

Prior to granting planning permission these applications will need to be **notified** to Scottish Ministers on account of the financial interests (land ownership) of the Council and the consequential loss of existing open space.

Ward 8 Tain and Easter Ross.

The applications are subject to the Council's hearing procedures.

1.0 PROPOSALS

1.1 The Council has received three inter-related applications for development at Craighill Terrace, Tain. Given this relationship, these applications need to be considered together.

1.2 07/00787/FULRC The application, in detail, is for a medical centre comprising: -

- a large, modern two story building block with 1,930 m² gross internal floor space for 9 GP's, Registrar, 3 Practice Nurses, 20 Admin staff, 21 Community staff, 5 Dentists an hygienist and technician.
- a 155 m² medical pharmacy (non retail) is also proposed within the medical centre.
- parking for 99 cars, including 7 disabled users.
- access is via a proposed new road as proposed in the sister application by AWG Property Ltd.
- A temporary access road off Craighill Terrace to allow for construction.

1.3 The facility is expected to serve the needs of around 10,000 people ie considerably more than the residents of Tain. Opening hours are expected to be 8.00 am – 8.00 pm weekdays and 8.00 am - 12 noon on Saturdays. This application will be referred to as the **medical centre application**.

1.4 07/00796/FULRC The application, in detail, is for a new access road, car park and playing field facilities with the following elements: -

- Realignment of Craighill Terrace to provide a 28 m diameter four leg roundabout incorporating Craig Avenue.
- An new access road leading to Tain Parks and the new medical centre
- A new car park providing bus turning area and drop off zone principally but not exclusively for the school. A total of 55 parking spaces including 3 disabled spaces are to be set out.
- Amendments to the playing fields including provision of two soccer seven size pitches (40m X 60m).

This application will be referred to as the **access road application**.

1.5 07/00797/OUTRC. The application, in outline, for housing provides an indicative layout for 170 housing units. For the most part these are located on land identified in the adopted local plan at Tain Parks and to the rear of Craighill Primary.

1.6 An **amended** indicative layout provides for self build house plots, 2 bed bungalows and semi detached and terraced units, 3 bedroom detached and semi detached units and 4 bedroom detached units. Affordable housing within the total housing scheme allows for 26 rental properties and 16 homestake. The affordable housing element therefore represents 25% of 170 house development. Within the indicative layout a residential road network is set out, footpaths, proposed SUD ponds and landscaped amenity / play areas. The original indicative application has been amended through the removal of any housing units on the north side of

the initial access road, thereby leaving the proposed playing fields free of development on its southern boundary. This application will be referred to as the **housing application**.

- 1.7 These three applications fall within two principal land holdings, each bounded on their higher southern side by the A9 Trunk Road and from the east by Craighill Terrace. The eastern-most holding, owned by the Council, comprises a larger open amenity area, incorporating play facilities south and west of the Craighill Primary School. It also extends to land south of existing houses at Manse Gardens. The plan appended to this report illustrates the land holding held by the Council, divided between its Education, Culture and Sport Service and its Housing Service. The westernmost holding comprises a former agricultural field, east of housing at Stagcroft Park and south of Provost Ferguson Drive. The Council also owns a narrow strip of land across the length of this south portion of this field, held by its Housing Service. The field boundary running between the two land holdings comprises a field ditch that connects into the existing drainage network at Manse Gardens, managed by Scottish Water. The western holding retains a field access off the A9 Trunk Road.
- 1.8 Both land holdings fall in a north easterly direction with open outlooks to the Dornoch Firth and Sutherland County beyond. The top of the two sites lie at the 63 metre contour descending to around the 48m contour at a fairly even gradient of 1:10. The southern boundary with the A9 trunk road has been bunded and landscaped with trees now some 5m high. Housing development in the vicinity varies between 1 and 2 storey high. Craighill Primary School is primarily single storey with flat-roof, plain concrete block walls and large windows. Staff and visitor parking lies on the eastern side of the school with gates open to Craighill Terrace. A series of formal and informal footpaths link the school to adjacent housing areas.

2.0 PLANNING HISTORY

- 2.1
- RC/1976/721 – Housing - Tain Parks – Outline Planning Permission.
 - RC/1980/398 – 90 Houses – Tain Parks – not determined / deemed Refusal.
 - RC/1983/806 – Portacabins / Changing Facilities - Tain Parks – Refused.
 - RC/1994/1111 – Housing and Community Centre – Tain Parks – Refused.
 - RC/1995/10 – Leisure Centre - Tain Parks – superseded by later application.
 - RC/1995/35 – 30 Houses – Withdrawn.
 - RC/1995/658 – Leisure Centre, Car Parking, Football Pitches and House Plots – Tain Parks – Refused.

3.0 PUBLIC PARTICIPATION

- 3.1 All three applications were advertised under Section 34 of the Town and Country Planning (Scotland) Act 1997 and as potential departures from the adopted Local Plan, allowing **21 days** for representations to be made.
- 3.2 The Council received between 121 and 139 timeous objections to each application as noted below. Annex 1 provides the details of objectors / supporters for each application. These representations include a standard letter signed by

parents of pupils at Craighill School. In addition a petition was received against the developments including one with 1,100 signatures. One late representation from Tain and Easter Ross Civic Trust has been received.

- 3.3 07/00787/FULRC (medical centre) received 138 timeous objections, 1 late objection and 1 supporter.
07/00796/FULRC (road, playing fields, etc) received 121 timeous objections and 1 supporter.
07/00797/OUTRC (housing) received 139 timeous objections and 1 supporter.

- 3.4 Objections have focused on the following matters: -

Generic

- Contrary to the development plan policies.
- Greater traffic flow increasing dangers to pedestrians / school children.
- Safety of school children will be compromised by new activities.
- Loss of large amenity space and open recreational resource.
- Town drainage system unlikely to cope with this scale of development.

Re -Medical Centre Application

- Alternative and more convenient are sites available.
- Remote from town centre where residents, public transport and pharmacy services exist.
- Inconvenient for the elderly to access
- Access unsuitable for anticipated traffic.
- Retail pharmacy services should be within town centre.
- Design is out of character.

Re – Access Road Application

- Loss of a wide open playing field.
- Introduction of traffic into an area currently free of vehicles.
- Formal playing fields are too constraining for the full range of physical activities currently undertaken on this land.
- Object to the development of a roundabout.

Re – Housing Application

- Loss of amenity / privacy to existing houses.
- Development would exacerbate local drainage problems.
- Concerns over SUDs to accommodate flood water.
- Lack of capacity within local school for additional population.
- Density of development - too high - more than allocated.
- Houses should be limited to 1½ storey.
- Single story houses should be developed around the periphery.

- 3.5 All letters of representation are available for inspection in the Planning and Development Service at Headquarters, Glenurquhart Road, Inverness and will be available at the committee meeting to be held in Tain.

4.0 CONSULTATIONS

4.1 This report presents responses from consultees in respect of all three applications.

4.2 Tain Community Council: - Objects to all three applications on the following basis.

- Object to the development of the medical centre which is seen to be in an inappropriate location adjacent a primary school and lacking in general accessibility. If approved development would contribute to an unacceptable increase in traffic generation.
- Object to the roundabout, access road and amendment to car park in the same terms as the objections to the two adjacent applications.
- Object to the proposed 170 houses as overdevelopment by reason of unacceptable traffic generation. Both would be detrimental to amenity by reason of loss of usable public open space and school playgrounds.

4.3 Education, Culture and Sport Services has no objections.

4.4 Social Work Services has no objections to the medical centre application. However the application for the medical centre is not on a bus route and accessibility requires careful consideration.

4.5 Housing and Property Service has no objections to these proposals. The Service is closely involved with these applications as the principal landowner, with the Housing Service holding land which currently has no access. The Service is presently content over the inclusion of affordable housing.

4.6 Archaeology Unit has no objection to these applications, subject to any grant of consent being conditional to allow for archaeological investigation prior to development commencing.

4.7 TEC Services (Roads) has no objections to the three applications, however the Service has a number of requirements that should be set within the conditions of any grant of consent and future application for Road Construction Consent. Key requirements are: -

All three applications: -

- All surface water drainage needs to be designed for a 1 in 30 year storm event and the 1 in 200 year storm event will need to be assessed to check that the flow / flooding consequences are acceptable.
- Groundwater is likely to be an issue once development starts and needs specific consideration prior to any construction.

Medical Centre Application: -

- Additional parking spaces provided totalling 130 spaces plus an element to cover the pharmacy. Phased expansion of parking can be considered in line with operational / occupancy uptake.
- Assessment of provisions for service vehicles within site to reduce

reversing.

- Minor amendment of temporary access to be central to two access roads opposite.
- Contribution to provide enhanced public transport in Tain together with a public transport stop – perhaps within new drop off area for school / playing field with direct footpath link from health centre.
- Contribution to provided Public Space CCTV services to assist with the safety of pedestrians using local routes.

Access Road Application: -

- Additional Traffic Impact Assessment to look specifically at the roundabout and Trunk Road Junction, at times of peak traffic flow of current and future development in this area and implement all additional design requirements. The applicants and their advisors have provided additional information which remains to be fully assessed.
- Main access road to be reduced from 6.0 to 5.5m west of the medical access junction. Construction of the road will be expected to the site boundary leaving no ransom strips.
- Developer to provide a crossing feature (e.g. raised table) on Craighill Terrace, north of the proposed roundabout and opposite the existing school entrance.
- All entrances to the school to be submitted for approval and agreed with the Roads Authority.

