

Agenda Item	3.6
Report No	PLC/027/11

11/01241/FUL: The Highland Council
Park Primary School, Albany Road, Invergordon

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Erection of biomass heating cabin and relocation of oil tank

Recommendation - GRANT

Ward : 07 – Cromarty Firth

Development category : Local development

Pre-determination hearing : Not required

Reason referred to Committee : Council Development

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks permission for a new biomass boiler at Park Primary School in Invergordon. The boiler will be housed in a container measuring approximately 8m x 3.5m x 3.25m high, clad on the two outward facing sides in larch. The cabin will have two stainless steel flues which extend to a height above the cabin of 3.7m (less than 7m above ground level). As part of the project it is proposed to use the existing oil tank building to store biomass fuel and relocate the oil tank marginally to the east.
- 1.2 Informal pre-application advice was given on the proposal confirming that Planning Permission was required.
- 1.3 The site is served by an existing public road (Park Lane) and through an extension of this route into the school car park.
- 1.4 No supporting documents have been submitted.
- 1.5 No variations have been made to the submitted plans.

2. SITE DESCRIPTION

- 2.1 The site is located close to the eastern boundary of Park Primary School immediately adjacent to the school car park and north of the end of Park Lane in the centre of Invergordon. The school playing field lies to the north and housing lies on Park Lane to the south.

3. PLANNING HISTORY

3.1 None recorded.

4. PUBLIC PARTICIPATION

4.1 Advertised: No

No representations received.

5. CONSULTATIONS

5.1 **Invergordon Community Council:** No response.

5.2 **TECS (Transport):** No objections. It would make good sense to restrict deliveries to outwith school hours for two reasons:

- to remove a potential safety problem of the conflict of lorries and children;
- to allow adequate turning in the car park while no cars are parked there.

However, it cannot be guaranteed that there will never be cars parked there or, indeed, children milling around.

5.3 **TECS (Environmental Health)** No objections. It is recommended that in relation to noise a condition should be attached restricting delivery of fuel to between 0700hrs and 1900hrs Monday – Fridays and 0900 to 1300hrs on Saturdays.

5.4 **TECS (Contaminated Land):** No objections.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Structure Plan 2001**

G2 Design for sustainability

6.2 **Ross & Cromarty East Local Plan**

Invergordon Settlement Boundary Special uses

7. OTHER MATERIAL CONSIDERATIONS

7.1 **Highland Wide Local Development Plan – Proposed Plan (2010)**

Policy 29 – Sustainable Design

Policy 35 – Settlement Development Areas

Policy 68 – Renewable Energy Developments

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**

The proposal makes use of renewable energy sources and is not considered to have significant detrimental impact on individual or community amenity. The proposal is considered to accord with policy.

8.4 **Servicing**

There are no technical objections. The boiler house and fuel store, and the resited oil storage tank, are situated close by the existing access to the school for ease of access.

8.5 **Material Considerations**

Air quality – The Environmental Health Officer advises that the height of the flue is sufficient to ensure that there are no local air quality issues.

Noise – A condition is recommended limiting the hours that construction and delivery of fuel can take place.

The agent advises that deliveries of biomass fuel will be made every 8 – 12 weeks with peak winter deliveries around every 4 weeks. He advises further that consultation has taken place with senior staff and the janitor of the school with no objections lodged. It is intended that construction work will take place over the school summer holidays to minimise disruption.

Visual Impact – Park Primary School is a flat roofed single storey building set within its own grounds between the town centre and the railway line in Invergordon. The modest biomass cabin is to be positioned close to the east side of the school building and will therefore be viewed against the main building. The use of larch cladding on the sides of the cabin facing the access and car park will help soften the appearance of the structure. The flues will be visible above the building however will be no higher than the existing flue on the main school. The visual impact is therefore considered to be acceptable.

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

Not applicable

9. CONCLUSION

The proposal accords with policy and is considered to be appropriate in terms of its siting and design. There are no technical objections or third party representations. The application is therefore recommended for approval.

10. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Notification to Historic Scotland N

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. 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.
2. 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.
3. Hours of construction in relation to any works audible at the site boundary shall be limited to 8.00am - 6.00pm Monday – Friday, 9.00am - 1.00pm Saturday, and not at all on Sunday.
Reason : In the interests of amenity and in order to avoid disturbance and nuisance.
4. Deliveries of fuel to the site shall be limited to between 0700 and 1900 Monday to Friday, and between 0900 and 1300 on Saturdays, unless otherwise agreed in writing with the Planning Authority.
Reason : In the interests of amenity and in order to avoid disturbance and nuisance.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 11/01241/FUL

Conditions: 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.

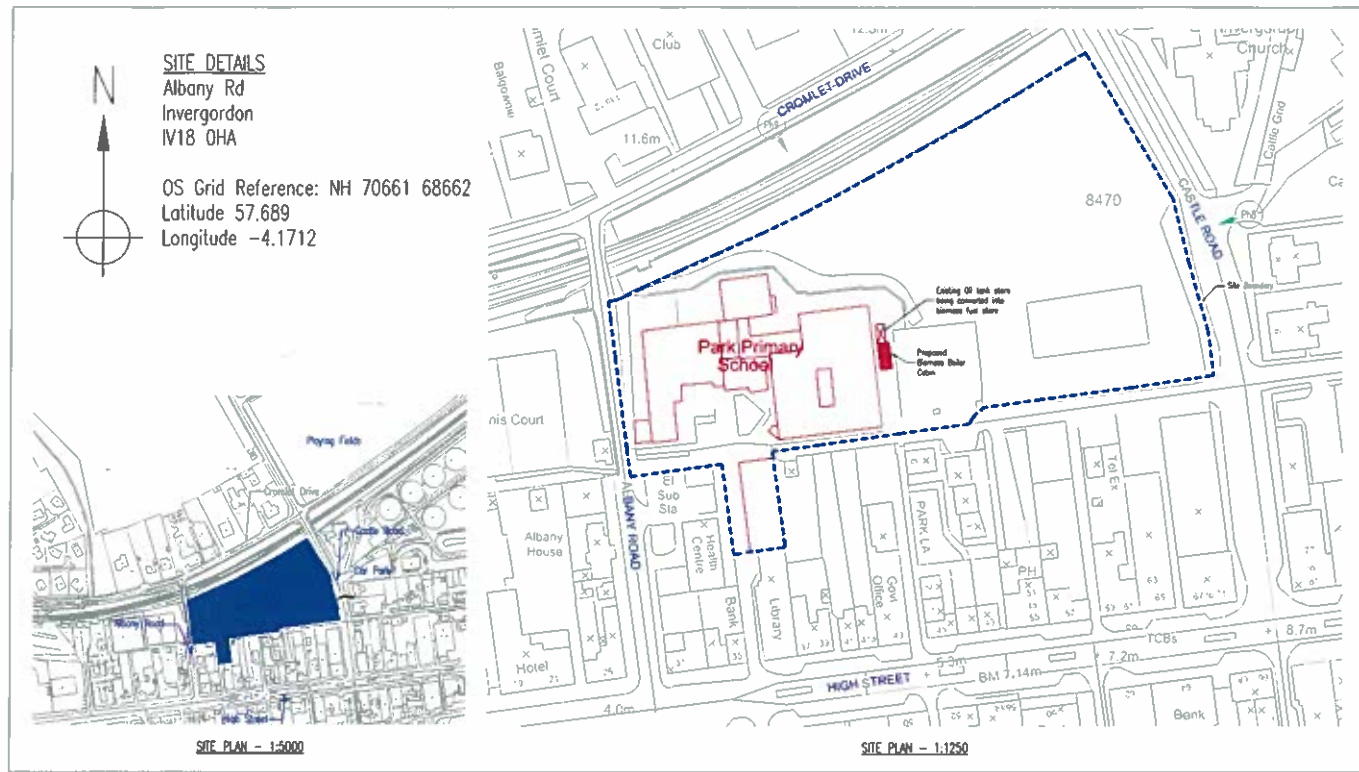
Relevant Plans: Plan 1 - Location Plan
Plan 2 – Site Layout Plan
Plan 3 - Elevations



