

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 8 December 2009

Agenda Item	4.1
Report No	51/09

**09/00421/FULSU: The Highland Council
Invergordon Academy, Academy Road, Invergordon**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Re-roofing part of building

Recommendation - GRANT

Ward : 7 – Cromarty Firth

Development category : Local

Pre-determination hearing : Not required

Reason referred to Committee : Council's interest

1. PROPOSED DEVELOPMENT

- 1.1 The application proposes the re-roofing of a section of the building at Invergordon Academy with low pitch trapezoidal insulated roof panels, to match the previous re-roofing work carried out on other parts of the building.
- 1.2 The section of roof involved is over the single storey kitchen and dining room complex together with adjacent offices, corridor and walkways.

2. SITE DESCRIPTION

- 2.1 Invergordon Academy is the secondary school serving the Invergordon area and is located to the north-west of Academy Road, close by the bend onto Tomich Road to the north of the town. The building, which appears to date from the 1960s/1970s, is a mix of single and two storey sections, with its principal elevation and access onto Academy Road to the south. Adjacent uses include a leisure centre, care home, fire station and playing fields.

3. PLANNING HISTORY

- 3.1 None recorded

4. PUBLIC PARTICIPATION

4.1 Advertised : Unknown Neighbour

Representation deadline : 30/10/2009

Timeous representations : 0

Late representations : 0

5. CONSULTATIONS – none undertaken

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G1 Conformity with Strategy

G2 Design for Sustainability

6.2 Ross and Cromarty East Local Plan 2007

Within Invergordon – defined within area of special uses (school).

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

Scottish Planning Policy

8. PLANNING APPRAISAL

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

There are no policy issues. The site is recognised as an existing school in the adopted Local Plan. The proposed improvement works to the school building therefore complies with policy.

8.4 Material Considerations

The proposed works are designed to improve the fabric of the existing building and involve installing a low pitched roof over a part of the building which currently has a flat roof. This single storey section of the building is viewed from various aspects against the higher two storey section behind. It is also contained between other parts of the building where pitched roofs have already been installed. The works will therefore have no material impact on the overall appearance of the building and no impact on any adjoining properties.

9. CONCLUSION

- 9.1 The proposed re-roofing works have been designed to match pitched roofs already in place and it is considered that the proposals will marginally enhance the appearance of the building. Accordingly it is considered that the application should be supported.

10. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

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

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this decision notice has been submitted to and acknowledged by the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. The type of materials to be used in the development hereby approved shall be as specified on the approved plans unless otherwise agreed in writing with the Planning Authority. For the avoidance of doubt, the colour of the cladding shall be green to match the other pitched roofs on the building.

Reason : To ensure that the development progresses in accordance with the design hereby approved and is thus sensitive to its surrounds.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 09/00421/FULSU

Please note: Your attention is drawn to the conditions attached to this permission. 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 meet these conditions may invalidate your permission or result in formal enforcement action.

Signature Allan J Todd

Designation: Area Planning & Building Standards Manager, Caithness, Sutherland
and Easter Ross