Housing Application: -

- Future road layout should provide a home zone design with a maximum 20mph speed restriction, with porous boundaries to allow pedestrian linkages with adjacent developments existing and proposed.
- Developer contribution of £400 per house will be expected to assist with enhancing public transport in Tain including this neighbourhood.
- Contribution for play facilities / equipment

4.8 Trunk Roads Network Management Division has no objections.

4.9 Scottish Water will not object to these applications however this does not guarantee a connection to their services. Whilst the water and waste water treatment facilities have capacity, there are issues with both networks. It will also be important to safeguard access to existing service facilities through good design. Separate drainage systems will be required for surface water discharging.

4.10 Scottish Environment Protection Agency has no objections. The applicants and their advisors have provided additional information which has overcome initial concerns principally regarding Sustainable Urban Drainage Systems (SUDs). Planning conditions require to be attached to address residual issues.

- Medical centre – Information on SUDS / external drainage is acceptable.
- Access Road, etc – A condition is required for a SUDS scheme, including two levels of treatment for the car parking area, to be agreed with the Planning Authority in consultation with SEPA.

- Housing – Content with proposals to have a closed culvert over the water course within the design for the road access. Request condition to reinforce this matter. SEPA wishes to ensure that the development does not result in watercourse modifications in addition to those specifically required for the crossing. SEPA would consider the proposal by Planning Service of a buffer of 1 m from the top of each bank reasonable.

4.11 Sport Scotland has no objection subject to conditions to ensure that the replacement pitches are constructed to a suitable standard and are constructed as early as possible in the phasing of the development.

5.0 POLICY

5.1 The following development plan policies are relevant to the assessment of the proposals: -

Highland Council Structure Plan (March 2001)

Policy G1 Conformity with Strategy

Policy G2 Designed for Sustainability

Policy H1 Housing Allocations

Policy H5 Affordable Housing

Policy H7 Housing for varying needs.

Policy S1 Services and Facilities.

Policy S3 Health and Social Work Services.

Policy SR2 Sports Facilities and Open Space Provision.

Ross and Cromarty East Local Plan (Feb 2007)

Strategic Themes 1 – 7.

Background Policy BP 3 Recreation area / playing field / open space

General Supporting Policy GSP 8 Affordable Housing

General Supporting Policy GSP 9 Housing Site Capacities.

General Supporting Policy GSP 16 Transport

Tain – Background – Health Centre expansion / medical practice

Policy 14 Housing Tain Parks

Policy 15 Housing Rear of Craighill Primary

5.2 The proposals also require to be assessed against the following relevant Scottish Planning Policies (SPP); NPPG, and Planning Advice Notes (PAN).

SPP 1 The Planning System

SPP 3 Planning for Housing

SPP 11 Open Space and Physical Activity (Draft SPP)

NPPG 11 Sport and Physical Recreation and Open Space

SPP 17 Planning for Transport

PAN 65 Planning and Open Space

PAN 75 Planning for Transport

PAN 76 New Residential Street

PAN 77 Designing Safer Places

PAN 78 Inclusive Design

PAN 82 Local Authority Interest

6.0 PLANNING APPRAISAL

Determining Issues

- 6.1 The determining issues are whether;
- the proposal accords with the development plan?
 - If they do accord, are there compelling material considerations for not approving them?
 - If they do not accord, are there any compelling material considerations for approving them?
- 6.2 To address the determining issues, the Committee must consider the Development Plan and material considerations, including representations on these matters, which arise from the following issues:
- a) Policy
 - o Medical Centre
 - o Access and Accessibility
 - o Housing / Affordable Housing
 - b) Craighill Playing Fields and SPP11
 - c) Services
 - d) Layout and Design Issues
 - e) Amenity

Policy – Development Plan

- 6.3 Although developers have presented three separate applications for determination the proposals are very much interlinked. It is therefore appropriate to consider the policy implications of these applications collectively and also individually against the provisions of the Development Plan.
- 6.4 Collectively the three applications are generally consistent with the Structure Plan which directs development to an identified and valued local centre – Tain. The three applications seek to release the development of land, in part allocated for housing, thereby ensuring Tain has an effective supply of land for residential use, comprising housing for different needs including affordable housing (H1, H5 and H7). The promotion of the medical centre is also consistent with the development of community facilities taking into account the roles and circumstances of each locality (S1 and S3). Finally they advance sport facilities and amenity open space within the existing settlement although largely through the provision of replacement / enhanced facilities, albeit within a slightly smaller area of land (SR2).
- 6.5 The three applications also help to realise some of the objectives and specific land allocations of the recent Ross and Cromarty East Local Plan, north west of Craighill Terrace. The Local Plan notes “*the health centre requires expansion and a suitable site will require to accommodate the medical practice and associated uses.*” It is unfortunate that details were not available during the development of the Local Plan to allow great community consultation of alternative sites for the development the health centre, although a centrally located site was preferred. The community will have expected residential developments to have come forward

within two areas west of Craighill Terrace (Policies 14 and 15). Although the access point to open these sites for development was uncertain it was always likely to impact upon land currently safeguarded for amenity.

- 6.6 Both the medical centre and access road applications are perhaps the more contentious when considering the policies of the current adopted Local Plan, falling as they do within an area covered under a “Background Policy” “BP3” for amenity, where the Council will “safeguard areas from development not related to their amenity value.” The general amenity provided by this open space area is not one that has been designed although it has value to many local residents, a good number of which are now opposed to the uses as presented within the current three planning applications.
- 6.7 The amenity area’s current layout is largely as a consequence of its ownership by the Council who as the Education Authority has maintained it for many years as an extended school playing-field. The Local Plan makes no specific statement about this area in terms of its current value, function and or future potential. Provided that development proposals are respectful of its setting and advances development which has its own design qualities, including advancing “amenity features” (landscaping, open areas, community spaces, etc.) then the general amenity of the area could well be retained if not improved.
- 6.8 Although these three applications do not accord with the specific provisions of the development plan, particularly amenity, they can also be seen to accord, in principle, with the Structure Plan, one objective as set out in the recently adopted Ross and Cromarty East Local Plan as well as some specific residential land allocations. On balance therefore the collective intent of these applications are seen to generally comply with the Council’s Development Plan.

Medical Centre Application

- 6.9 The clear catalyst for the three applications is the proposal for the development of the medical centre. The existing health centre on Scotsburn Road is not fit for purpose, with limited facilities to serve current needs, cramped accommodation and poor disability access. A doctor from the Tain and Fearn Medical practice who runs the existing facilities has highlighted that patient surveys on the existing premises consistently highlight poor parking, cramped waiting areas and restricted confidentiality at reception desks. The new centre would solve many of the current problems and allow for the development of an expanded facility, particularly for dental and visiting specialists to serve the wider Easter Ross area, many of whom live outwith Tain. There will be considerable social and economic gain to be derived to the local community from this development project.
- 6.10 The requirement for a larger building makes a centrally located facility within Tain as anticipated by the Local Plan difficult to realise. Alternative sites assessed by the applicant for the development of the medical centre included the following: -
- Existing Health Centre - Scotsburn Road
 - Old Bus Depot – Scotsburn Road.
 - Old Water Authority Depot – Victoria Road.
 - Tain Royal Academy Playing Fields.

- Recreation Area Seaforth Road.
- Open Area at Craighill Terrace.

- 6.11 Clearly however there are further “edge of settlement” sites also available albeit that such land is allocated for a range of uses in the adopted Local Plan, principally housing and future expansion. Such sites are currently the focus of new retailing projects in Tain, all of which could equally accommodate the development of a new medical centre. It is unfortunate that the current medical centre proposal was not so advanced to allow discussion within the framework of the recently adopted local plan.
- 6.12 Town centres are traditionally perceived as the area within a community where a whole mixture of different commercial and community uses might be located, being the area to which most residents would have access. Within current planning guidance however, particularly SPP 8 Town Centres and Retailing, the range of uses to be directed to town centres does not include medical centres or health centres. Such health related developments have a range of requirements in their own right, but are not governed by any planning specific policy guidance. The final decision on the suitability of a site is often a balance between several important considerations. Where there are short comings in relation to a specific site it may be possible to overcome these with additional investment. For example improving accessibility through provision of new public transport services.
- 6.13 The present application requires judgement on the acceptability of the proposal as presented. No matter where this facility is located there will be future clients who would find the facility convenient, but equally others within the patient catchment area who would find it relatively remote. The area already accommodates a valued community facility in that of Craighill Primary School, with rural pupils being bussed to this facility. Some of these buses are licensed as public service buses, being jointly used as a school bus and a public bus. Key issues in this regard are whether or not these potential neighbouring uses are compatible and potential risks surrounding access / traffic volumes and accessibility generally. These matters are considered later in this report. There are no “in principal” issues why a medical centre cannot co-exist in this neighbourhood with its current range of differing land uses.