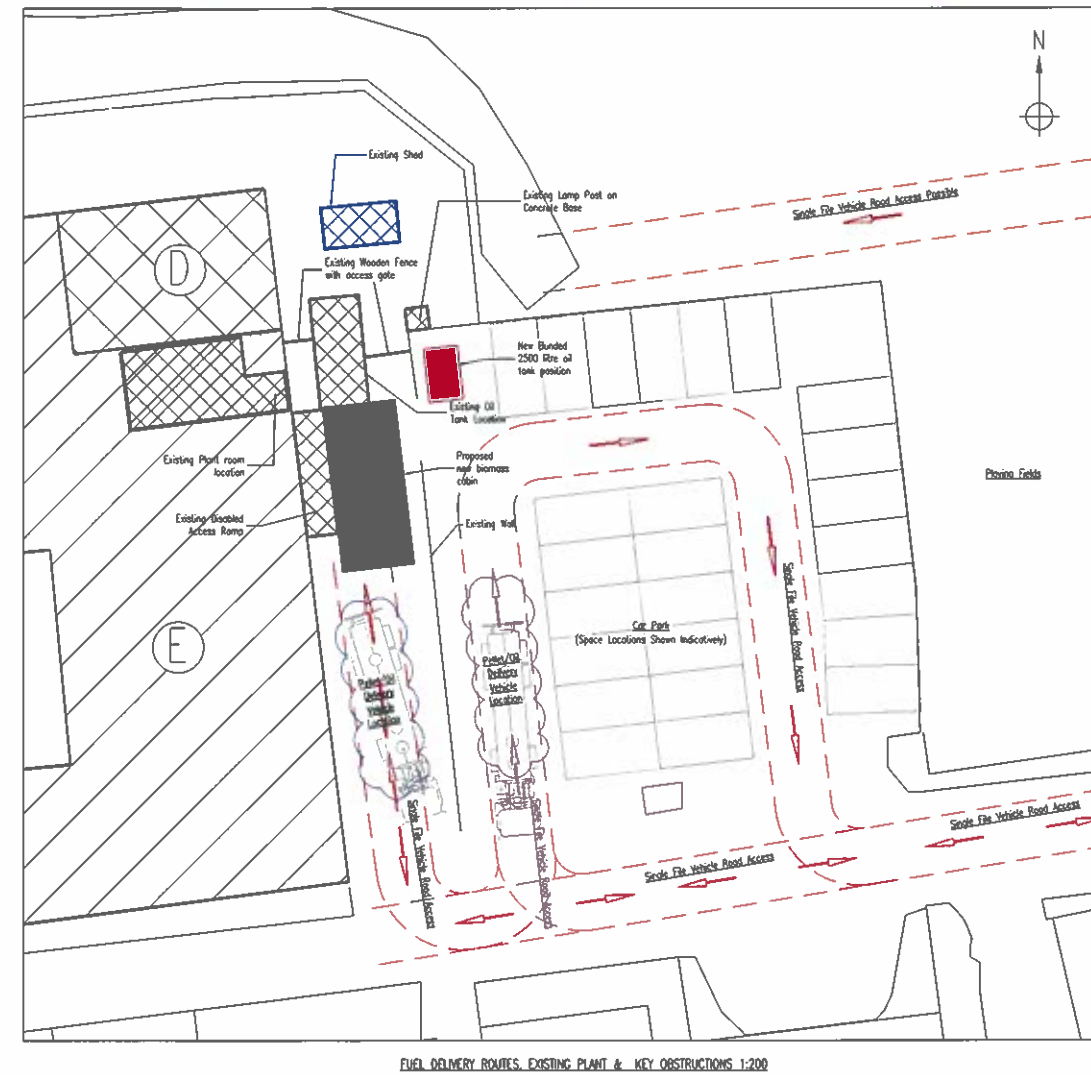
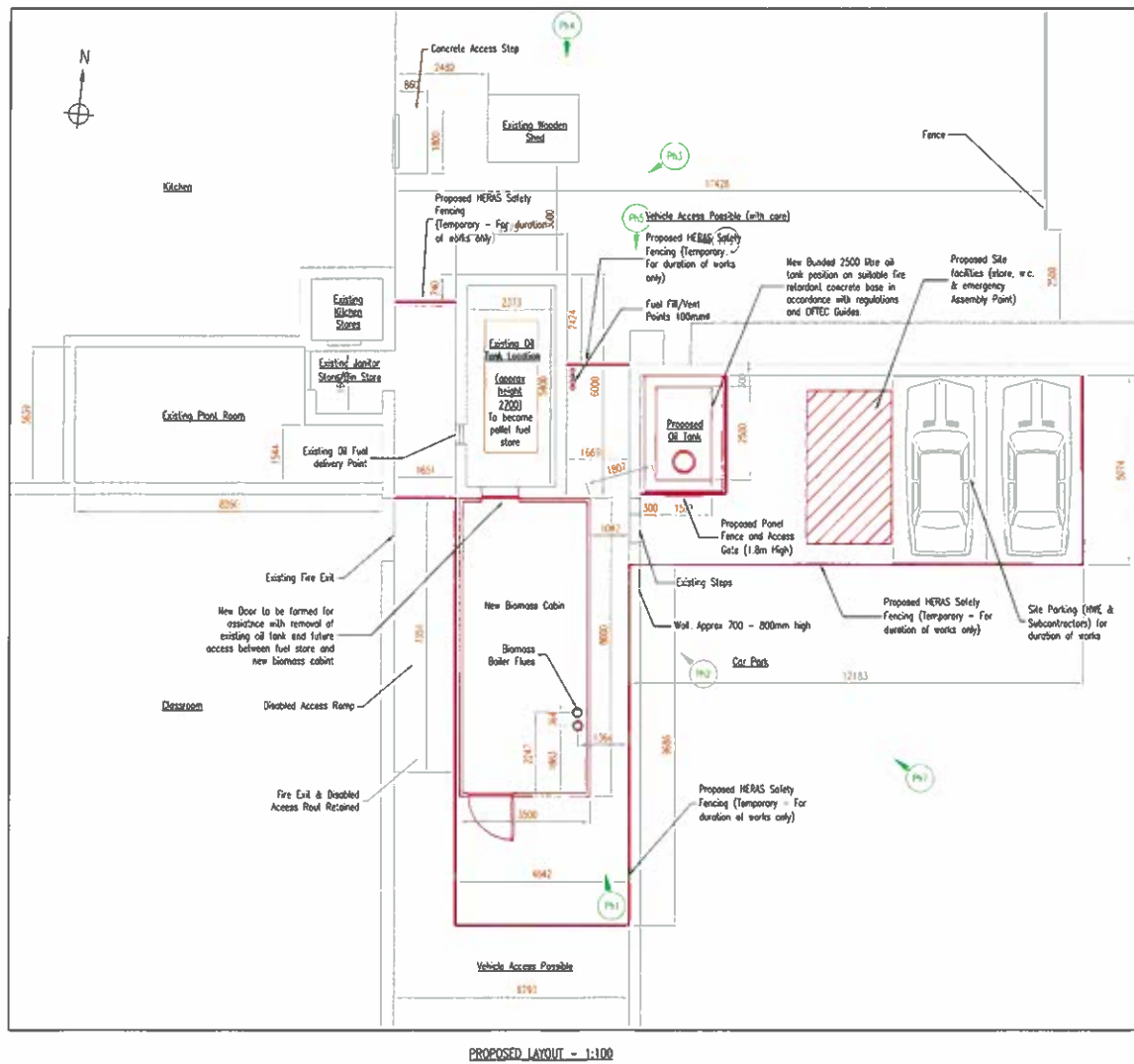
11/01241/FUL
 Installation of biomass heating cabin and relocation of oil tank at
 Park Primary School, Albany Road, Invergordon IV18 0HA