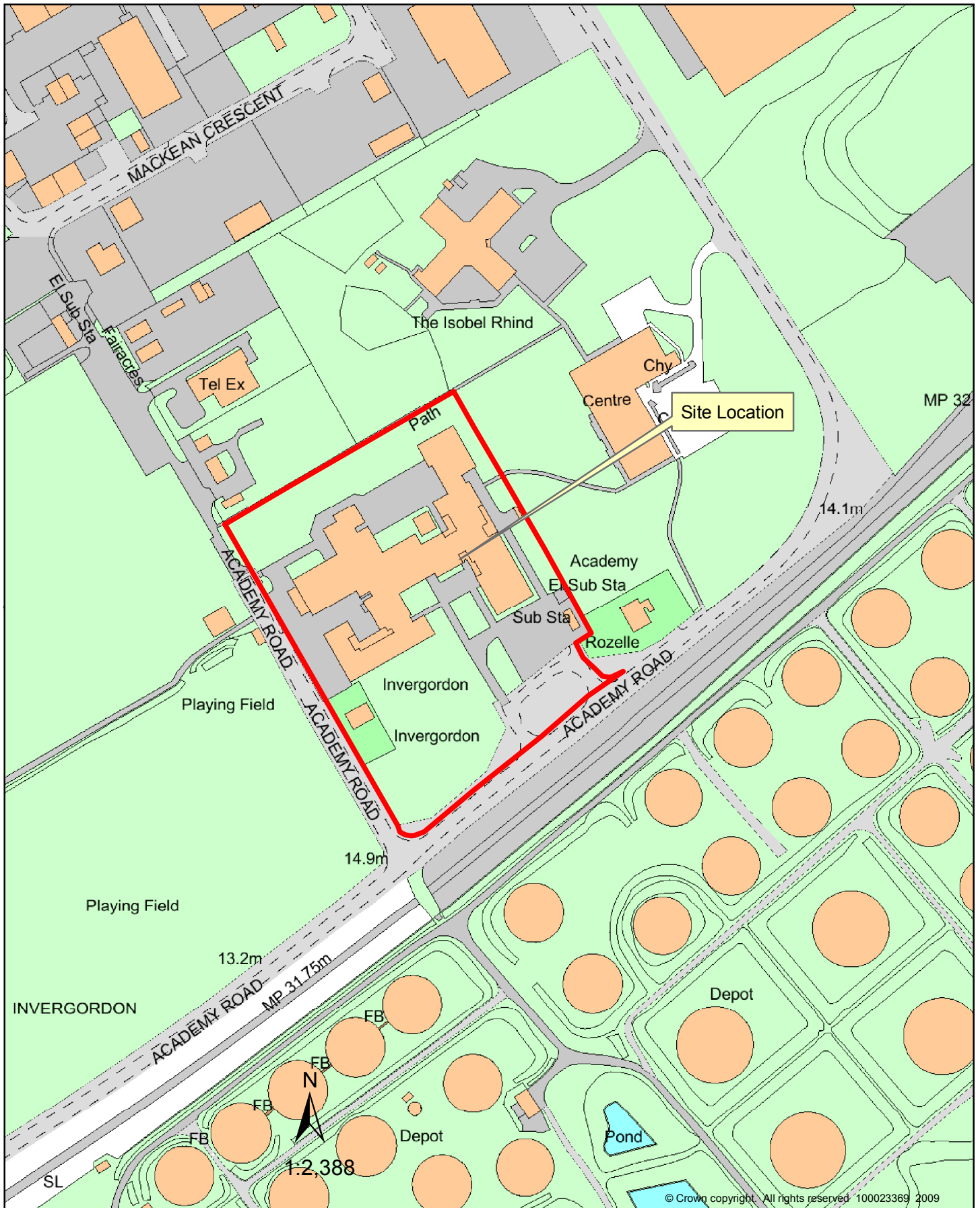
Author: Dorothy Stott

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

Relevant Plans: Plan 1 – Location Plan

Plan 2 – Site Layout Plan

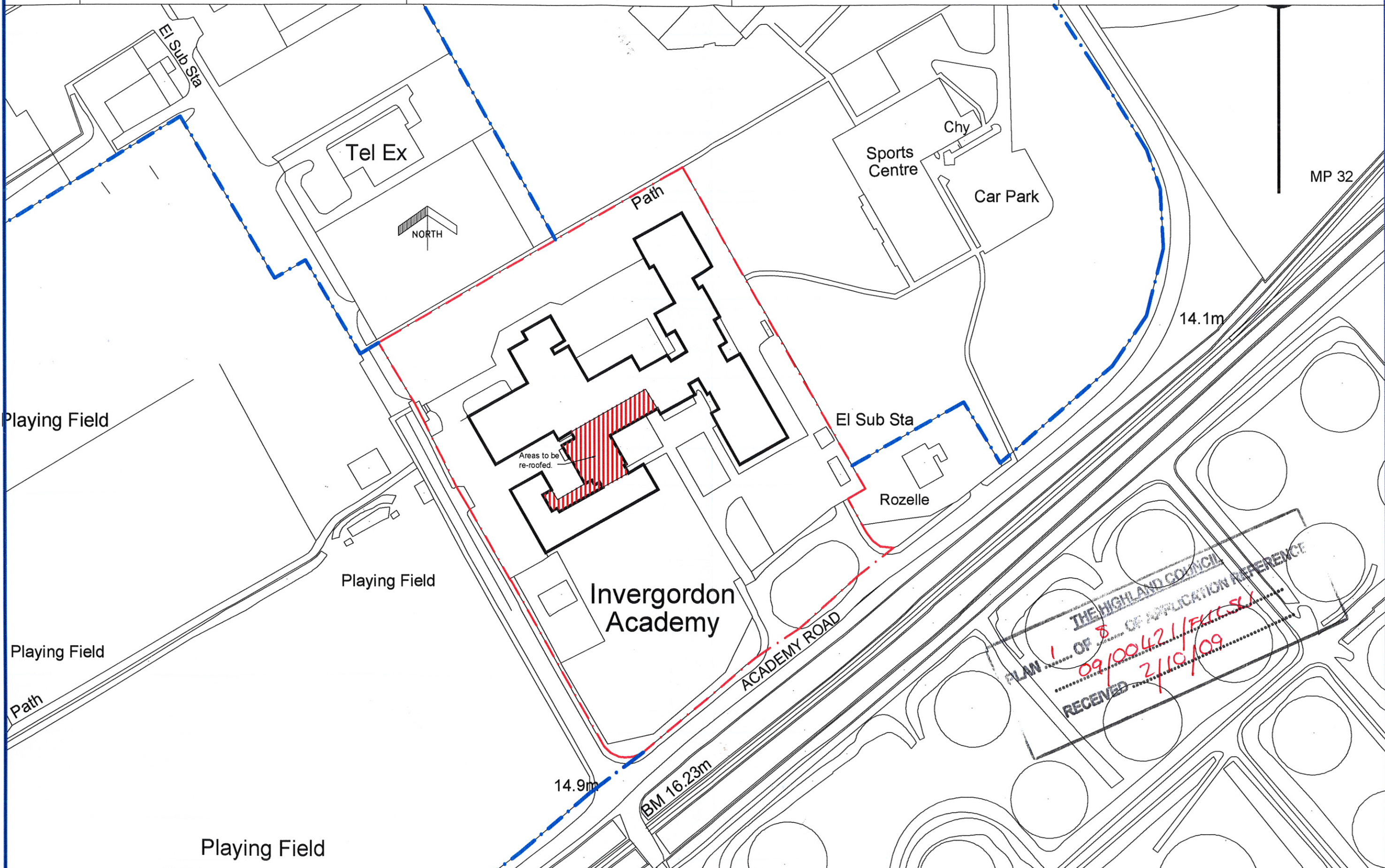
Plan 3 – Elevations



09/00421/FULSU
 Re-roofing part of building at
 Invergordon Academy, Academy Road, Invergordon.

The Highland Council
 Per White & McGinn Architects
 The Synergie Building
 Fairways Business Park
 Inverness

NOTES 1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES 2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE 3. ALL DIMENSIONS TO BE CHECKED ON SITE 4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION



