

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS COMMITTEE – 15 March 2011**

Agenda Item	4.2
Report No	PLC/006/11

**10/03962/FUL : The Highland Council
Drummuie Area Office, The Highland Council, Golspie, KW10 6TA**

Report by Area Planning and Building Standards Manager

SUMMARY

Description: Erect new biomass boiler and connect to existing boiler rooms within adjacent buildings.

Recommendation: GRANT

Ward: 05 - East Sutherland and Edderton

Development category: Local Development

Pre-determination hearing: None Required

Reason referred to Committee: Council Development

1. PROPOSAL

- 1.1 This application seeks permission to install a new biomass boiler connected to the existing boiler room at Drummuie.
- 1.2 The boiler is housed in a shed that is 12.5m x 4m with a ridge height of 4m. The boiler has a flue 8.5m high which is held in place with guy ropes. This will sit 4.5m above the ridge of the new boiler house and 1m above the ridge of the adjacent building. The walls of the new boiler house will be timber clad and it will have a grey profiled metal sheet roof.
- 1.3 The originally submitted drawings showed a 5.5m flue but the agents subsequently advised that there was an error in the drawings and the proposed flue was 8.5m. Amended drawings were submitted and the application was re-advertised.

2. SITE DESCRIPTION

- 2.1 The site is accessed via a track off the main Drummuie access road. This track runs between 'Drummuie House' and 'Schoolhouse'.

3. PLANNING HISTORY

3.1 05/0315/NIDSU & 05/00316/LBCSU

Refurbishment of existing grade B listed building to form office accommodation. Reconfiguration of main entrance stairs for DDA compliance. Extension / upgrade of existing access road and formation of car park. Change of use to class 4 property.

Approved by Scottish Ministers – 18/07/06

4. PUBLIC PARTICIPATION

4.1 Advertised: Neighbour Notification

Representation deadline: 22/10/10

11/02/11 (re-advertised)

Timeous representations: None

Late representations: None

5. CONSULTATIONS

5.1 Environmental Health: No objections.

- The height of the flue is sufficient in terms of local air quality.
- Noise from the installation is unlikely to be an issue because of the distance from the nearest noise sensitive properties.
- Noise from deliveries may cause a disturbance therefore a condition restricting the hours that deliveries are made is recommended.

6. POLICY

6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal.

7. PLANNING APPRAISAL

7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 This is a straightforward application involving a minor development and is referred to Committee because it is a development in which the Council is the landowner. There are no policy implications and no third party comments have been received. There are no technical or consultee objections.

7.3 The proposal is therefore recommended for grant of planning permission.

8. CONCLUSION

- 8.1 The proposal accords with policy and is considered to be appropriate in terms of its siting, design and impact on the immediate area. There are no technical objections and no representations from third parties. The application is therefore recommended for approval.

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

Reason : N/A

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 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.

4. Deliveries of fuel to the site shall take place between the hours of 0800 and 1900hrs Monday to Friday unless otherwise agreed in writing with the Planning Authority.

Reason : In the interests of amenity and in order to avoid disturbance and nuisance.

Note to Applicant

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 10/03962/FUL

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
Case Officer: Lisa MacKenzie
Background Papers: Highland Structure Plan, Sutherland Local Plan, Draft Highland Wide Development Plan
Relevant Plans: Plan 1 – Site and Location Plan
Plan 2 – Elevations