Access Road Application

- 6.14 Craighill Terrace currently provides a principal route into and out of the community, linking directly with the bypass. Existing development and access roads limit where a suitable new access point can be realised to unlock the development potential of the allocated land for housing at Craighill. Consequently there are few, if any, practical alternatives to the current proposal. Direct access from the allocated housing site directly onto the A9 Trunk Road / Tain bypass for example is unlikely to be permitted by the Trunk Roads Authority. A further complicating factor within the current proposals is the need to address the access requirements for Craighill School, with its many existing concerns about the safety of children, parent and bus drop offs areas and the shortage of staff and visitor parking.

- 6.15 The proposed roundabout represents the minimum design solution acceptable to TEC Services for the scale of development being proposed. This takes account of potentially greater traffic volumes that are also anticipated on Craighill Terrace, given the expansion of the community beyond the bypass. The proposals safeguards existing property access rights, a matter which was raised by a number of representations.
- 6.16 The proposals to provide a new car park for Craighill Primary School, incorporating a bus drop off / pick up facility and turning area should help to overcome current concerns. Not only is the existing parking at Craighill primary School limited, Craighill Terrace is currently used by school buses and parents for dropping off and picking up. Residents within Mansfield Estate have raised their concerns over the current use of their parking / garaging area by parties attending the school. These pressures and concerns should be overcome by the provision of the new facilities proposed within the access road application. The car parking at the school will also be available for those needing such facilities in association with the new playing field facilities. TEC Services are of the view that the current proposals are acceptable.

Housing Application

- 6.17 The current housing application seeks to deliver the ambitions of land allocated for housing in the recently adopted Ross and Cromarty East Local Plan. However the proposals advance a different apportionment of land take and a significantly higher density of development than that noted within the Local Plan. Whilst the application is in outline an indicative layout proposes a much higher density of development (some 170 houses on approximately 7.1ha). This exceeds the indicative capacity as noted in the Local Plan (50 houses on 7.9 hectares of land were allocated). Indicative housing site capacities as shown within the Local Plan are generally for guidance purposes, based on the anticipated rates of development.
- 6.18 The density proposed is more akin to that of existing housing in the adjacent Craighill Terrace /St Andrews Drive / Manse Crescent areas. General Supporting Policy; *GSP9 – Housing Site Capacities* indicates that proposals in excess of 10% of the indicative capacity will be assessed on a number of factors, relating to the location of the site within the settlement and the appropriateness of the proposal and the quality of the layout and design of a development. In addition the residential standards appended to the Ross and Cromarty East Local Plan provides good practice in terms of tenure mix, plot ratio's, layout, access to public transport, public / private open space provision and landscaping giving a basis on which all housing applications at the "reserved matters" stage can be assessed.
- 6.19 Although the housing application indicates much higher density than that deployed at Stagcroft / Provost Ferguson Drive, with the current demands for affordable housing, as well as the community's and Council's sustainable principles, the Planning Authority should be open to higher density layouts. The Council's Housing Service is supportive of the current housing proposals as presented with the housing application in that there is a given commitment to affordable housing in line with Council Policy.

- 6.20 By way of summary, both collectively and individually the applications have a good degree of consistency with the policies of the Council Development Plan as stated with the Structure Plan and more recently adopted Local Plan. Particular assessment however now needs to be given to the impact of the proposals on the current open space provision at Craighill.

Craighill Playing Fields and SPP11

- 6.21 There are a range of National Policy and Planning Advice Notes that advances guidance on how Planning Authorities should address development proposals that may impact upon existing open space / playing field provisions. With regard to the emerging Scottish Government's Policy SPP 11 Open Space and Physical Activity is perhaps the most recent guidance albeit it remains to be formally approved by Scottish Ministers.
- 6.22 The emerging SPP 11 Open Space and Physical Activity (November 2007) emphasises the importance of quality open spaces and sets out national planning policy on the provision and protection of open space within and on the edges of settlements and on sports and recreation facilities in urban and rural settings. It advises that -
- "In order to deal strategically with open space provision, local authorities must have an accurate understanding of the current open space resource in settlements within their area. Local authorities should assess how well the needs of communities are being met and identify any changes needed to improve access to quality open spaces. To assist in this process, local authorities must undertake a comprehensive open space audit."
 - "There is a presumption against development on open spaces which are valued and functional, or which are capable of being brought into functional use to meet a need identified in the open space strategy. Only where there is strong justification should open space protected by the development plan be developed either partly or fully for a purpose unrelated to use as open space. Justification must include evidence from the open space audit that the development will not result in a deficit of open space provision of that type within the locality and that alternative sites and any community concerns have been properly considered."
 - "The SPP encourages good design and networks of high quality open spaces. These should be safe, welcoming, appealing, distinctive, well connected environments, in line with the qualities for successful places set out in "Designing Places " (a policy statement of the Scottish Government 2001.)"
- 6.23 The recreational area adjacent to Craighill Primary School is used by two main groups-the community (general public) and the local school-Craighill Primary School. It's community use can be further broken down in to casual usage by mainly local children and limited usage by young people, adults and families-both on an individual and group basis. The principal community use of this space is for casual games by children in the summer months. It is used occasionally by some golfers, an activity which raises concerns over for the general safety of other users. Community use is likely to be mostly by those householders living adjacent

to the field or in the more immediate vicinity. There does not seem to be an excessive draw to this area from the wider neighbourhoods in and around Tain, with facilities elsewhere meeting local needs.

- 6.24 There is no clear information on how well or how poorly the recreational area is used, with community uses taking place mainly after 3.00 pm on week days, at weekends and during the school holidays. The representations received in respect of this application give no greater quantitative information on this matter. The area however does not appear to be well used especially outwith the summer months. In part this may be attributed to the general condition of the open space. The surface is not of a high quality and can become quite wet. It is on a slope and the ground is uneven in places. It is also unlit.
- 6.25 There are currently 283 pupils at Craighill Primary School. The recreational area is used by the school for both casual play and more formal supervised play by the school. Pupils play in the area most immediate to the school at morning break, lunch times and after school. During the school day the area is used by the school for some lessons, mainly Physical Education. In addition the area is used 1 day per term for large organised activity such as School Sports Day. The Head Teacher reports that the recreational area is used for up to two hours each day of the school year. Depending on the time of year this may be for athletics, rounders or football. Usage will vary depending on the season of the year. It will be more prominently used in the summer term when the weather and the condition of the surface are better.
- 6.26 The proposed development of two new sports pitches would meet most of the existing demands of Craighill Primary School for both casual play and formal usage. It would also meet the needs of most members of the community, although casual golf practice could not take place. The proposal would provide a much higher quality playing surface, and offer opportunities for use far more regularly throughout the year. In terms of location, for some members of the community this would only entail an additional 2 minute walk; whilst for others the new pitches would be closer to them.
- 6.27 Notwithstanding the provisions of the draft SPP11 no formal audit of open space provision is available to advise Members considering the current applications. The applicant's assessment of Tain has highlighted that there is already 44.55ha of existing Amenity / Open Space within the community. In terms of the standards model used by Sports-Scotland Tain is seen to meet the standard in terms of pitches available for a secondary school area and exceeds what is recommended for a community. It is therefore justifiable to at least consider proposals for development in this location rather than simply accepting the policy presumption against development as set out in the emerging SPP11.

Services

- 6.28 There are no objections to the three applications from service authorities although TEC Services, Scottish Water and SEPA have set out particular requirements which the applicants would require to comply with should consent be granted. The applicants have submitted further information to SEPA and TEC Services on their

proposals which for the most part have addressed highlighted concerns. Some TEC Service's requirements / issues remain to be fully clarified with the Planning Service which can be addressed through appropriate conditions. Further updates maybe available at the Committee.

- 6.29 The applications were supported by a transport implementation and impact assessment report which has recognised that traffic flows in the vicinity of the proposed development are relatively low. The developments are proposing new infrastructure which is in accordance with Council guidelines and recognises national transport policy SPP17 and PAN 75 that seeks more sustainable travel through walking, cycling and public transport. The development of the medical centre proposal and housing to the west will each provide for their own access arrangements off the proposed access road including within site circulation, parking, etc. TEC Services have request additional parking provision at the medical centre resulting in 130 spaces developed in a phased manner in accordance with occupancy. In addition TEC required improved designs to reduce the reversing of service vehicles.
- 6.30 Concerns have clearly be raised through the many letters of representation that the site would be difficult to for non car users to access, particularly the elderly and disabled. There have also been safety issues particularly of school children, raised from the increased traffic. Both these aspects have been examined by TEC Services and there are no in principal issues against each application, although particular requirements and considerations are required to be put in place with any new development.
- 6.31 Development proposals should seek to provide, through good design, for good pedestrian access, cycle access and new improved public transport services principally bus services. New developments are expected to provide bus stops and also contribute to new improved bus services. Improved service have already been funded and contracted locally on account of recent retail applications including a dial-a-bus service which provides for a flexible service. Enhancing this service, through developer contribution, could therefore meet the needs of many local residents to gain access to the proposed medical centre. In addition it would help current and future residents within this locality access services elsewhere in Tain. Some school buses already have a duplicate role in that they also provide seats for the general public on school runs. Perhaps the bus / drop off are being proposed by the school could serve local public transport needs by providing a turning area for local buses services. Alternatives ideas may also exist but remain unexamined. The Council should require the development of a travel plan from each applicant to set out their intentions for more sustainable transport provisions associated with the proposed medical centre and housing, including contributions to enhance public transport services to this site.
- 6.32 One advantage of addressing these applications collectively is to ensure the proper integrations of infrastructural services, particularly footpaths to across and beyond the development site of each application. In this regard provision must be made for good direct access between the school and the medical centre and its surrounding residential neighbourhoods including Stagcroft Park, Manse Gardens and Viewhill Crescent. The field access leading to the A9 bypass should be

closed off with mounding and landscaping. Comments made by TEC Services in respect of road design within residential areas can more appropriately be addressed through Reserved Matters should the principle of development be accepted through the current housing application.

