

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND AND EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 1 JUNE 2010**

Agenda Item	
Report No	

**10/01178/FUL : The Highland Council per Mr Finlay MacDonald, Property Services,
Headquarters Building, Glenurquhart Road, Inverness IV3 5NX
Castletown Primary School, Castletown, Thurso KW14 8UA**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Re-roofing of remaining flat roofs to pitched roof construction

Recommendation - GRANT

Ward : Ward 4 – Landward Caithness

Development category : Local Development

Pre-determination hearing : No

Reason referred to Committee : Highland Council development.

1. PROPOSED DEVELOPMENT

- 1.1 The development proposes to replace existing flat roofs over the kitchen and vestibule, science and art & music rooms with pitched roofs. The new pitched roofs are to be slated to match other recent phases of re-roofing to replace flat roofed sections of the school building. Slates are specified as Penryhn Heather Blue Welsh slate with Trespa Meteor panels at gable ends. Sun tunnels are to be located in the kitchen roof in addition to a repositioned extraction cowl and upstand. The cowl on the north-west elevation wall of the kitchen is to be removed with wall surfaces made good. A sun tunnel is to be added above the corridor leading to the science and art & music rooms to replace the former dome light. Rainwater goods are to be replaced with Marley deepflow guttering and connected to existing surface water drainage system.
- 1.2 Informal pre-application consultation regarding nature of development and requirement for submission of planning application.
- 1.3 No alteration of existing infrastructure is proposed.
- 1.4 No supporting documents submitted.
- 1.5 No variations made to application since lodging.

2. SITE DESCRIPTION

- 2.1 Castletown Primary School is located on the south-east approach to the village of Castletown being situated on the turn-off from the B876 Wick to Castletown road on the unclassified road from Castletown to Olig. The cluster of school buildings has evolved from the imposing central stone built, slate roofed original school building, constructed circa 1875. Mid twentieth century additions to the school have been flat roofed being functional in form and character rather than aesthetically pleasing or in keeping with the original building. The current application forms the third phase of a rolling project to replace the flat roofed areas of the school buildings with roofs of a pitched construction, finished in slate.

The school is located with excellent access around the school buildings. The components of the school buildings considered in this application are situated to the rear of the main mass of the building and are largely obscured from the principal south-east elevation, which faces the unclassified Castletown to Olig road.

The complex of school buildings is located within substantial school grounds on a generally flat site, set apart from neighbouring homes. The access to buildings is excellent with ample parking and storage space on site. All proposed works are restricted to existing buildings on site with no new floor space to be created.

3. PLANNING HISTORY

- 3.1 No recent planning history. Works in earlier phases of refurbishment and improvement were undertaken within the provisions of Class 33 of the Schedule to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. These works replaced other flat roofs on site with pitched roofs of a similar nature and character to those proposed within this application.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : No advert required.

Representation deadline : 26 March 2010

Timeous representations : 0

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- No representations have been submitted.

- 4.3 All letters of representation can be viewed at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

- 5.1 No consultations deemed necessary.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

Policy G1 Conformity with strategy

Policy G2 Design for sustainability

Policy S1 Services and facilities

Policy S2 Educational facilities

6.2 Caithness Local Plan 2002

Settlement Policy S Special Uses

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

8.1 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

The proposal is fully compliant with policy G1 Conformity with strategy and policy G2 Design for sustainability as the works will benefit buildings which form a core community function as a school. The works are compatible with existing service provision and demonstrate an increased quality of design, respectful of the original school building. The replacement of high maintenance flat roofs with a pitched, slate covered roof is considered to safeguard the long-term viability of the buildings' function as a school. This will also aid sustainability through the reduction of long-term maintenance burdens imposed by an aged, flat roofed construction.

Conformity with policies S1 Services and facilities and S2 Educational facilities respectively is considered to be achieved as the proposed works will ensure that the current school buildings are retained and improved for the benefit of the community.

The proposed development maintains the current structure, form and functions of the buildings as fit for purpose as a school. The proposed development is therefore compliant with Settlement Policy S of the Caithness Local Plan.

8.4 **Material Considerations**

The scale and extent of the proposed works are in keeping with the existing structure with no part of the proposed pitched roofs being higher than the existing ridgeline. Shading as a result of the increase in roof height is considered to be negligible with little or no impact on adjacent wings of the building. The proposed works will be largely hidden from view from the main south-east elevation of the building as a whole with works being considered to enhance, rather than detract, from the aesthetic character of the existing structures.

Material finishes specified match recent phases of re-roofing on site with the use of Penryhn Heather Blue welsh slate and Trespa Meteon panels at gables. This roof construction should be long lasting, more sustainable and less maintenance intensive than the existing flat roof construction.

8.5 **Other Considerations – not material**

The works have been scheduled to take place over the school summer holidays to reduce the impact and disruption to the running of the school.

8.6 **Matters to be secured by Section 75 Agreement**

Not applicable

9. **CONCLUSION**

9.1 The proposal is consistent with structure and local development plan policies, safeguards the continuing form and function of the building and improves the aesthetic character of the building as a whole.

Therefore, the recommendation is to grant permission subject to the conditions below.

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:

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 planning permission/approval of matters 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.