The Highland Council
 per Cdmm(UK) Ltd
 36 Longman Drive
 Inverness
 IV1 1SU

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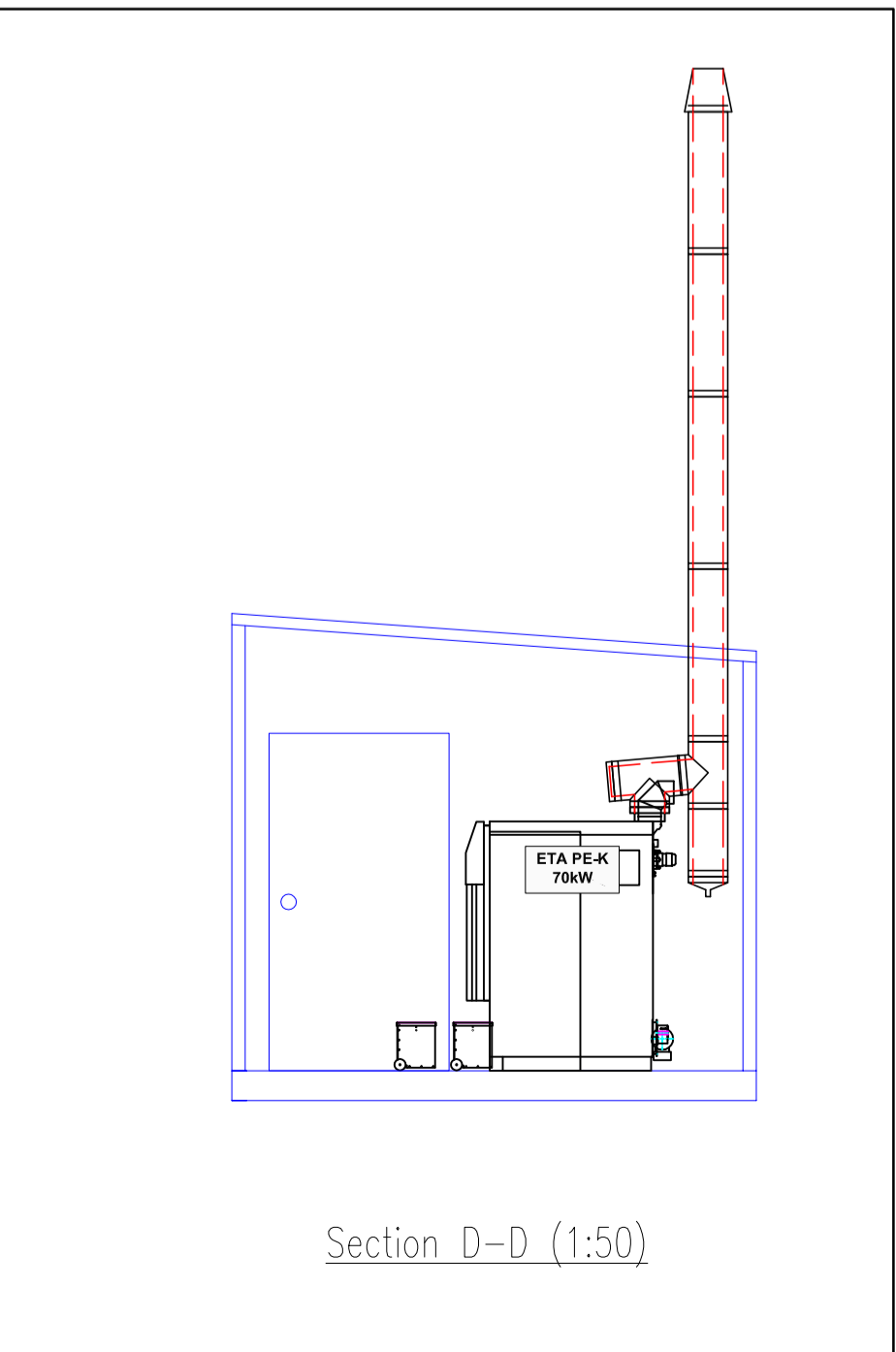