- 6.33 Should the development be approved it will be important to ensure that the existing servicing arrangements at the school are amended through new fencing to prevent continued use of the old car park and Craighill Terrace road as a drop off / pick up zone. It is expected for example that the existing car park will become a play area for younger pupils. Consideration needs to be given as to which of the current access points will remain for pupils in line with guidance on “safer routes to schools” and what provision is being put in place to link new housing developments with the school as well as from existing housing to the north west of the primary school which currently has a number of informal pathway connections.
- 6.34 Letters of representation have raised issues of local flooding problems within properties on Moss Road and Provost Ferguson Drive. Whilst existing residents and landowners have responsibilities to address their own difficulties, the development of the field to the south of the existing properties for housing will ensure substantive improvements are implemented for the collection and disposal of surface water on the land being developed. It will be important to ensure, through provision of an appropriate construction method statement at the reserved matters stage, that improvements are advanced to also include enhanced safeguards are provided during the construction phase of any development.
- 6.35 SEPA have requested that the existing field drain between the two main landholdings remain largely undisturbed except at the two proposed road crossings. It will also be important to prevent development from encroaching upon this feature, with boundaries being set back from the edge of the ditch. It is likely however that ownership responsibility extending to the ditch will pass over with the sale of properties in this area.

Layout and Design Issues

- 6.36 The layout of the proposals as submitted within these three applications is not inspiring reflecting a design concept that has simply provided a rectangular site with a generous footprint for a medical centre. The indicative layout for housing offers a standard, medium to high density, housing estate with a road layout comprising a simple loop giving access to some further housing through cul-de-sacs. The layout and design do not obviously take account of its surroundings recognising the advantages on offer including: -
- solar gain / south facing aspects.
 - extensive views to Sutherland / Dornoch Firth.
 - the amenity space / recreational ground.
 - the quality and standard of many buildings within this historic town.
- 6.37 It is important for new developments and the community generally to realise the benefits of better design standards within new developments. In particular regard has to be taken of sustainable design features to take advantage of solar gain and perhaps grey water provisions. A superior layout and built form would enhance

the local amenity and in particular provide an improved car park layout and better landscape plans, perhaps boundary wall treatment, providing a better integration of the new proposals with its surrounding that respect the historic and architectural qualities of this old royal burgh.

- 6.38 The land being used for built development is extensive and with good design could accommodate fairly large scale buildings, such as the medical centre, which once developed could provide this historic town with a modern building of architectural substance. The applicant has been asked to consider re designing their proposals and bring forward a design more in keeping with this town which has a legacy of architecturally strong community buildings can be valued by the community. They were also asked to consider including provision for a new care home, currently under discussion within the community, which in itself would require a revised design.
- 6.39 The proposed medical centre design however is seen as acceptable. Details on the choice of materials, smooth render walls, zinc roof, window colours remain to be determined and should be managed through conditions. Roofing, dark grey in colour, and buff coloured walls would be colours of choice. However colour samples should be produced to allow a final determination of materials to be used. The development of the medical centre could establish a style and tone that set design elements that can be reflected within the proposed new housing adjacent.
- 6.40 Concerns have been raised about the size of the proposed housing units in relationship with the adjacent housing which varies from single storey, one and a half and two storey. Clearly there would be benefits in ensuring that the proposed development of housing sits within existing ground levels where underbuilding is kept to a minimum. That said it seems perfectly reasonable to indicate that the site could accept 2 storey housing utilising 45° roof pitches. As the housing application is in outline, conditions should be applied to secure a common design theme throughout when details are presented through reserved matters. The Council also expects attention to sustainable design issues to come through approval of reserved matters. Conditions are also needed to ensure the strip of land south of the new playing fields and north of the new access road is kept free of built development but enhanced with some landscaping. A remote footpath (2.4m in width) would also assist with road safety and should be considered as an alternative to a roadside footpath.
- 6.41 A number of representations have raised concerns that the local primary school will need to be extended to accommodate increased pupils from new housing developments within the area. The Council's ECS Service does not support this view and is comfortable that their current facilities are adequate and that their slightly reduced site has capacity for expansion should this be required at a future date.

Amenity

- 6.42 All three applications will introduce change into a largely undeveloped area of Tain. The land currently owned by the Council is for the most part maintained as an open grass field and presents an attractive amenity for those who currently live

close by or pass this area. The housing application has already been amended to remove the prospect of housing to the south side of the proposed new playing fields and thereby will retain an extensive open area at the heart of this new development area. It will also ensure the recreational area and new facilities are not unnecessarily enclosed.

- 6.43 Development as proposed through the medical centre and housing applications need not detract from the open outlook and general amenity provided development incorporates attractive design features including set out landscaped areas which thereafter are well maintained. Should the applications be approved then it will be important to require through conditions further information on specific details of the landscape proposals, landscape maintenance and boundaries. These should include an element of fairly mature tree plantings within the landscaped areas and boundary walls. The benefit of such measures is to introduce more character features, common within this historic settlement and to provide more detailed definition to an area that is currently relatively featureless. Boundary walls would also assist with the management of pedestrian access to and from the medical centre.
- 6.44 The southern boundaries which border the A9 Trunk Road have already been screened and planted, with many trees growing well. It will be important to retain this landscaped buffer between the road and development and where necessary strengthen its provisions to improve the amenity of both the medical centre and future housing.

7.0 CONCLUSION

- 7.1 The applications have attracted considerable public opposition expressed through petitions, letters of representation, through local groups such as Tain Community Council Tain and Easter Ross Civic Trust. It is essential to recognise and respond to these representations when determining these three applications
- 7.3 The applications will bring change into an area which is relatively quiet, with an open outlook which has clear value and benefit to local residents. It is clear that the existing primary school benefits from having a large area of open space on its doorstep for the school to use. It can be argued that the Medical Centre should be located elsewhere within the community to the advantage of some and perhaps more in line with current public transport provisions. It is also clear that there were expectations that the proposed development of housing as presented within the adopted Local Plan was to be at a considerably lower density, thereby minimising its impact on the general amenity, local drainage and also on the local road network and the safety of pedestrians particularly school children attending Craighill Primary.
- 7.4 However the Local Plan has not simply safeguarded the whole area around Craighill Primary School from development but promotes a balance of development ideas primarily housing. To date these ambitions have been frustrated for the want of an appropriate access and for economic reasons given the many servicing requirements and the provision of affordable housing. The combination of these development ambitions help overcome specific constraints

that each project face individually and at the same time offer an unexpected / unplanned investment into facilities for the community and local primary school.

- 7.5 The three applications introduce development generally compatible with the surrounding built environment, offer much to the community in respect of improved medical services, housing including affordable housing provision, enhanced recreational facilities and solutions to the existing access and parking concerns related to the existing use of Craighill Primary School. These points are seen as having merit given the development pressures currently being faced by the community.
- 7.6 Although it was not possible to undertake site specific discussion on a medical centre through the local plan, it was clearly an objective for the community. There may be other sites in Tain where this proposal could be accommodated, but equally those sites are untested in a planning sense. Locating the development of a medical centre at Craighill Terrace offers advantages one of which is being close to a principle access road into and out of Tain with good access to the by pass. It also provides an important catalyst for development ambitions in this area which have been held back for many years. The realisation of the development of allocated housing land within the by-pass, including an appropriate level of affordable housing, is an important factor for the community.
- 7.7 The development offers the community unpredicted investment particularly to the advantage of the local primary school and residents in the area through the new car park and school drop off area as well as the enhanced more formal recreational facilities. These ideas have the support of Sport Scotland who has been consulted on the consequential reduction of open space / playing field ground in this location. Development will also enhance public transport services not only to service new development but to many existing residents who may want to use public transport services to access retail and other services available elsewhere in Tain. Such ideas would emerge through the development of travel plans by developers that would include subsidies for an initial period of time, usually three years, to enhance local transport services as well as the provision of appropriate infrastructure through amended designs.
- 7.8 The development proposals will introduce change to this largely undeveloped area however this need not necessarily impact adversely on the local amenity. Through adherence to good design, careful landscaping and boundary wall treatments for example, new development can in itself bring about changes that are of good quality, add interest and value, be respectful of the current amenity and abut existing neighbourhoods in an attractive, safe and responsible manner.
- 7.9 It is considered that the development ideas as presented in the three planning applications should be supported but with conditions to cover particular concerns that have been highlighted though the assessment of each proposal.