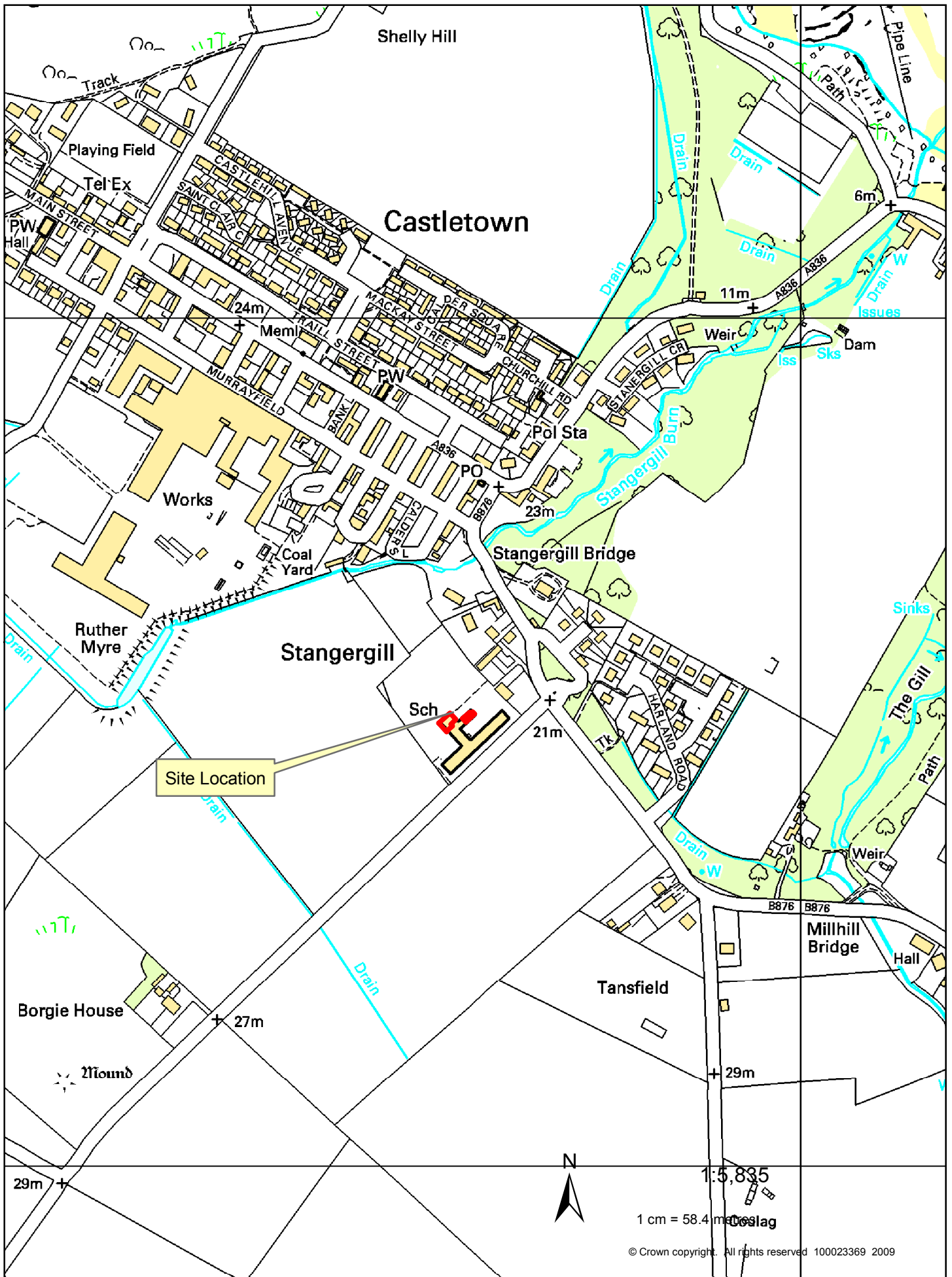
Signature: Allan J Todd

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

Author: David Barclay

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

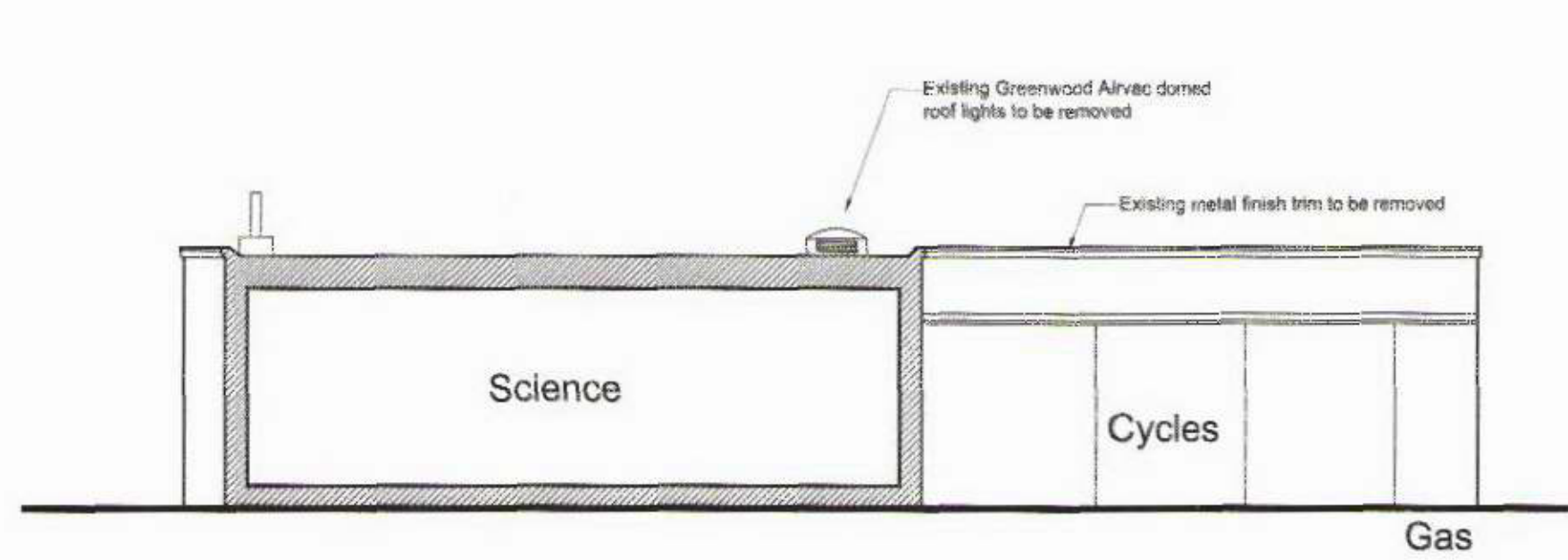
Relevant Plans: Plan 1 – Site & Location Plan PAA0120 L 01 A
Plan 2 – Existing Elevations PAA0120 L 00 A
Plan 3 – Elevations PAA0120 L 02 A
Plan 4 – Kitchen Works & Sections PAA0120 AD 01 A
Plan 5 – Details Sheet PAA0120 AD 02 A



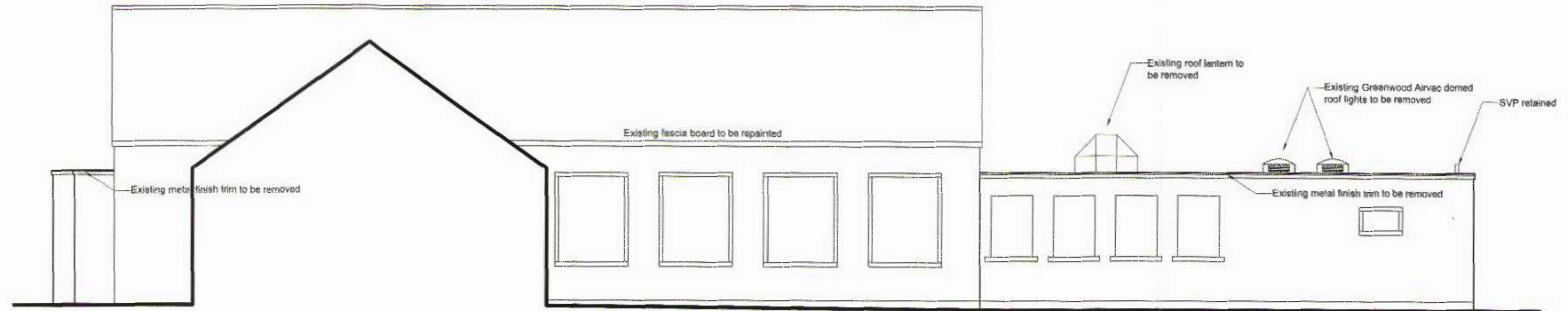
10/01178/FUL
 Re-roofing of remaining flat roofs to pitched roof construction at
 Castletown Primary School, Castletown, Thurso

Mr F MacDonald
 per The Highland Council
 Housing and Property Services
 Market Square
 Wick.