REVISIONS		
REV	INITIAL	DATE

client
The Highland Council

project
Invergordon Academy Re-roofing

drawing
Location/Site Plan

drawing no. **0907-01**

revision

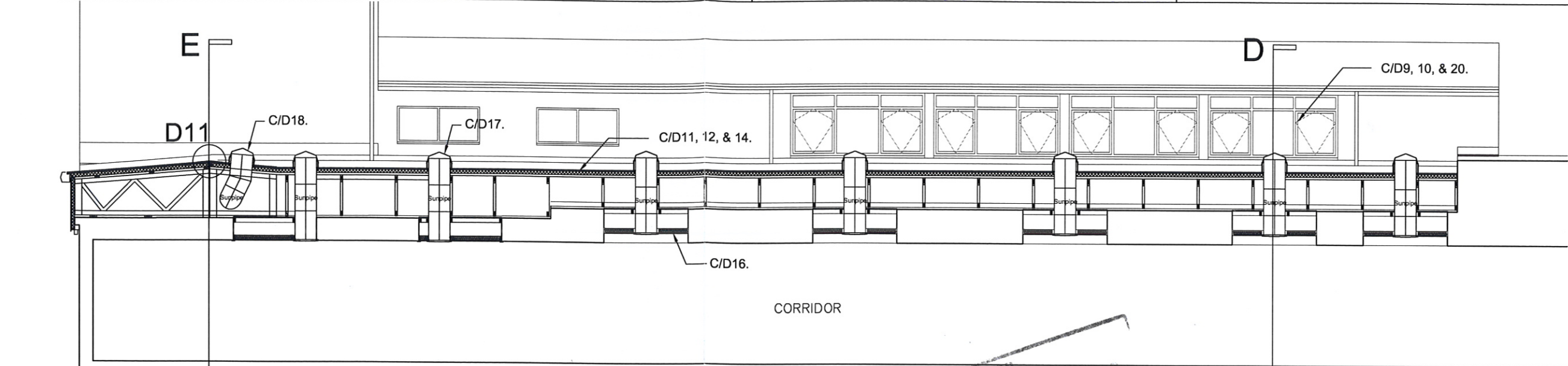
date **12 07 09**

drawn **sm** scale (A3) **1:1250**

THE SYNERGIE BUILDING
FAIRWAYS BUSINESS PARK
CASTLE HEATHER
INVERNESS IV2 6AA

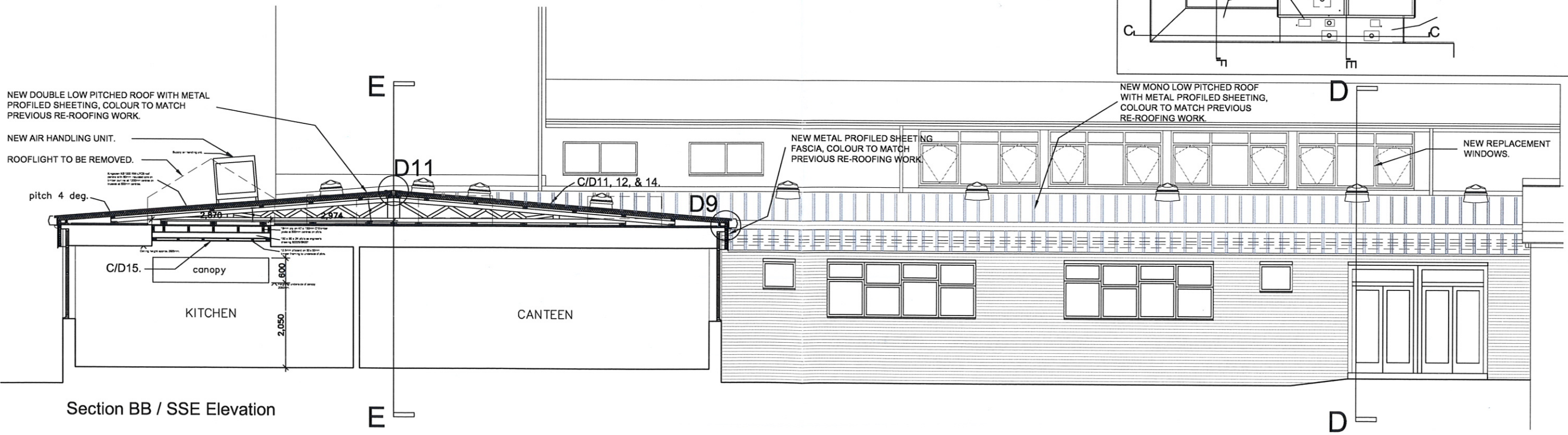
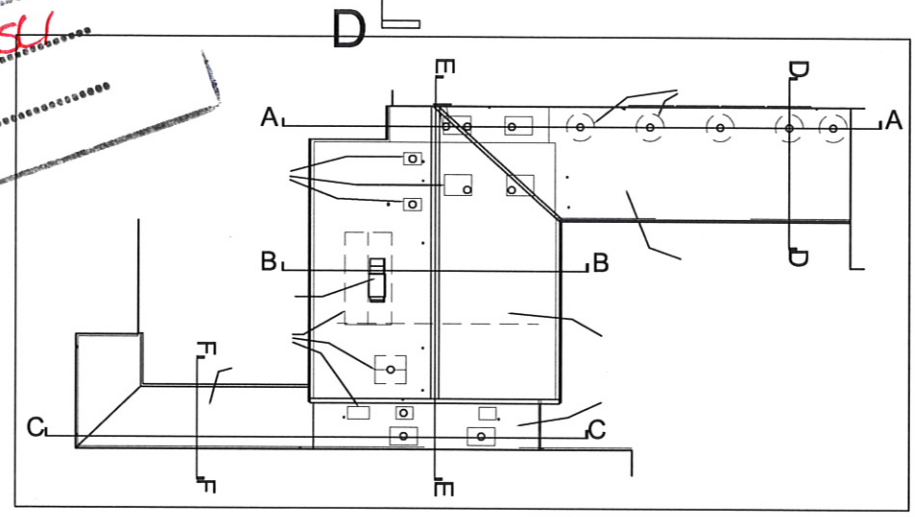
(T) 01463 227587
(F) 01463 227588
(E) OFFICE@WHITEANDMCGINN.COM

- NOTES
1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES
 2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE
 3. ALL DIMENSIONS TO BE CHECKED ON SITE
 4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION



Section AA

THE HIGHLAND COUNCIL
 PLAN 6 OF 8 OF APPLICATION REFEREN
 09/100421/FCCSL
 RECEIVED 2/10/09



Section BB / SSE Elevation

REVISIONS			
REV	INITIAL	DATE	DETAIL

client
The Highland Council
 project
Invergordon Academy Re-roofing

drawing
Proposed Sectional Elevs. AA and BB
 drawing no. **0907-08**
 revision
 date 13 07 09
 drawn sm scale (A3) 1:100

THE SYNERGIE BUILDING
 FAIRWAYS BUSINESS PARK
 CASTLE HEATHER
 INVERNESS IV2 6AA
 (T) 01463 227587
 (F) 01463 227588
 (E) OFFICE@WHITEANDMCGINN.COM