Procedures

- 8.1 The applications are not deemed to be a significant departure to the Development Plan which has identified land for residential development and amenity space at Craighill. Through re apportionment of the current land holdings / land allocations the area will retain a significant amenity area, with enhanced playing facilities which should attract increased use by existing and new residents to the area.
- 8.2 In view of the Council's financial interests, through land ownership, with these three applications and on account of the perceived loss of public open space / playing field there is an need to notify any decision to grant planning consent to the Scottish Government.
- 8.3 With regard to the new provisions set out in Circular 5/2007 prior to notify the Scottish Government of its decision, the Planning Authority is required to write to all objectors advising them of the Committee's decision and allow additional comments to be submitted. Thereafter, having taken account of any further comments if the Planning Authority remains minded to grant planning permission, its is required to continue with its notification.

RECOMMENDATION

That the Council

1. Grant permission with conditions as attached to this report for a medical centre west of Craighill Terrace.
2. Grant permission with conditions as attached to this report for a roundabout, access road, parking area and playing facilities south and west of Craighill Primary School.
3. Grant outline planning with conditions as attached to this report for housing development of 170 houses, including an affordable housing element, west and northwest of Craighill Primary School.
4. Delegate authority to the Committee Chairman in consultation with the three local members to determine the case for final notification to Scottish Government of any grant of Planning Permission following consideration of any further comments received from objectors.

Signature:

Designation: Richard Hartland – Head of Planning and Building Standards

Author: Ken McCorquodale – Principal Planner (01463 702256)

Background Papers:

1. Application File 07/00787/FULRC
2. Application File 07/00796/FULRC
3. Application File 07/00797/OUTRC

Grant application 07/00787/FULRC for a medical centre subject to the following conditions: -

1. The development hereby permitted shall be commenced within 5 years from the date of this permission.

Reason: Statutory requirement.

2. The floor area shall be a maximum of 1,930 m² gross internal floor space, with 155 m² gross internal floorspace medical pharmacy (non retail) within the medical centre.

Reason: To comply with the terms of this permission.

3. Hours of opening shall be limited to between 0800 hours and 2000 hours on weekdays and 0800 hours and 1300 hours on Saturdays unless extended with the prior written approval of the Planning Authority.

Reason: In the interest of amenity.

4. No deliveries shall take place outwith the opening hours.

Reason: In the interest of amenity.

5. Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

6. Prior to the commencement of development all principal materials to be used for roofing and elevations shall be submitted for the approval of the Planning Authority.

Reason: - To enhance the local amenity through new built development consistent with the traditional features of this historic town.

7. Prior to the commencement of development further plans highlighting the provision and phasing of development of 130 car park spaces will be submitted for the approval of the Planning Authority in consultation with the Roads Authority. The revised layout will be required to demonstrate improved servicing arrangements for delivery vehicles. The car parking spaces thereafter require to be developed on an phased programme as agreed with the Planning Authority as the uses of the medical centre evolve.

Reason: To comply with Council policy on car parking provision and access design.

8. Prior to commencement of development further plans addressing infrastructure for sustainability shall be submitted for approval by the Planning Authority to include: -
- The use of grey water for toilet flushing and similar.
 - Solar energy.
- Thereafter the approved plans shall be implemented before the medical centre opens for business.

Reason: To comply with the Council's policies for Designing for Sustainability.

9. Prior to commencement of development all technical details regarding access, footpaths, parking, turning areas, landscaping and SUDs have to be resolved to the satisfaction of the Planning Authority in consultation with the Roads Authority. Thereafter the approved plans shall be implemented before the medical centre opens for business. All surface water drainage needs to be designed for a 1 in 30 year storm and the 1 in 200 year storm will need to be assessed to check that its consequences are acceptable.

Reason: - In the interests of road safety and general accessibility.

10. Prior to the opening of the medical centre a comprehensive Travel Plan that sets out proposals for reducing the dependency on the private car by staff and customers and how these travel patterns can be influenced shall be submitted to and approved in writing by the Planning Authority, after consultation with the Roads Authority. The Travel Plan will require to be implemented for a minimum of 5 years from the opening of this facility and will include:
- Details for the management of the Travel Plan identifying the persons responsible for implementation.
 - Details of proposed initiatives, targets, monitoring proposals and reporting procedures.
 - Details of proposed measures to improve and enhance public transport facilities and services including details of subsidies. Proposals will be expected to provide a public transport stop and bus shelter perhaps within the new drop off area for school / playing field with direct footpath link from / to the medical centre.
 - Details of travel information to be provided for this facility to be made available to staff and customers of the medical centre.
 - cycle parking facilities, with weather protection.

Reason: To comply with the requirements of SPP17 Planning for Transport to reduce dependency upon the private car and encourage greater use of public transport in particular.

11. Prior to the commencement of development, details of all external lighting, including that proposed on the building, shall be submitted to and agreed in writing by the Planning Authority. Only approved lighting minimizing off site glare / light pollution generally shall be erected on site. The applicant to also confirm additional public safety measures to be provided / supported financially, including ideas for enhanced public space CCTV services in collaboration with the Highland CCTV

partnership.

Reason: In the interests of amenity and public safety within the local area.

12. For the avoidance of doubt there shall be no modification (e.g. re-alignment, rerouting, culverting) to the existing watercourse to the north of the site, with the exception of that required as part of the watercourse crossings, or proposals for habitat enhancement." A buffer of 1 m from the top of each bank be retained free of development or interference during construction.

Reason: - To safeguard the existing watercourse and habitat contained therein.

13. Prior to the commencement of development, a fully detailed landscape plan, including details of all hard surface treatments and all planting, and a management scheme for the future maintenance of all landscaped areas shall be submitted to and approved in writing by the Planning Authority. Proposals should include reasonable provision of heavy standard trees to secure immediate impact.

Reason: In order to enable the planning authority to consider these matters in detail and to benefit the local amenity.

14. The approved landscaping scheme shall be fully implemented at the earliest appropriate opportunity and certainly within the first planting season following the commencement of development, and thereafter shall be maintained in perpetuity by the applicants and/or their successors to the standard indicated in the approved management scheme. Maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

Reason: In order that a high standard of landscaping is achieved, appropriate to the site.

15. A natural stone wall, with a minimum height of 0.75m, shall be erected on the boundary of this site where it abuts the existing and proposed public road. The exact dimensions and details of this wall shall be agreed with the Planning Authority and erected in advance of the medical centre opening.

Reason: - To help establish the boundaries of this development, to enhance the amenity and to assist with the management of pedestrian access.

16. The design and installation of any plant, machinery or equipment should be such that any associated noise complies with Noise Rating Curve 25 when measured and / or calculated within any nearby noise sensitive dwelling and that no structure borne vibration is perceptible within any nearby noise sensitive dwelling.

Reason: To minimise potential disturbance to neighbouring residents.

17. The construction working hours within the site shall be Monday – Friday between 0700 hours and 1800 hours and on Saturday 0800 hours and 1300 hours, with no work being carried out on Sunday or public holidays. Any work requiring to be carried out outwith these times shall only commence with the prior written approval

of the Planning Authority.

Reason: To minimise potential disturbance to neighbouring residents.

18. Prior to commencement of development a construction method statement shall be submitted to and approved in writing by the Planning Authority in consultation with such other parties as the Authority considers appropriate. The method statement shall include (but is not restricted to) the following matters:
- A detailed construction programme and timetable, including restoration of any construction site compound.
 - An assessment of construction traffic generation and management in so far as public roads are affected, including provisions to keep all public roads free of mud / silt.
 - Approval of the exact location of the construction access off Craighill Terrace, more central to the existing two access point opposite.
 - Measures to deal with groundwater issues that may arise during construction.
 - Pollution prevention measures including contingency plans.
 - A statement covering maintenance and management of the site.
 - The applicant shall take all necessary measures to avoid nuisance to neighbouring residents caused by dust which arises from operations carried out in connection with this planning consent. The applicant should follow best practice and best management techniques in this regard, including a commitment to carrying out any remedial actions that may be requested by the Planning Authority.

Reason: To safeguard local amenity and road safety interests.

19. There shall be no burning or disposal of waste on site unless a waste management license is in force or a suitable exemption has been registered under the Waste Management Licensing Regulations 1994.

Reason: - In the interests of amenity.

INFORMATIVES

1. Scottish Water has not objected to this application, but this does not guarantee a connection to their infrastructure. The applicant/developer is encouraged to contact Scottish Water to discuss their proposals with that authority. Tel 0845 601 8855.
2. Road Construction Consent (RCC) will be required for all "off site" and adoptable works. Standards for the Roads Construction Consent submission are identified in Highland Council Road Guidelines Document, for further information contact Principal Engineer, THC TECS Golspie Office.
3. This consent does not carry with it the right to carry out works within the Trunk Road boundary and that the applicant must consult with Transport Scotland, Trunk Roads Network Management Directorate through its Management Operations on the terms and conditions, under roads legislation, that require to be agreed to enable works within the trunk road boundary to be approved.