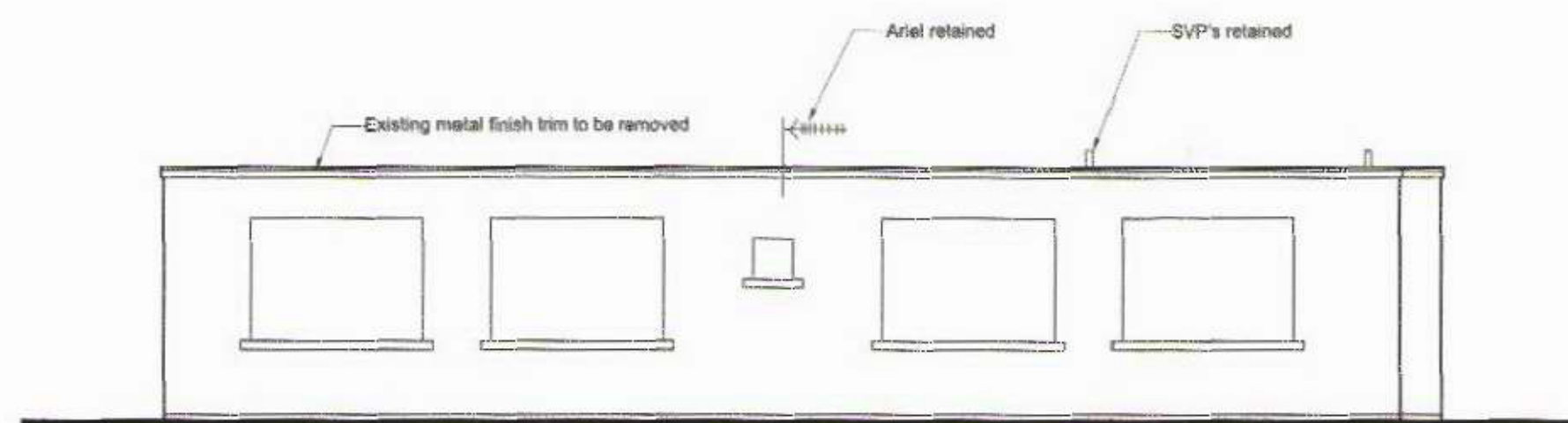
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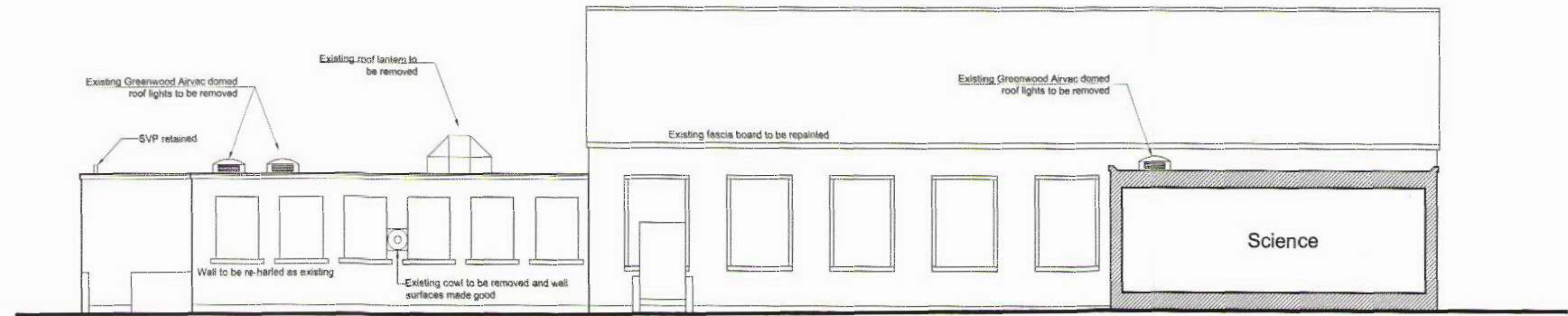
South East Elevation



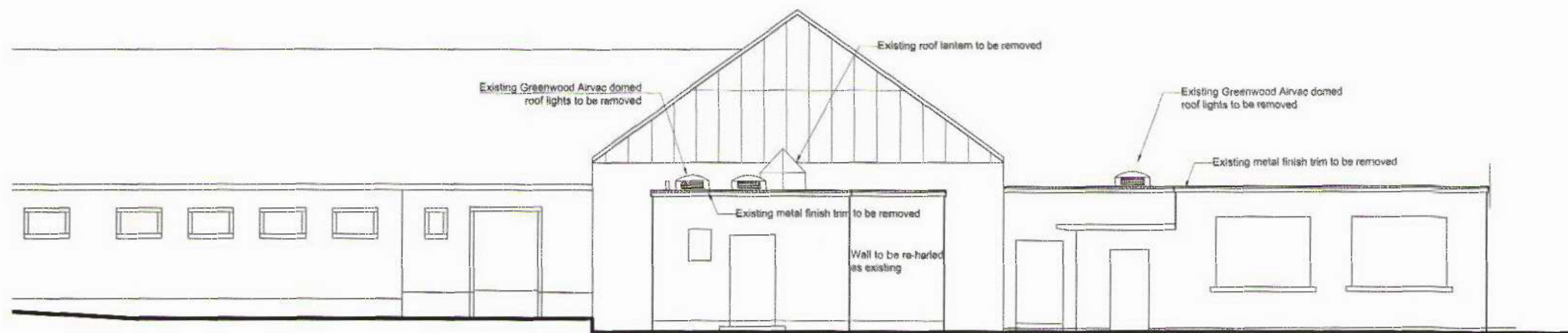
Toilets Dining Kitchen
South East Elevation



Art & Music Science
North West Elevation



Kitchen Dining Science
North West Elevation



Toilets Dining and Kitchen Art and Music
North East Elevation



Science Store Library Toilets & Cloaks
South West Elevation

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Date

Signed
ON BEHALF OF _____

Rev.	Purpose of Issue	By	Checked	Date
A	Planning application	RJA	CB	14/03/10
Description First Issue				



HOUSING AND PROPERTY SERVICE
Steve Barron
Director of Housing and Property

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CLIENT
Property & Architecture