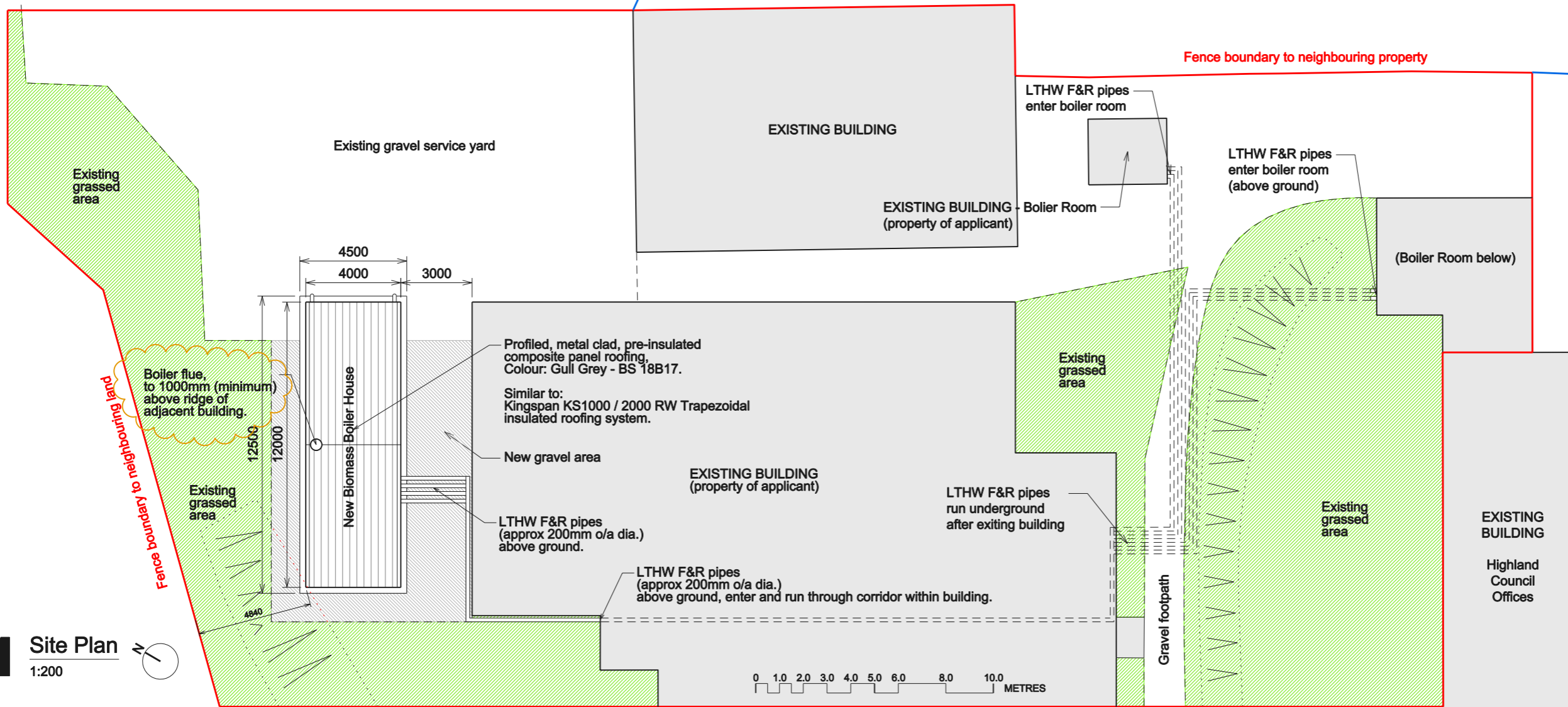
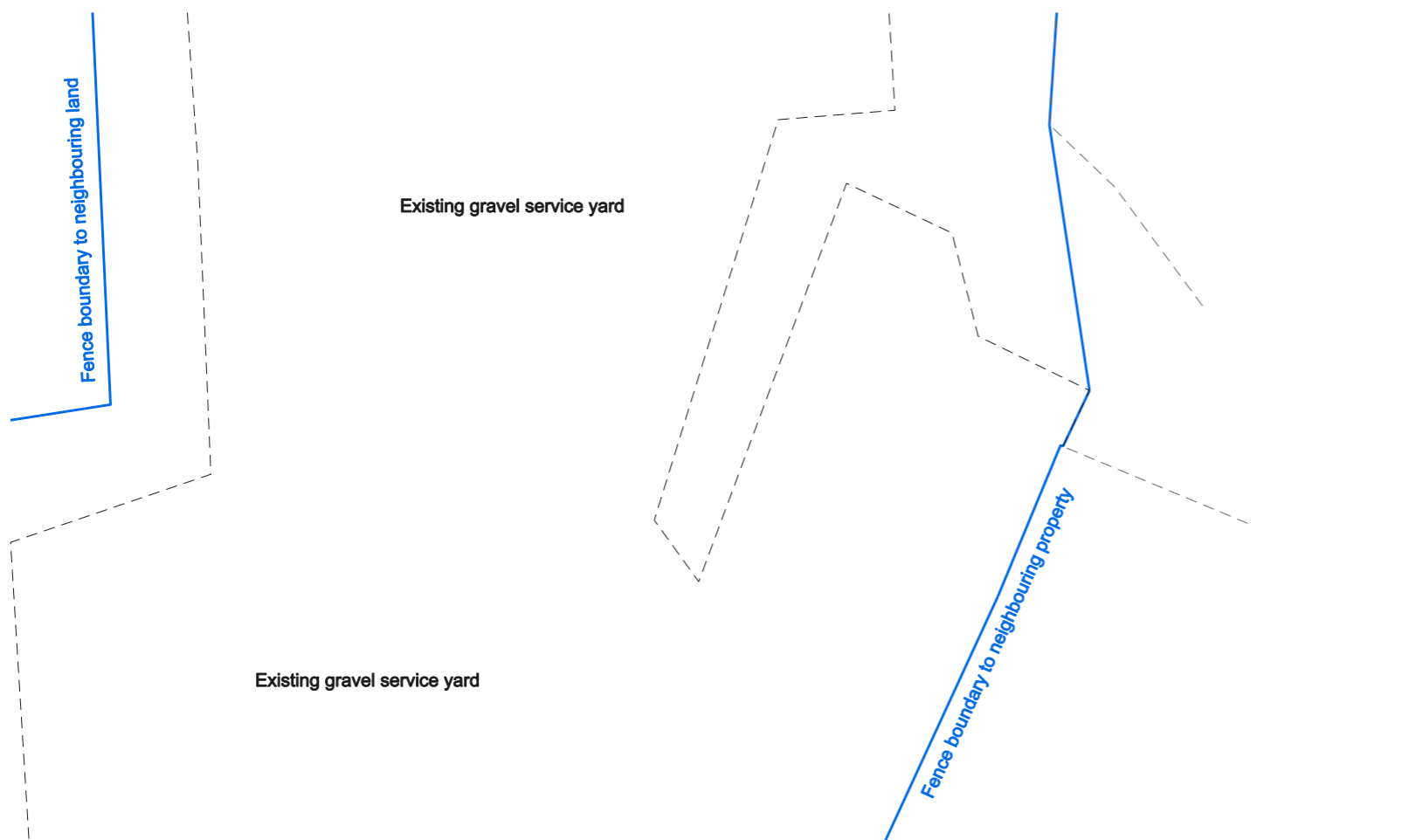
10/03962/FUL
Erect biomass boiler and connect to existing boiler rooms within adjacent buildings at
Drummuie Area Office, The Highland Council, Golspie KW10 6TA.