4. In mitigating the effects of noise the applicant, and any future contractor, is advised to follow the guidance contained within BS5228: Part 1 1997 – Noise and Vibration Control on Construction and Open Sites.
5. Open space, amenity or verge areas will not be adopted along with public roads and would need to be transferred for public maintenance under a separate agreement, unless otherwise provided. There is a charge for adoption of these areas which is 40 times the annual maintenance charge and this is required to be paid up front. The site landscaping forming the new gateway to Tain will need to be maintained to a high amenity standard. All new trees to be planted 5m clear of road edge to avoid any long term maintenance difficulties of traffic conflicts.
6. It is recommended that the applicant / developer of this site informs all neighbouring residents who are likely to be affected by the construction works of the proposed timescales and the intended site of operations. It is recommended that the applicant / developer appoint a person responsible for dealing with complaints and provide a contact telephone number to neighbouring residents. By keeping residents informed of progress of the works and by treating any complaints expeditiously the applicant / developer may allay any possible fears that neighbouring residents have.

Grant application 07/00796/FULRC for a roundabout, access road, parking area and playing facilities subject to the following conditions: -

1. The development hereby permitted shall be commenced within 5 years from the date of this permission.

Reason: Statutory requirement.

2. Prior to the commencement of development the construction details, including details of soil(s) to be used for the improved playing fields require to be submitted for approval of the Planning Authority. Thereafter the playing fields to be constructed as approved and made available for use within an agreed timescale prior to the opening or shortly after of the medical centre or occupation of housing granted permission on adjacent land through applications reference 07/00787/FULRC and 07/00797/OUTRC.

Reason: - To secure early completion of the replacement pitches / playing fields of an appropriate quality.

3. Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

4. Prior to commencement of development all technical details regarding access, footpaths, parking, turning areas, landscaping and SUDs have to be resolved to the satisfaction of the Planning Authority in consultation with the Roads Authority. Assessment of the design output of the roundabout to be undertaken against the full development potential of land as covered by the medical centre or occupation of housing granted permission on adjacent land through applications reference 07/00787/FULRC and 07/00797/OUTRC.

Reason: - In the interests of road safety and general accessibility.

5. Prior to the commencement of development details of all Sustainable Urban Drainage works will be submit for approval by the Planning Authority in consultation with SEPA. Proposals for SUDs shall ensure two levels of treatment for surface water from the proposed car park, bus turning area. All surface water drainage needs to be designed for a 1 in 30 year storm and the 1 in 200 year storm will need to be assessed to check that its consequences are acceptable.

Reason: - To manage surface water responsibly and minimise the risk of pollution.

6. Prior to the commencement of development additional traffic impact assessment as

required by the Road Authority shall be undertaken to look specifically at the roundabout and Craighill Terrace /A9 Trunk Road Junction, at times of peak traffic flow of current and future development in this area and thereafter implement all additional design requirements.

Reason: - In the interest of road safety.

7. Prior to the commencement of development the following details will be considered by the applicant and thereafter implemented following approval of the Planning Authority in consultation with the Roads Authority: -

- The access road shall reduce from 6m to 5.5m in width west of the medical centre and shall be extended to the site boundary to avoid any claims for ransom strip valuations.
- Designing a remote footpath 2.4m in width, rather than adjacent the roadside, on the north side of the access road west of the proposed car park and bus turning area.
- Provision of a crossing feature (e.g. raised table) on Craighill Terrace, north of the proposed roundabout and opposite the existing school entrance.
- Proposals for all entrances to the school to be submitted for approval and agreed with the Roads Authority, including plans for closing off old access points to the school.
- Footpath provision to Manse Garden to an approved entrance to the school.

Reason: - To secure the best design solution for pedestrian and road access within this locality.

8. Prior to the commencement of development, a fully detailed landscape plan, including details of all hard surface treatments and all planting, and a management scheme for the future maintenance of all landscaped areas shall be submitted to and approved in writing by the Planning Authority. Proposals should include reasonable provision of heavy standard trees around all sides of the new car park and bus turning / drop off area.

Reason: In order to enable the Planning Authority to consider these matters in detail and to benefit the local amenity.

9. The approved landscaping scheme shall be fully implemented at the earliest appropriate opportunity and certainly within the first planting season following the commencement of development, and thereafter shall be maintained in perpetuity by the applicants and/or their successors to the standard indicated in the approved management scheme. Maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

Reason: In order that a high standard of landscaping is achieved, appropriate to the site.

10. Prior to any construction commencing on site plans for all boundary fencing to the school, playing fields, the new car park and bus turning area together with any safety fencing adjacent the roadside shall be submitted for the approval of the Planning Authority in consultation with the Roads Authority, taking account of all new public

access points, school security, access controls, pedestrian links and road safety requirements.

Reason: - To manage and control pedestrian access routes within this locality.

11. A natural stone wall, with a minimum height of 0.75m, shall be erected on the boundary of the proposed car park site where it abuts or runs parallel with the existing and proposed public road. The exact dimensions and details of this wall shall be agreed with the Planning Authority and erected in advance of the car park being used.

Reason: - To help establish the boundaries of this development, to enhance the amenity and to assist access generally in a safe and managed manner.

12. Prior to any construction commencing on site proposals for the signposting of Craighill Primary School at key access points shall be agreed with the Planning Authority. Thereafter the signs shall be erected within an agreed timescale.

Reason: - To raise public awareness of the changed access points and use of the buildings comprising Craighill Primary School.

13. For the avoidance of doubt there shall be no modification (e.g. re-alignment, rerouting, culverting) to the existing watercourse to the north- west of the site, with the exception of that required as part of the watercourse crossings, or proposals for habitat enhancement." A buffer of 1 m from the top of each bank be retained free of development or interference during construction.

Reason: - To safeguard the existing watercourse and habitat contained therein.

Informatives

1. Road Construction Consent (RCC) will be required for all "off site" and adoptable works. Standards for the Roads Construction Consent submission are identified in Highland Council Road Guidelines Document, for further information contact Principal Engineer, THC TECS (Golspie Office).

Grant application 07/00797/OUTRC for the development of housing in outline for up to a maximum of 170 units, including 42 affordable housing units, subject to the following conditions: -

1. Application for approval of reserved matters shall be made to the Planning Authority within 3 years from this date of this permission.

Reason: Statutory requirement.

2. The development hereby permitted shall commence within 5 years from the date of this permission or within 2 years from the date of approval by the Planning Authority of the last of the reserved matters to be approved.

Reason: Statutory requirement.

3. Before development commences written approval from the Planning Authority must be obtained for:

- Detailed layout of the site as a whole, site levels existing and proposed, including provision for individual accesses, car parking, details of all fences, wall and all other boundaries.
- the siting, design and external appearance of all buildings / services
- the means of access thereto (to include access to, within and across the site by pedestrians, cyclists),
- the proposals for surface water drainage and maintenance thereof
- the proposals for landscaping and maintenance thereof
- proposals for provision and or enhance of play equipment within the area.
- a travel plan to reduce the dependency on the private car.

Collectively these are termed “reserved matters”.

Reason: The application was in outline only.

4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted for consideration by the Planning Authority and no work on site shall begin until the written approval of the Authority has been given. Plans and particulars should comply with Residential Standards as set out in the Ross and Cromarty East Local Plan – Development Plan Guidelines.

Reason: - The application was in outline only.

5. The submitted site layout is taken as indicative only and is not hereby approved. It is expected however that the strip of land to the south of the proposed new playing fields and north of the new access road, will be retained free of built development, accommodating only footpath and landscaping provisions including some new tree plantings

Reason: For the avoidance of doubt, to clarify the terms of the permission hereby granted and safeguard an important open amenity feature.

6. Unless otherwise agreed in writing by the Planning Authority, no fewer than 25% of the total number of house plots for which planning permission is hereby approved will be developed as plots for affordable housing as defined in The Highland Council Development Plan Policy Guidelines on Affordable Housing. No work shall commence on site until and unless details of (a) the plots on which affordable housing is to be situated; (b) the means by which the affordable housing is to be provided and (c) the timescale for completion of the affordable housing have been submitted to and agreed in writing by the Planning Authority.

Reason: In order to ensure affordable housing.

7. Prior to the commencement of development a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and approved in writing by the Planning Authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

8. Prior to the commencement of development a design statement has been submitted to and approved in writing by the Planning Authority. The design statement shall explain and illustrate the design principles and design concept of the development and measures proposed to achieve quality design integrating building forms and open space within the context of the guidance of PAN 68 "Design Statements" and "A Policy Statement for Scotland – Designing Places". Agreed design aspects shall thereafter be implemented in accordance with the approved plans.

Reason: To allow design issues to be fully assessed for the development of the whole housing site in association with surrounding developments.

9. Design and layout is expected to demonstrate a minimal approach to earth mounding, excavation, re-contouring and general disturbance to the land. Plans illustrating proposed cross-sections and future ground level heights will be expected. The expected housing units are to be developed with minimal underbuilding.

Reason: - In the interests of sustainable development and to reduce the impact of the development on neighbouring housing.

10. Prior to the commencement of development a Travel Plan is to be prepared and submitted for approval by the Planning Authority, in consultation with the Roads Authority, to highlight all measures to reduce the dependency of residents on the private car to access facilities locally within in Tain. Such measures must include proposals to improve and enhance public transport facilities and services including details of subsidies to be put in place for up to three years following occupation any housing.

Reason: - To promote and support sustainable public transport initiatives within Tain.