CONTRACT
John Linklater

PROJECT
Castletown Primary School
Re-roofing - Phase 3

DRAWING TITLE
Existing Elevations

PURPOSE OF ISSUE
Planning Application

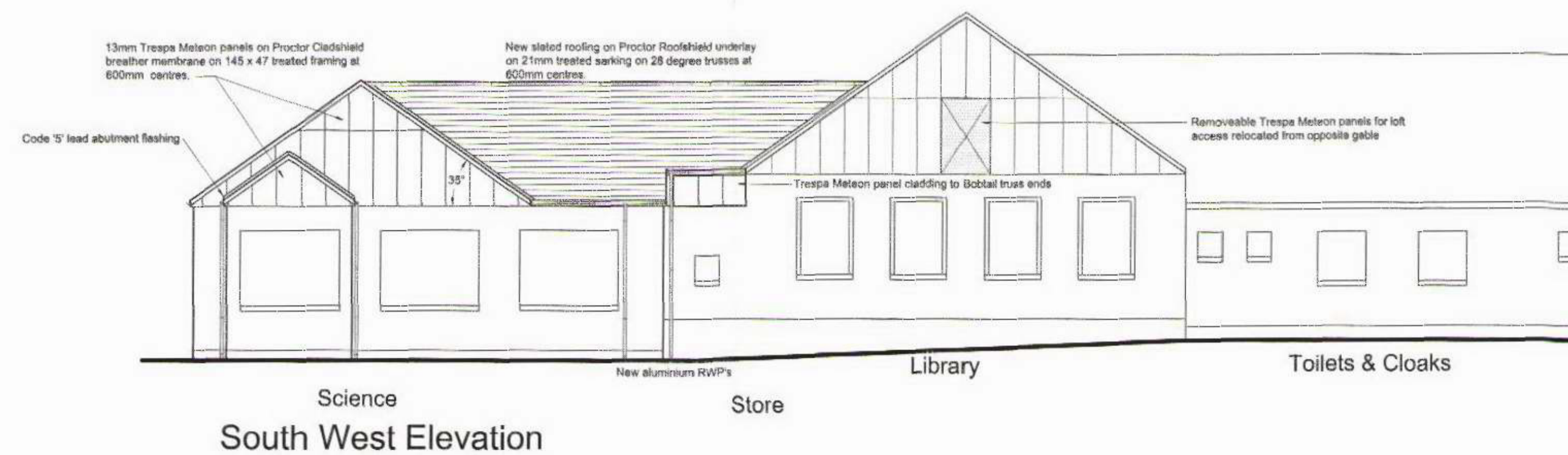
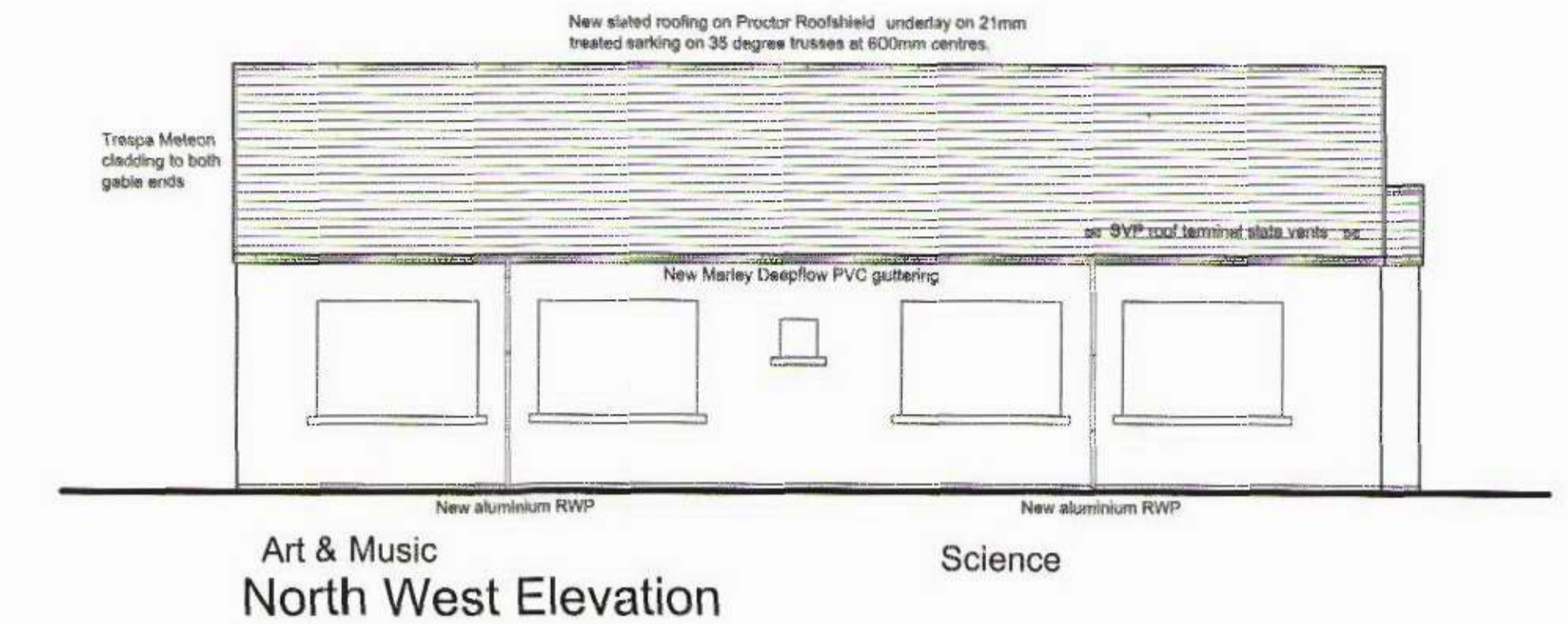
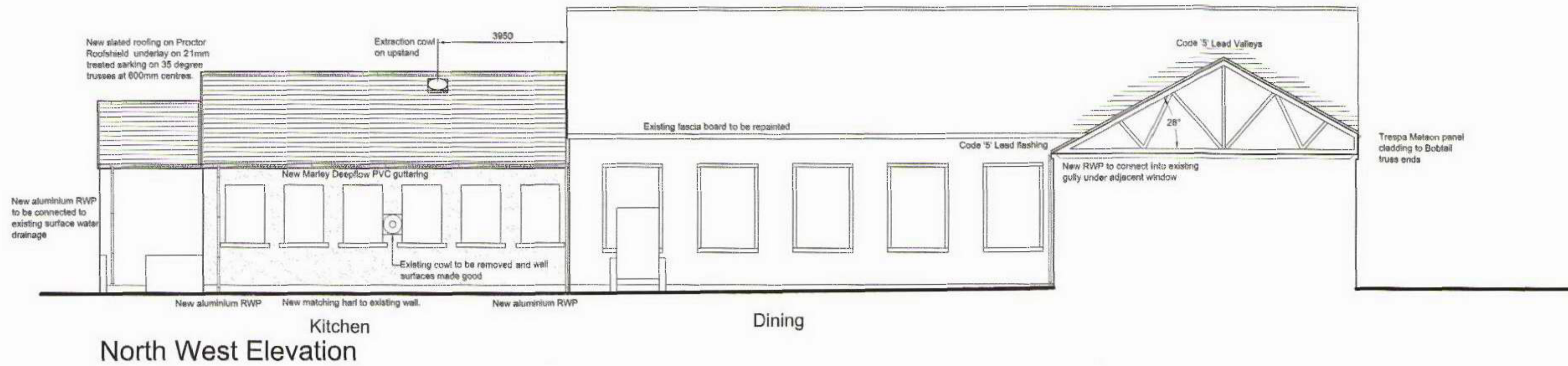
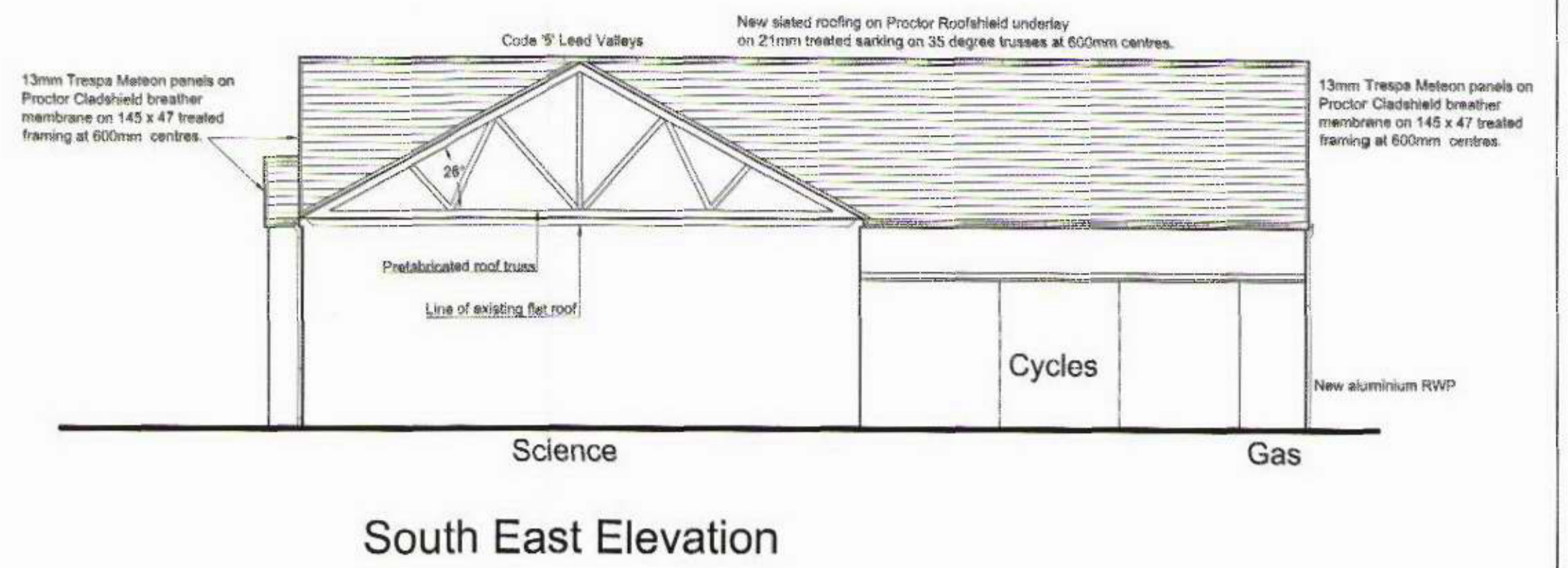
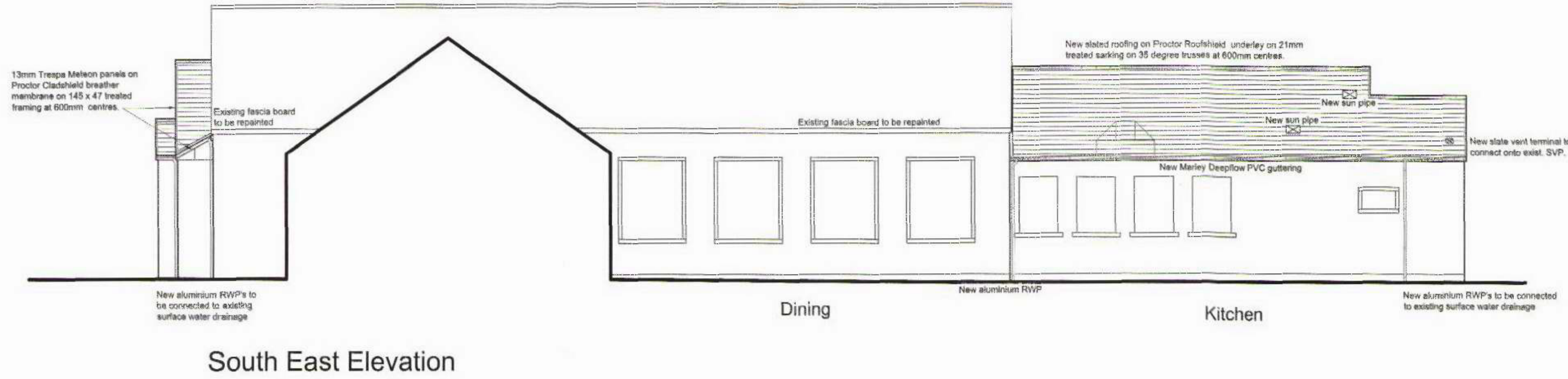
PAPER
A1