The Highland Council
per HRI Architects LLP
17 Queensgate
Inverness
IV1 1DF

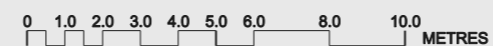
Note:
 Surface water drainage to connect to existing public drainage system



2 Location Plan
 1:2500



1 Site Plan
 1:200



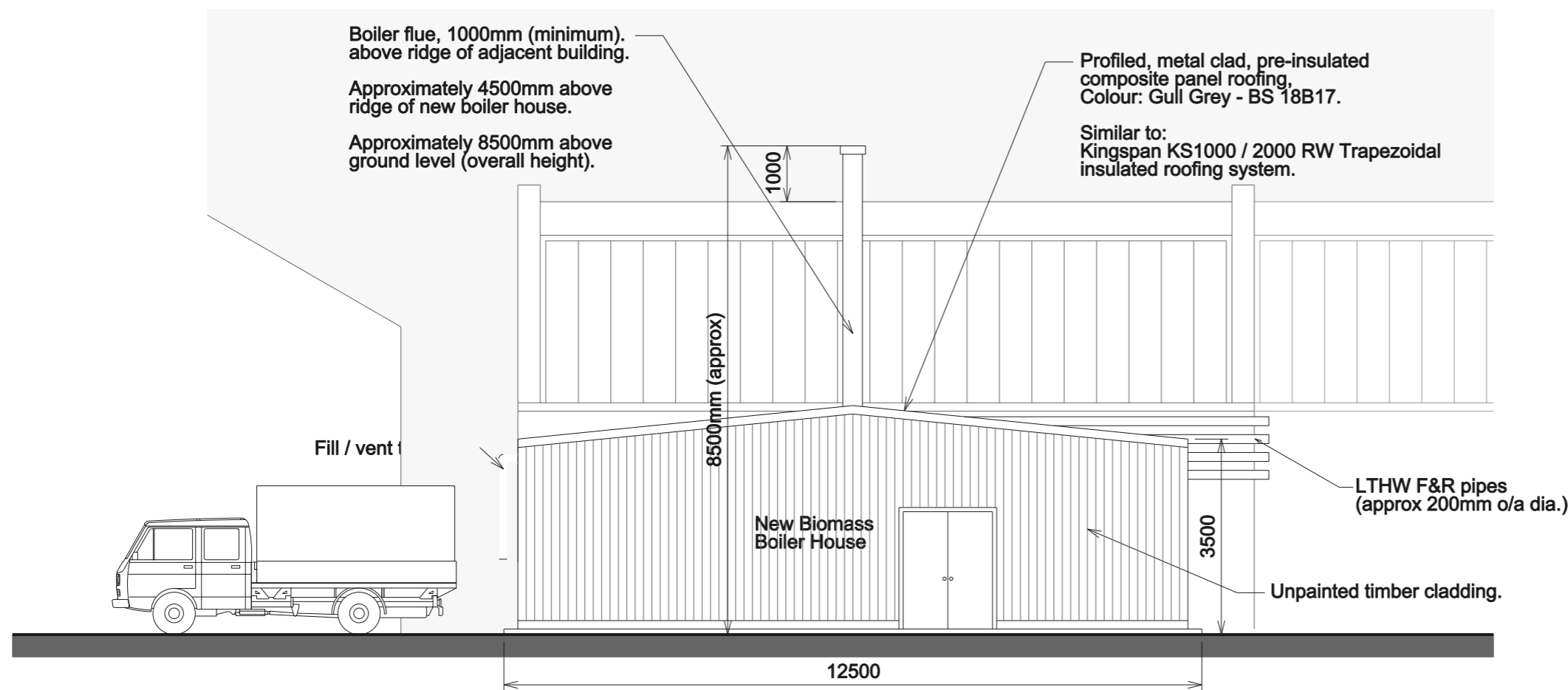
PLANNING

Revision	Description	Date
3	Boiler flue height altered. Re-issued to Planning.	12.01.11
2	Issued to Planning	24.09.10
1	Issued to client	20.09.10

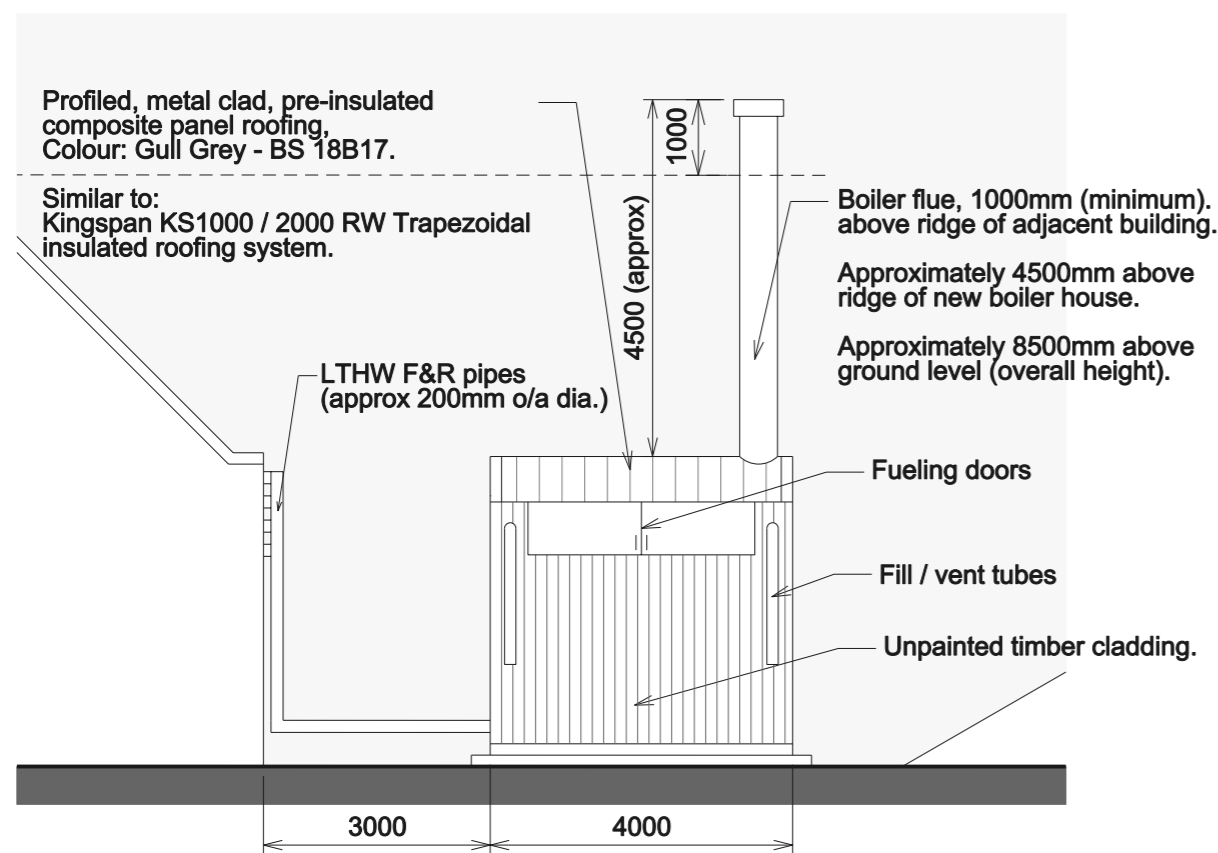
**New Biomass Boiler,
 Highland Council Offices
 Drummie, Golspie**
 Pick Everard