11. Prior to the commencement of development the following details will be considered by the applicant and thereafter implemented following approval of final designs by the Planning Authority in consultation with the Roads Authority: -

- The new access road into the site shall be 5.5m
- The roads layout shall conform to Home Zone design standards with a maximum 20mph speed restriction.
- a remote footpath on the north side of the access road west of the proposed school car park and bus turning area.
- Footpath provision to Stagcroft Park Housing Estate.

Reason: - To secure the best design solution for pedestrian and road access within this locality.

12. Prior to the commencement of development the detailed arrangements for water and sewerage infrastructure, and its implementation programme to serve the site shall be submitted for the prior approval of the Planning Authority in consultation with Scottish Water.

Reason: To ensure effective control over details of water and sewerage infrastructure.

13. For the avoidance of doubt there shall be no modification (e.g. re-alignment, rerouting, culverting) to the existing watercourse to the east of the site, with the exception of that required as part of the watercourse crossings, or proposals for habitat enhancement." A buffer of 1 m from the top of each bank be retained free of development or interference during construction.

Reason: - To safeguard the existing watercourse and habitat contained therein.

INFORMATIVES

1. Scottish Water may not have objected to this application, but this does not guarantee a connection to their infrastructure. The applicant/developer is encouraged to contact Scottish Water to discuss their proposals with that authority. Tel 0845 601 8855.
2. Road Construction Consent (RCC) will be required for all "off site" and adoptable works. Standards for the Roads Construction Consent submission are identified in Highland Council Road Guidelines Document, for further information contact Principal Engineer, THC TECS (Golspie Office).
3. This consent does not carry with it the right to carry out works within the Trunk Road boundary and that the applicant must consult with Transport Scotland, Trunk Roads Network Management Directorate through its Management Operations on the terms and conditions, under roads legislation, that require to be agreed to enable works within the trunk road boundary to be approved.
4. For assistance with the expansion of bus services and costs (contributions) contact David Summers, TEC Services (01463) 702613.

5. Open space and amenity areas will not be adopted along with public roads and would need to be transferred for public maintenance under a separate agreement, unless otherwise provided. There is a charge for adoption of these areas which is 40 times the annual maintenance charge and this is required to be paid up front. The site landscaping forming the new gateway to Tain will need to be maintained to a high amenity standard. All new trees to be planted 5m clear of road edge to avoid any long term maintenance difficulties of traffic conflicts.
6. It is recommended that the applicant / developer of this site informs all neighbouring residents who are likely to be affected by the construction works of the proposed timescales and the intended site of operations. It is recommended that the applicant / developer appoint a person responsible for dealing with complaints and provide a contact telephone number to neighbouring residents. By keeping residents informed of progress of the works and by treating any complaints expeditiously the applicant / developer may allay any possible fears that neighbouring residents have.

Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Ken McCorquodale 01463 702256

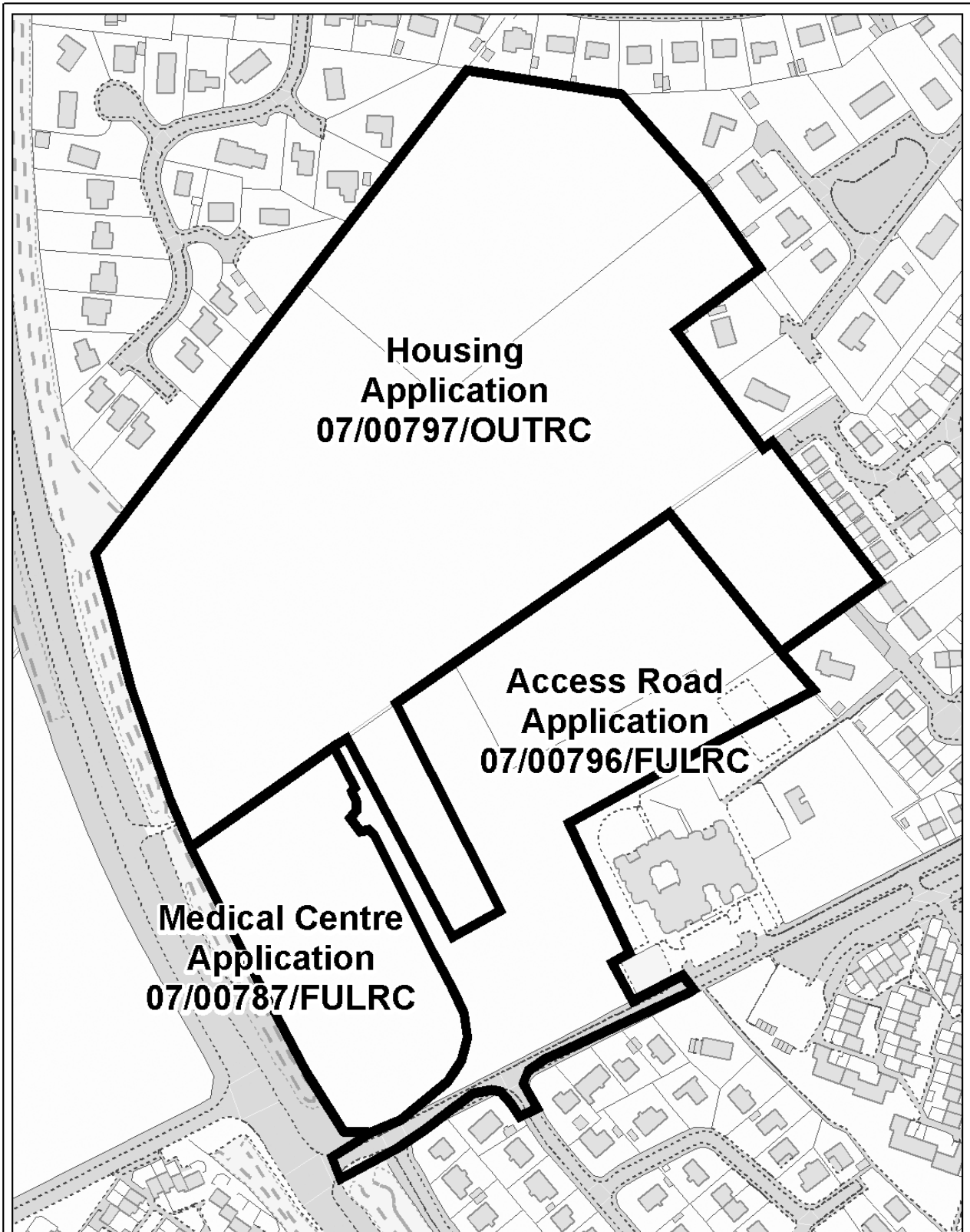
Background Papers: As referred to in the report above and case file reference numbers

07/00787/FULRC

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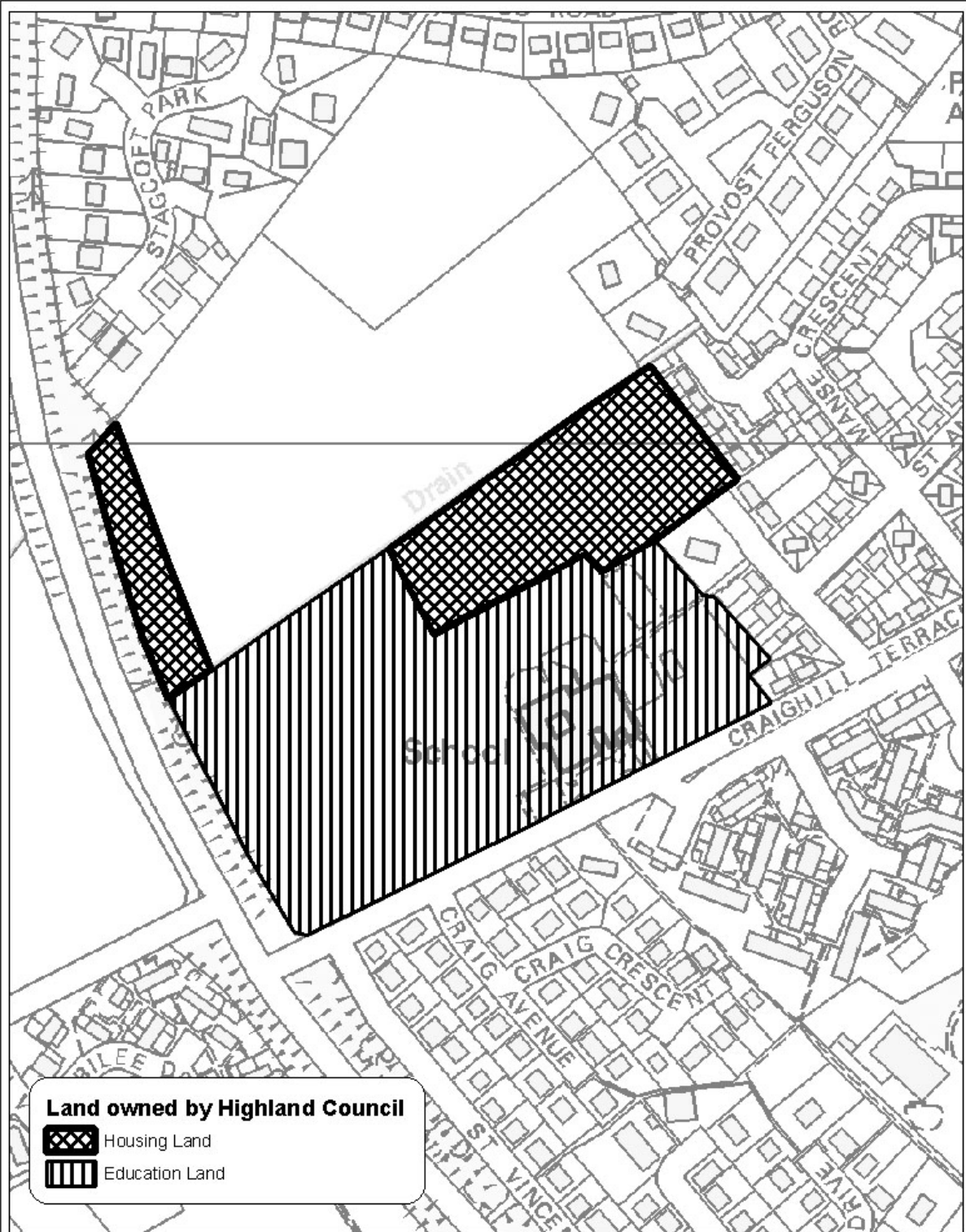
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Date: 9 April 2008