SCALE	DATE	DRAWN BY	CHKD BY
1:100	Mar. 2010	RJA	CB
PROJECT NUMBER	SHEET	UNIQUE NO.	REVISION
PAA0120	L	00	A

RECEIVED 05 MAR 2010

- Notes:
1. All dimensions in millimetres unless noted otherwise.
 2. For Proposed Plan layout, refer to drawing no. PAA0120/L01
 3. For Proposed Elevations, refer to drawing no. PAA0120/L02.
 4. For Sections and Details, refer to drawings PAA0120 / AD01 & AD02.

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Notes:

- All dimensions in millimetres unless noted otherwise.
- Remove all existing stone chippings from areas to be re-roofed. Clean and prepare surfaces for new works. Allow for repairing or re-fixing damaged or loose copings to perimeter of areas to be re-roofed.
- New roof cover to comprise: Marley Modern concrete ridge (Mosborough Red) on Penryn Heather Blue welsh slates nailed through Proctor Roofshield underlay into 21mm thk. close butt jointed treated timber sarking boards on pre-fabricated timber trusses set at 600mm spacings along treated timber wall plate to Structural engineer's specifications.
- Gables to be clad with 13mm thk. Trespa Meteon panels (as existing) on, Site fabricated treated timber framework.
- Supply and lay 150mm thk. Rockwool rollbats over Visqueen DPM on existing roofing felt at areas to be re-roofed. Supply and fix 250x19mm plywood fascias over existing copings and new truss ends at areas to be re-roofed. Apply Sadolin pigmented basecoat and 2 pigmented topcoats of Sadolin Classic Preservative to new fascias matching existing.
- All existing inboard rainwater outlets to be located and sealed. Supply and fix Marley Deepflow guttering at new roofing with fixing brackets at 750mm centres screwed to new fascia boards. Supply and fix 68mm Ø circular polyester coated aluminium downpipes with barrel pipe clips at max. 1200mm centres. Supply and install new Marley 100mm nom. Ø uPVC drains from rainwater pipes where necessary, to connect into existing surface water drainage system. Allow for making good the playarea surfaces following the drainage works. All other new RWP connections to be made to existing external gully gratings at base of internal redundant RWP's.

Rev.	Purpose of Issue	By	Checked	Date
A	Planning Application	R.J.L.	CB	14/03/10
Description: First Issue				



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Director of Housing and Property