Location & Site / Floor Plan

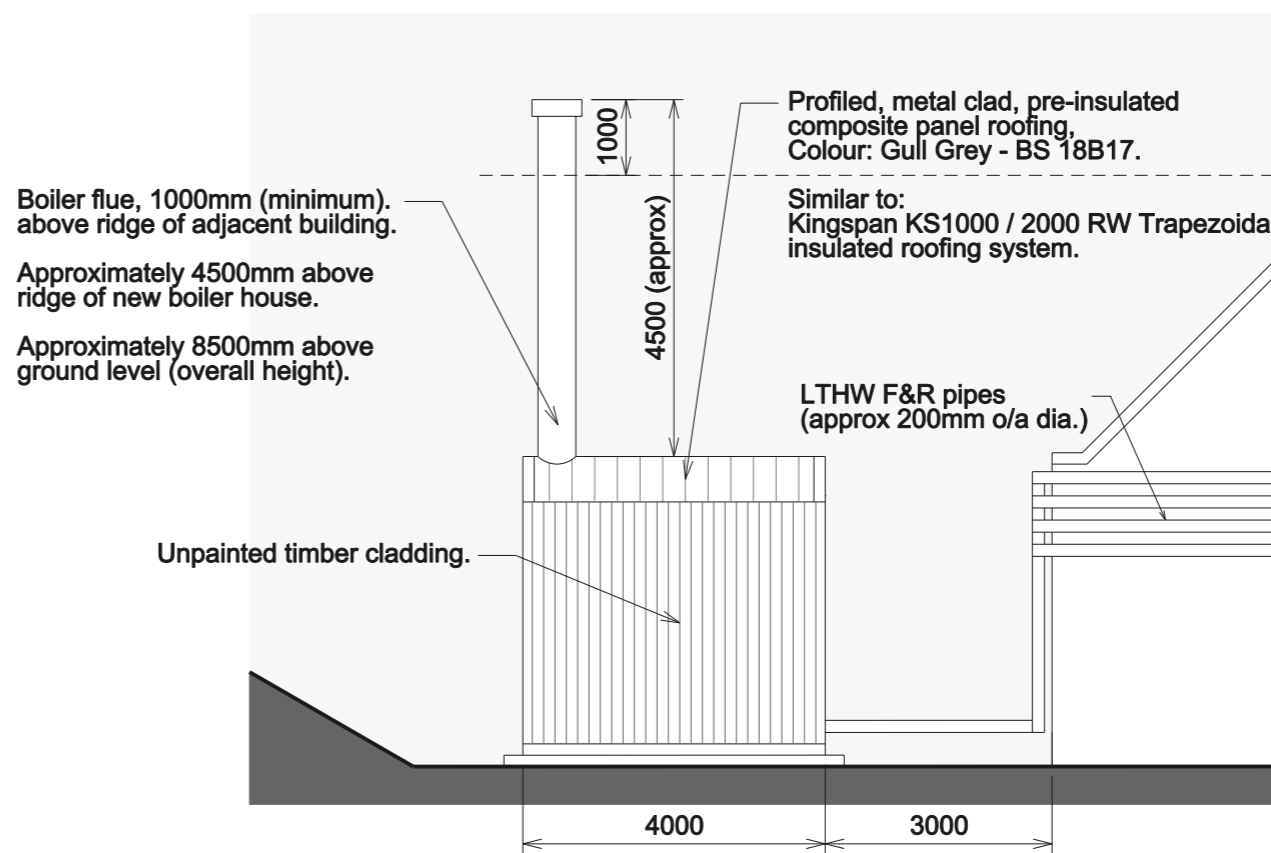
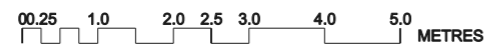
Date: 20.09.10	Project Number: 1.6724	Drawing: 01
Scale: 1:200 @ A3	Project Partner: AB	Revision: 3
Drawn: KP	Project Leader: MAW	



1 North West Elevation
 1:100



2 North East Elevation
 1:100



3 South West Elevation
 1:100

PLANNING

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3	Boiler flue height altered. Re-issued to Planning.	12.01.11
2	Issued to Planning	21.09.10
1	Issued to client	20.09.10

**New Biomass Boiler,
 Highland Council Offices
 Drummuie, Golspie**

Pick Everard

Elevations

Date:	Project Number:	Drawing:
20.09.10	1.6724	
Scale:	Project Partner:	02
1:100 @ A3	AB	
Drawn:	Project Leader:	Revision:
KP	MAW	3