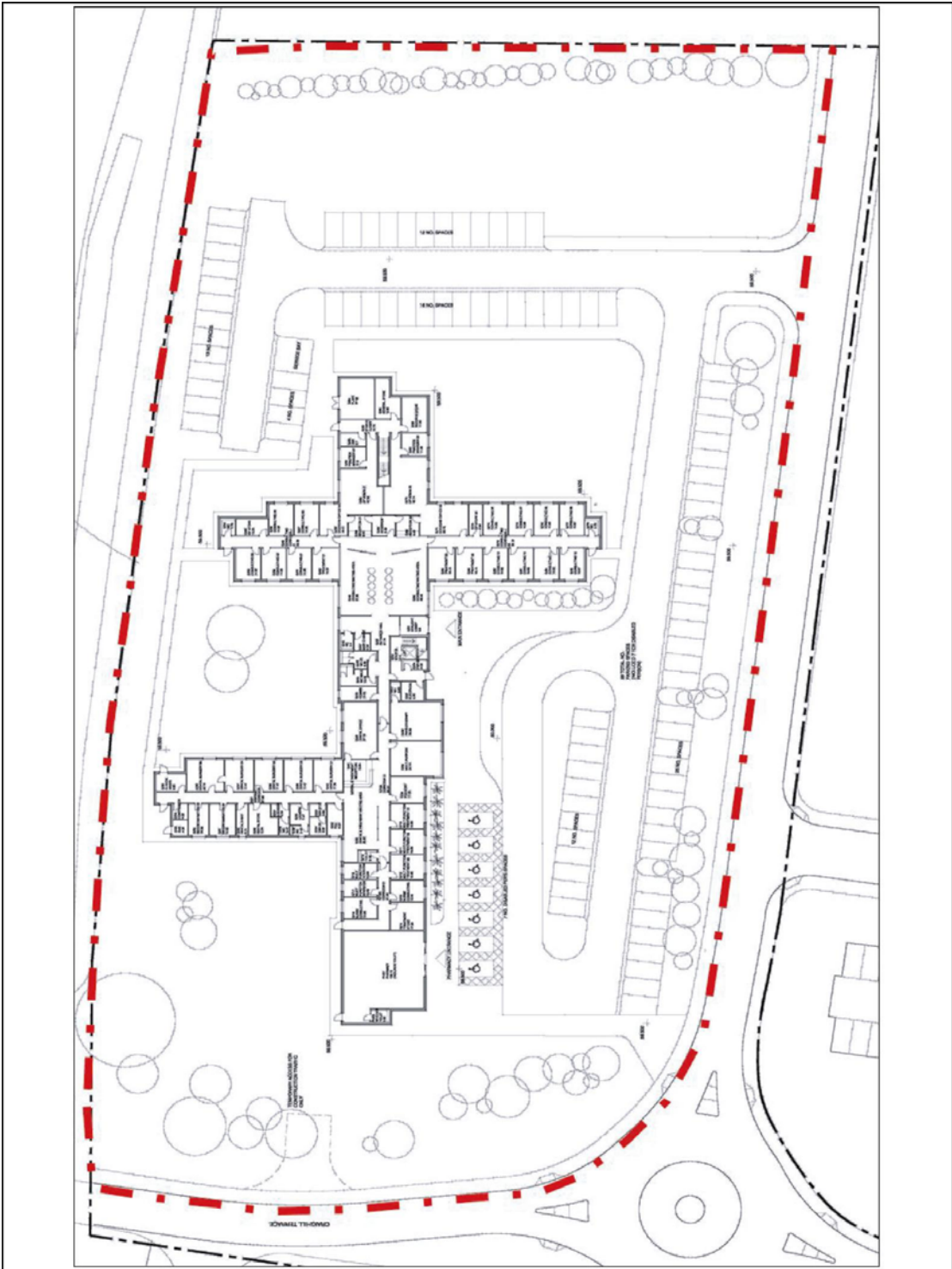
Planning Applications at Craighill, Tain





Land in Council Ownership

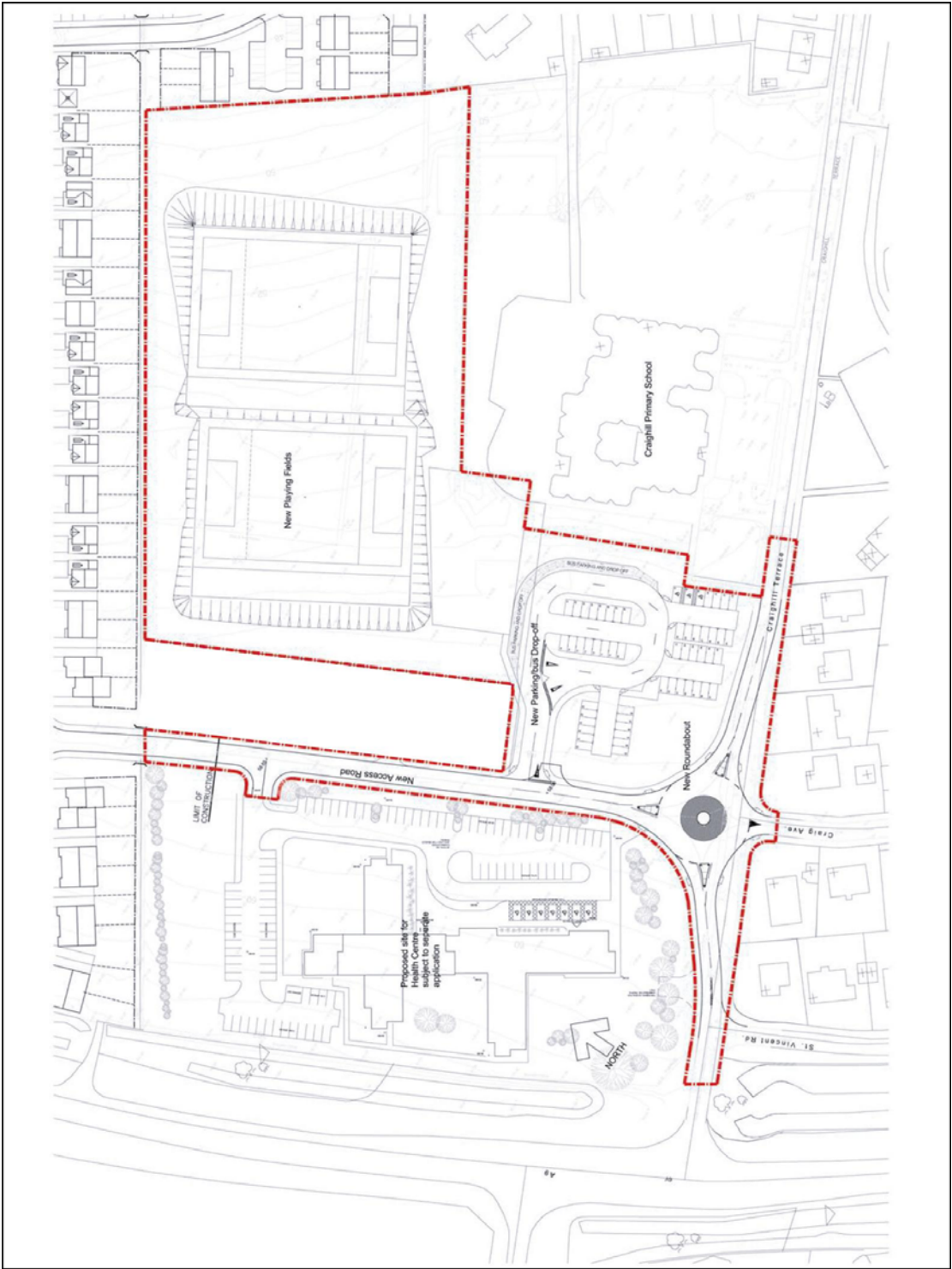




07/00787/FULRC
Site details of Medical Centre

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Site details of access roads, etc

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Site details of houses

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