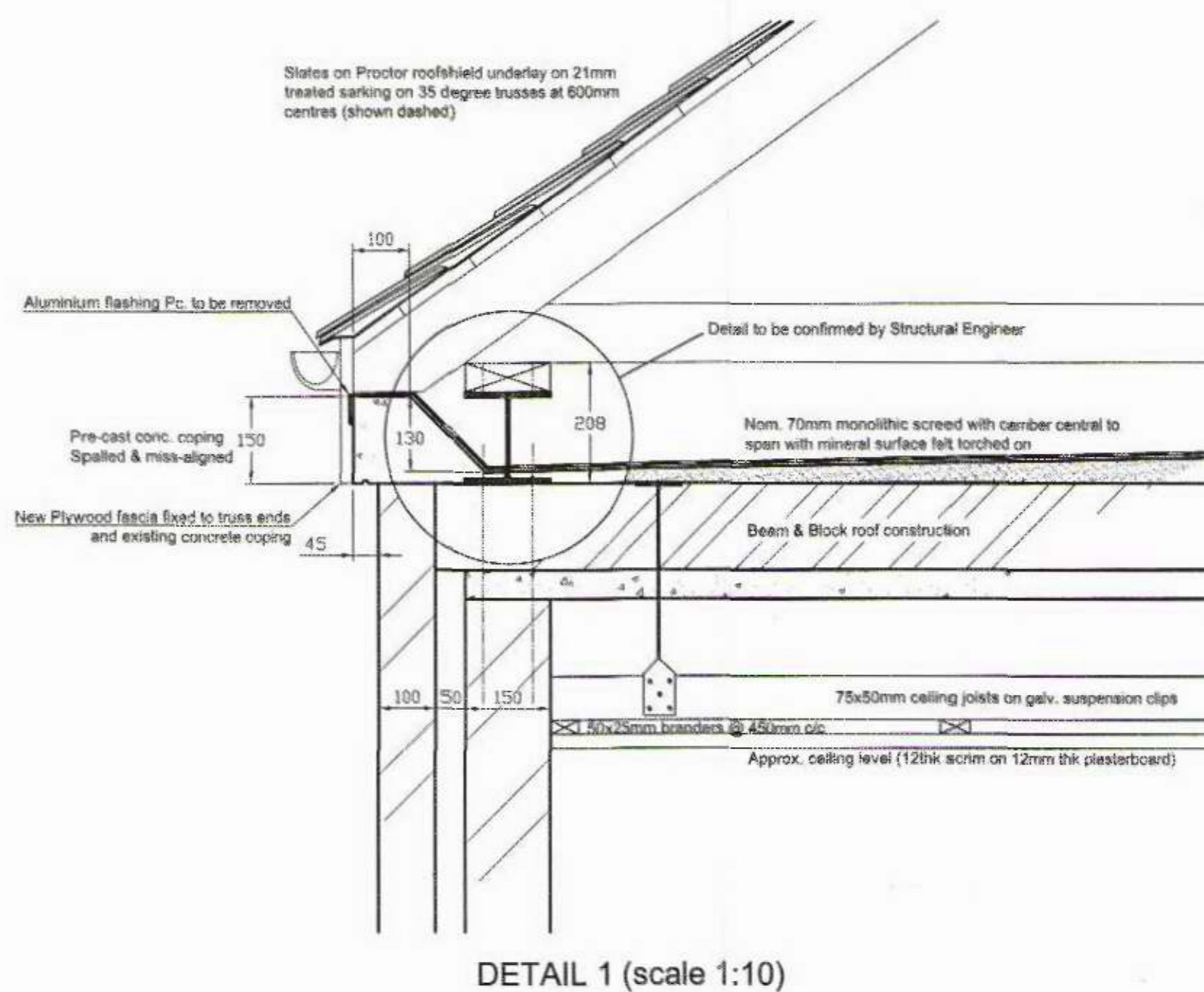
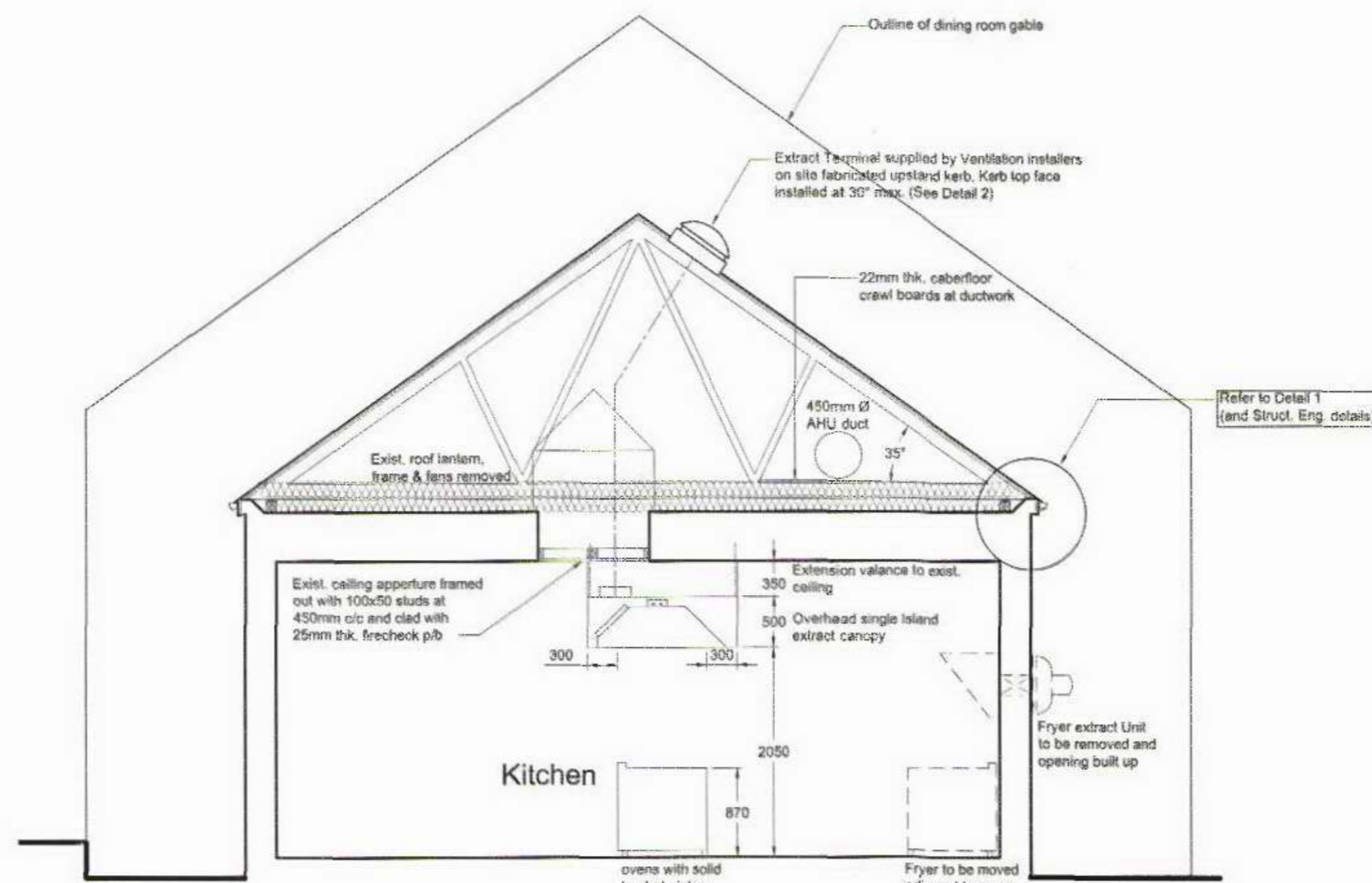
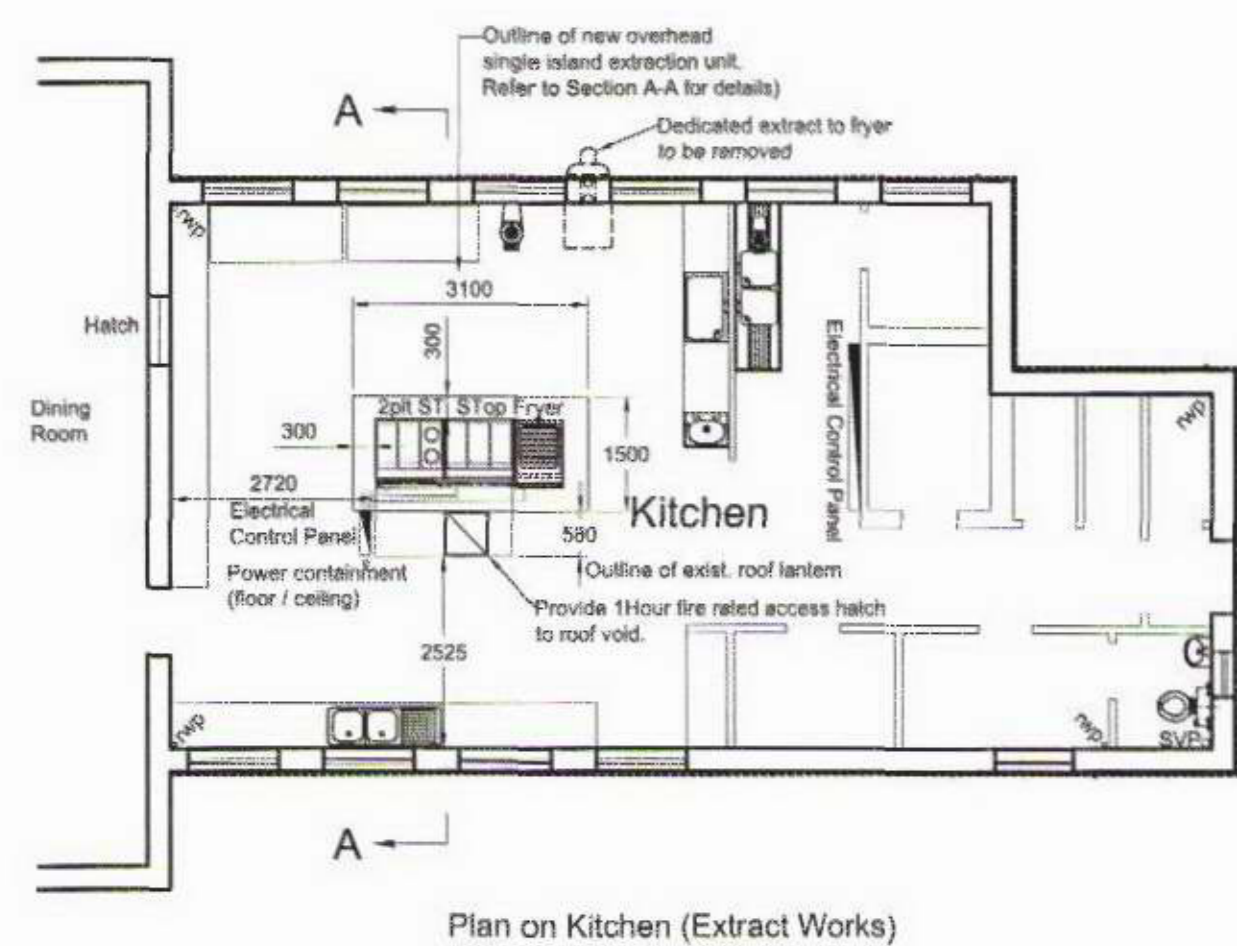
Drummuie Golspie KW10 6TA
Tel. (01408) 635301
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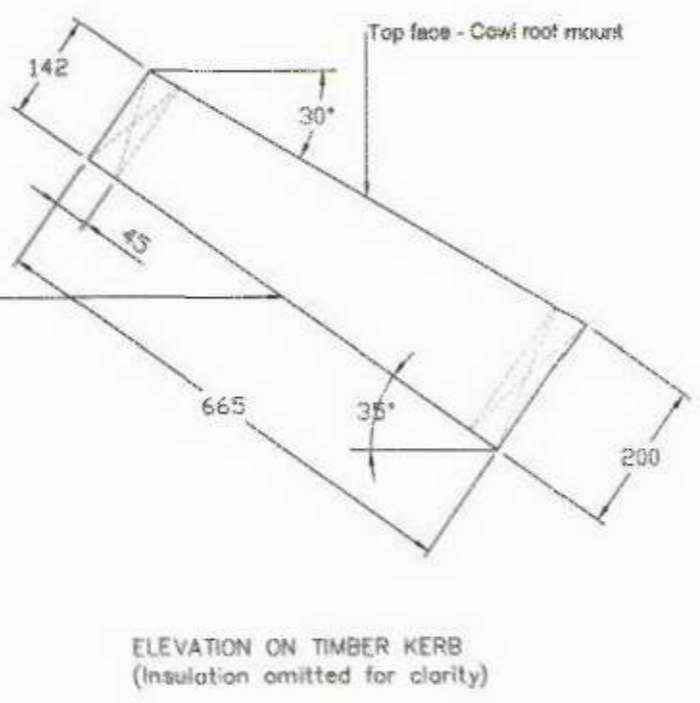
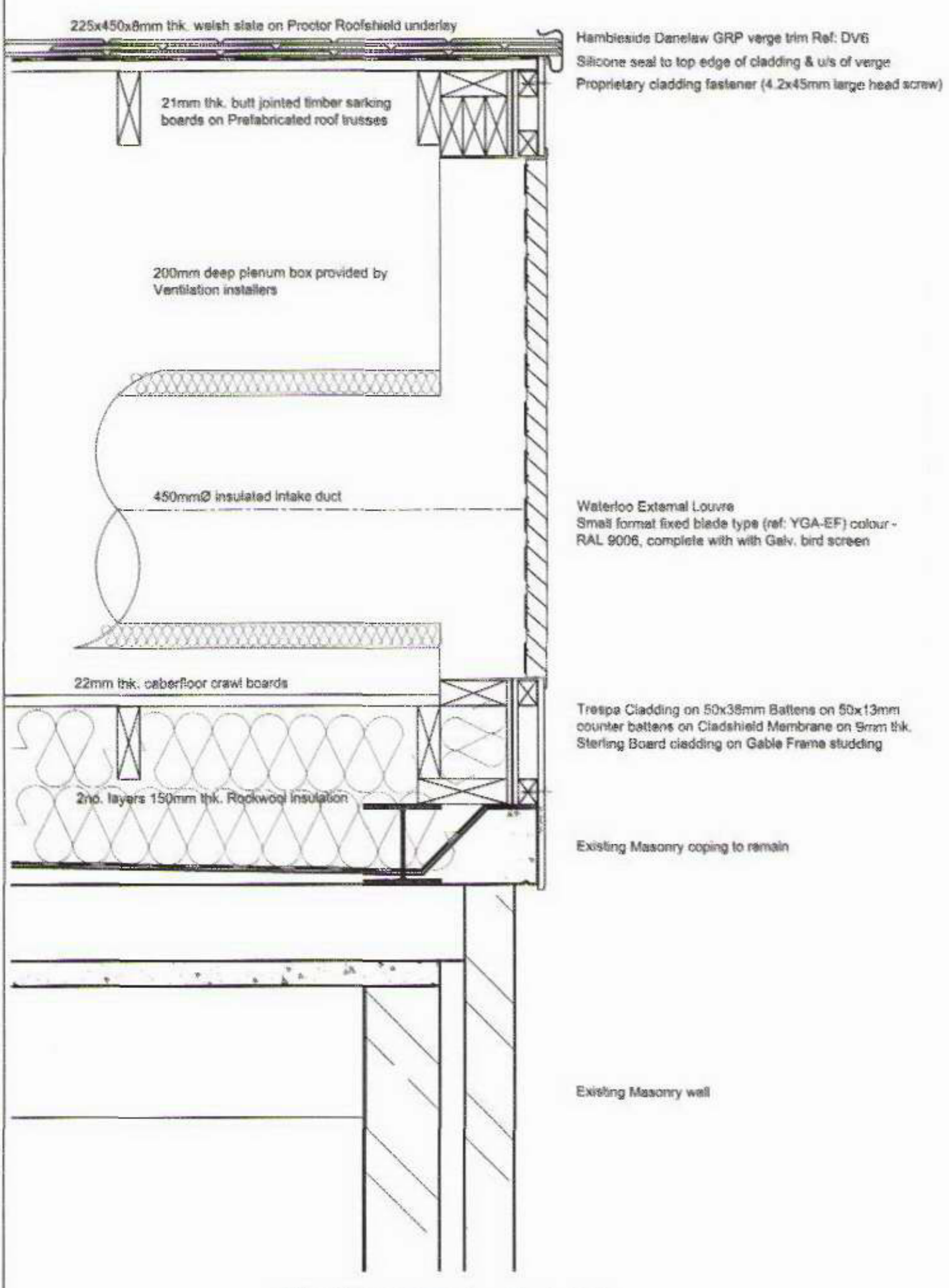
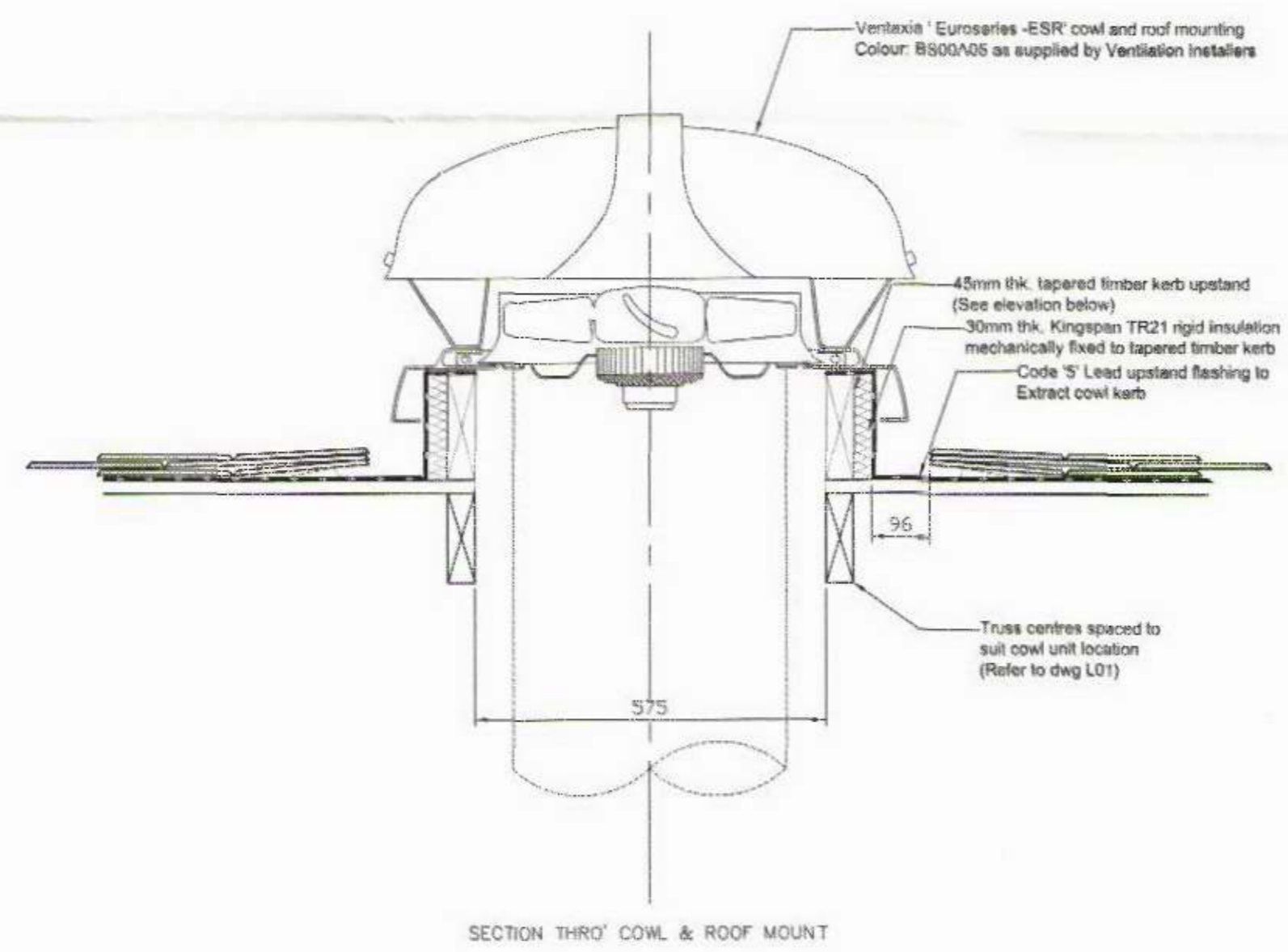
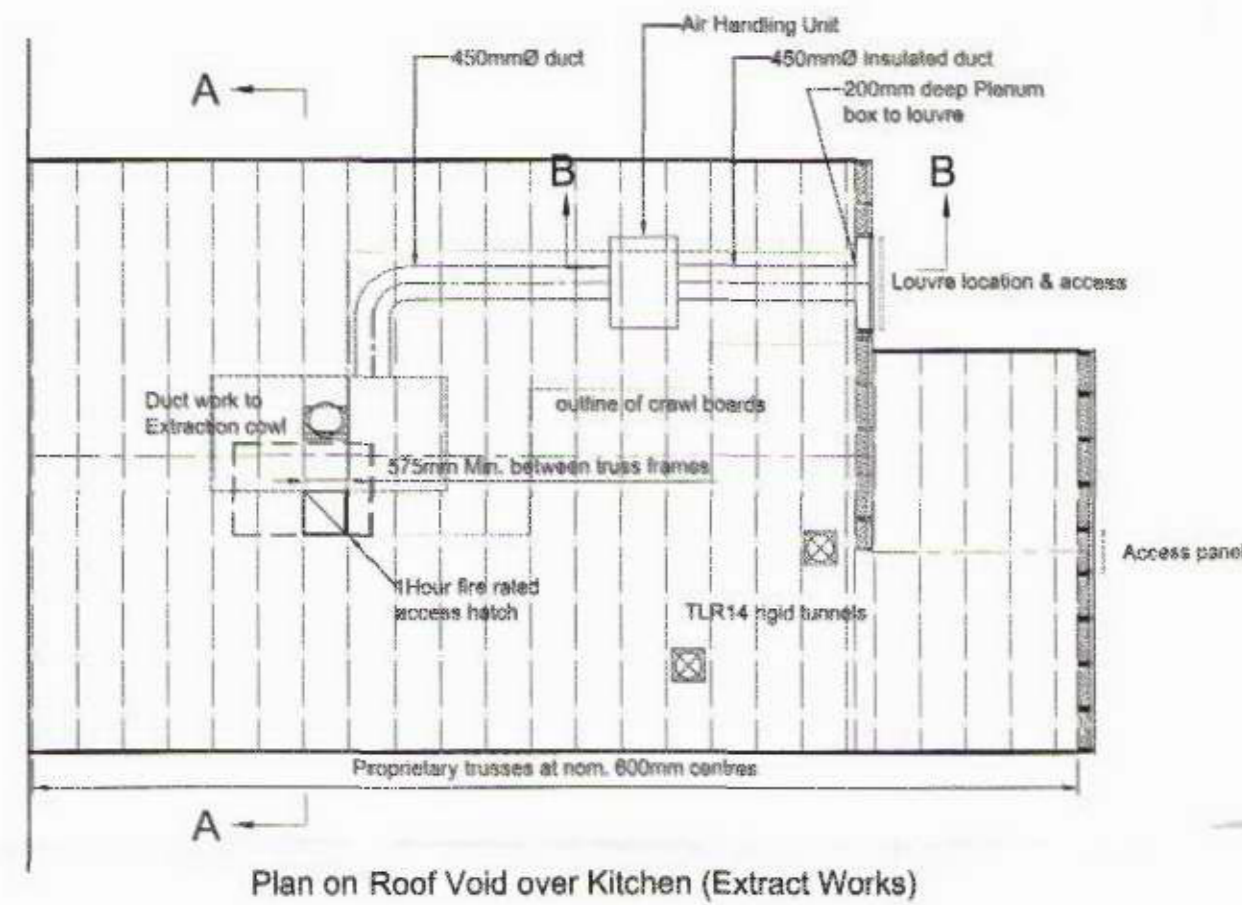
CLIENT Property & Architecture	
CONTACT John Linklater	
PROJECT Castletown Primary School Re-roofing - Phase 3	
DRAWING TITLE Elevations	
PURPOSE OF ISSUE Planning Application	
SCALE 1:100	PAPER A1
DATE Feb. 2010	DRAWN BY R.J.L.
DATE 09/02/10	CHECKED BY CB
DATE 01/03/10	