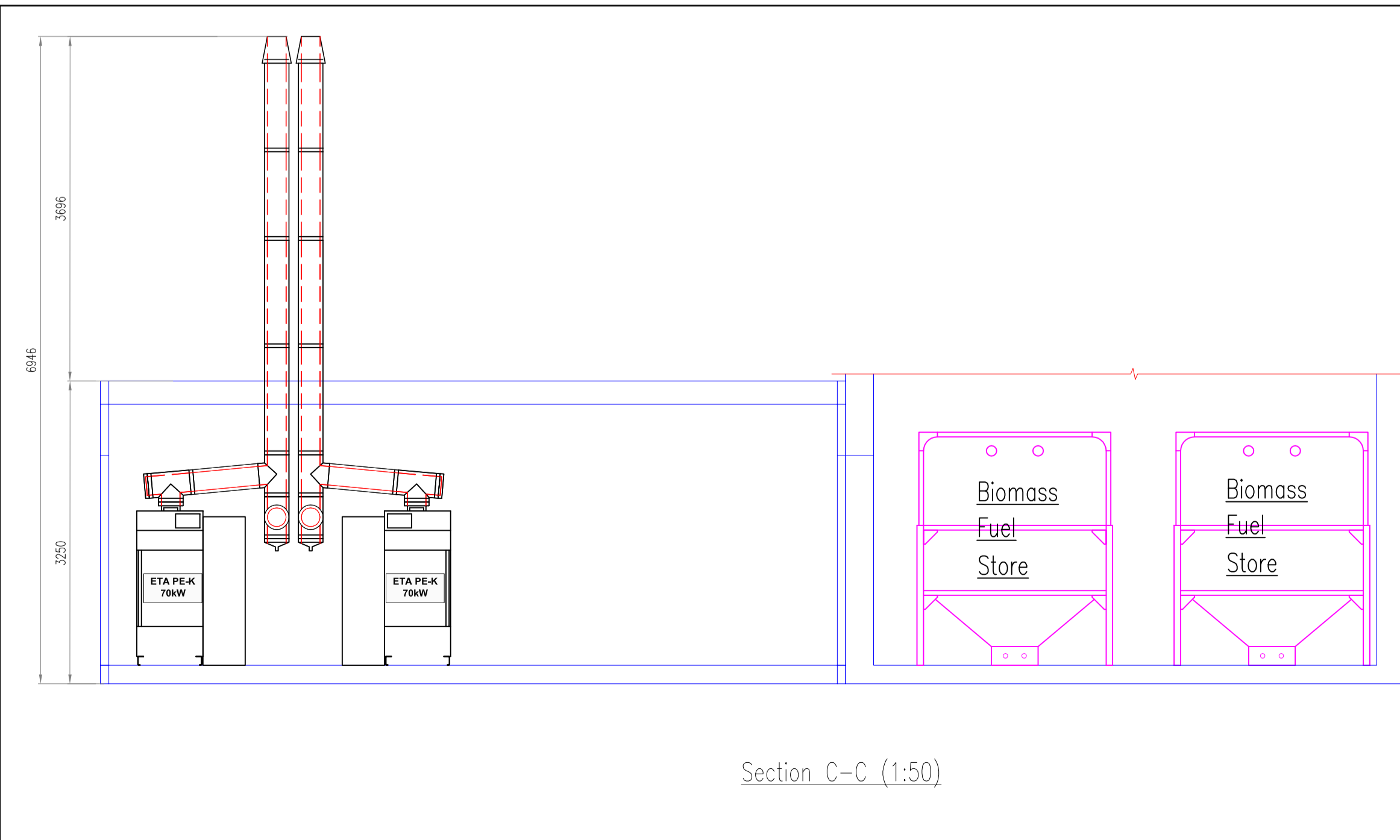
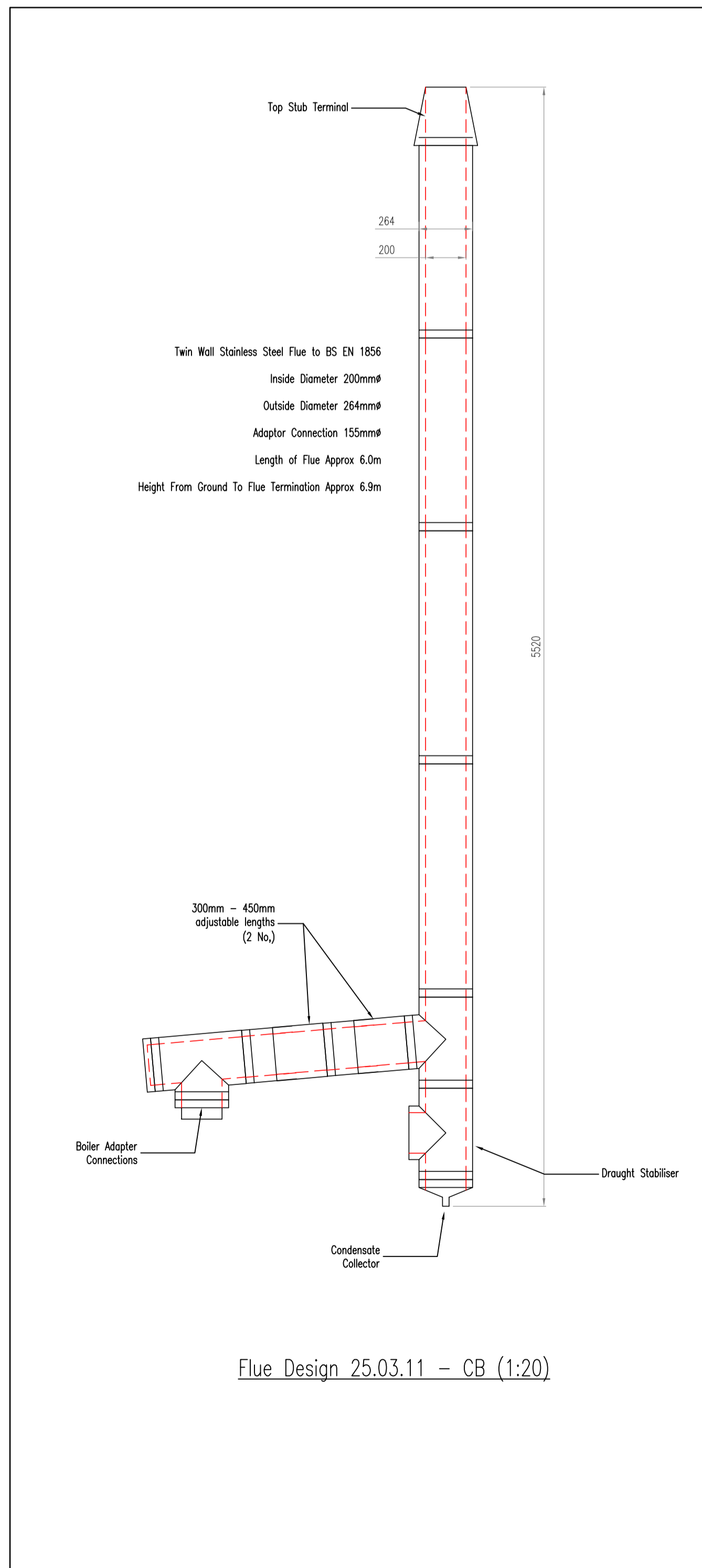