PROJECT NUMBER PAA0120	REVISION L 02 A

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- Notes:
1. All dimensions in millimetres unless noted otherwise.
 2. All electrics to be carried out in accordance with BS7671: 17th Edition of the IEE Wiring Regs. (current amendments).
 3. New kitchen extract works to be manufactured and installed in full compliance with HVCA specification DW172. All Air Handling components to be supplied by Specialist installer / designer.
 4. This drawing to be read in conjunction with Structural Engineer's Details.



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Rev:	Purpose of issue:	By:	Checked:	Date:
A	Planning Application	R.J.L.	CB	1 MAR 10
Description: First Issue				
<p>The Highland Council Comhairle na Gaidhealtachd</p>				
<p>HOUSING AND PROPERTY SERVICE Steve Barron Director of Housing and Property</p>				
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CLIENT: Property & Architecture				
CONTACT: John Linklater				
PROJECT: Castletown Primary School Re-roofing - Phase 3				
DRAWING TITLE: Kitchen Works & Sections				
PURPOSE OF ISSUE: Planning Application				PAPER: A1
SCALE: 1:100	DATE: Feb. 2010	DRAWN BY: R.J.L.	CHKD BY: CB	
PROJECT NUMBER: PAA0120		SERIES: AD	UNCLAS. NO.: 01	REVISION: A

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