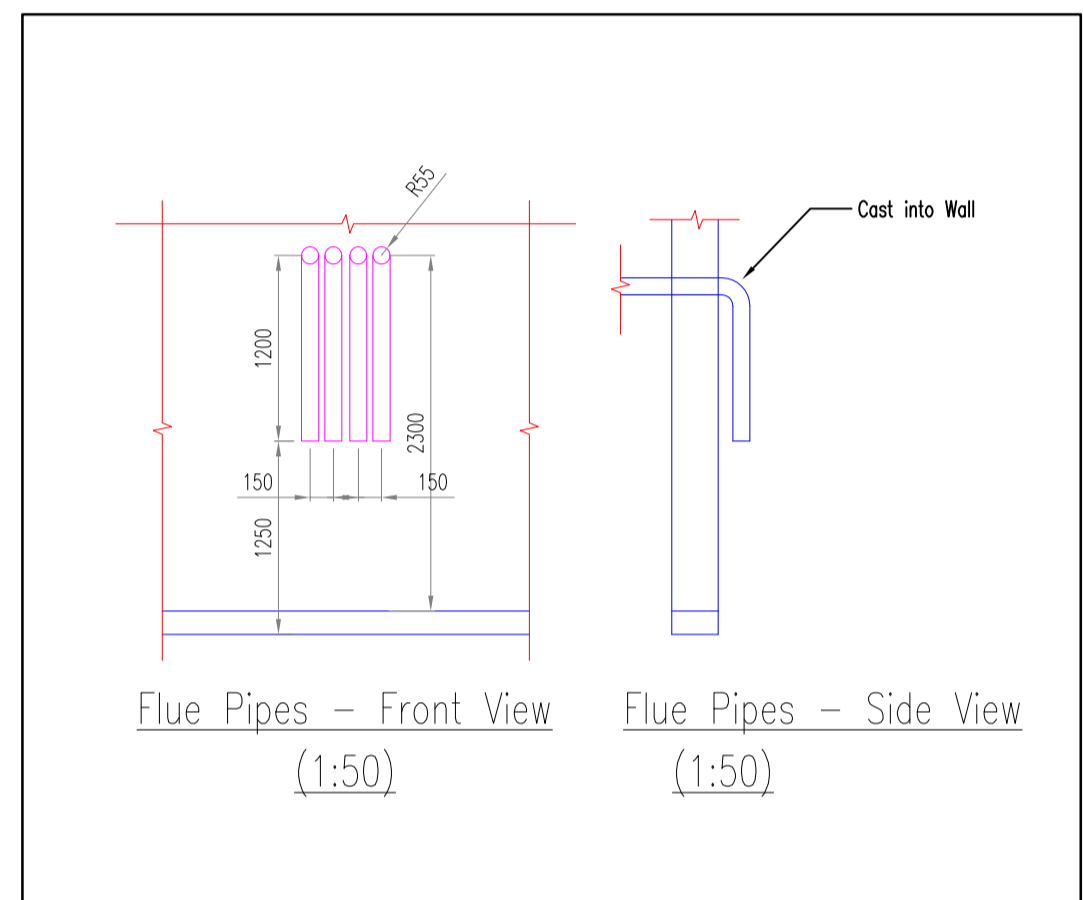
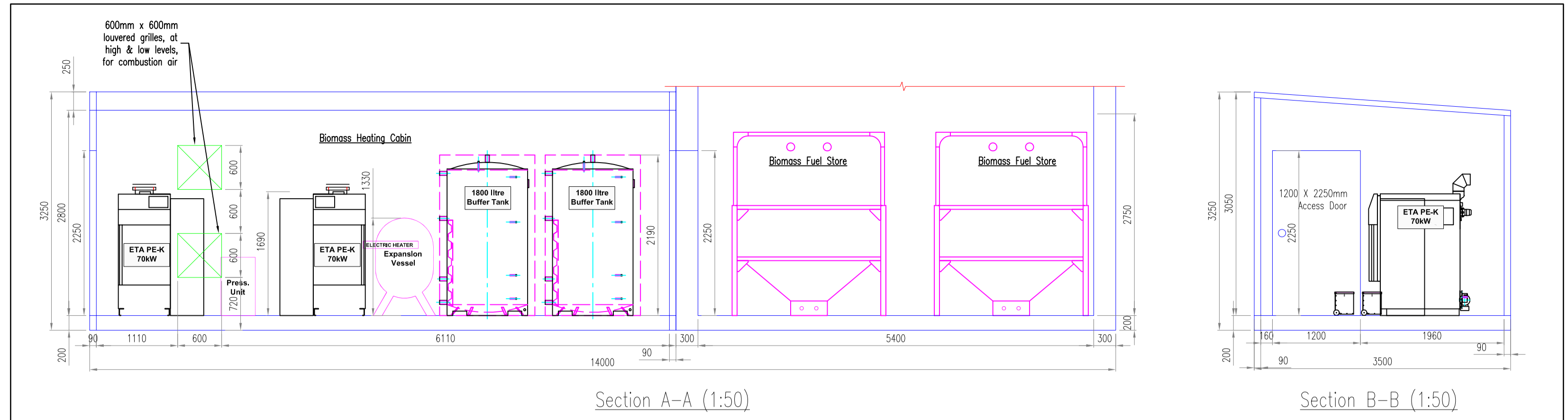
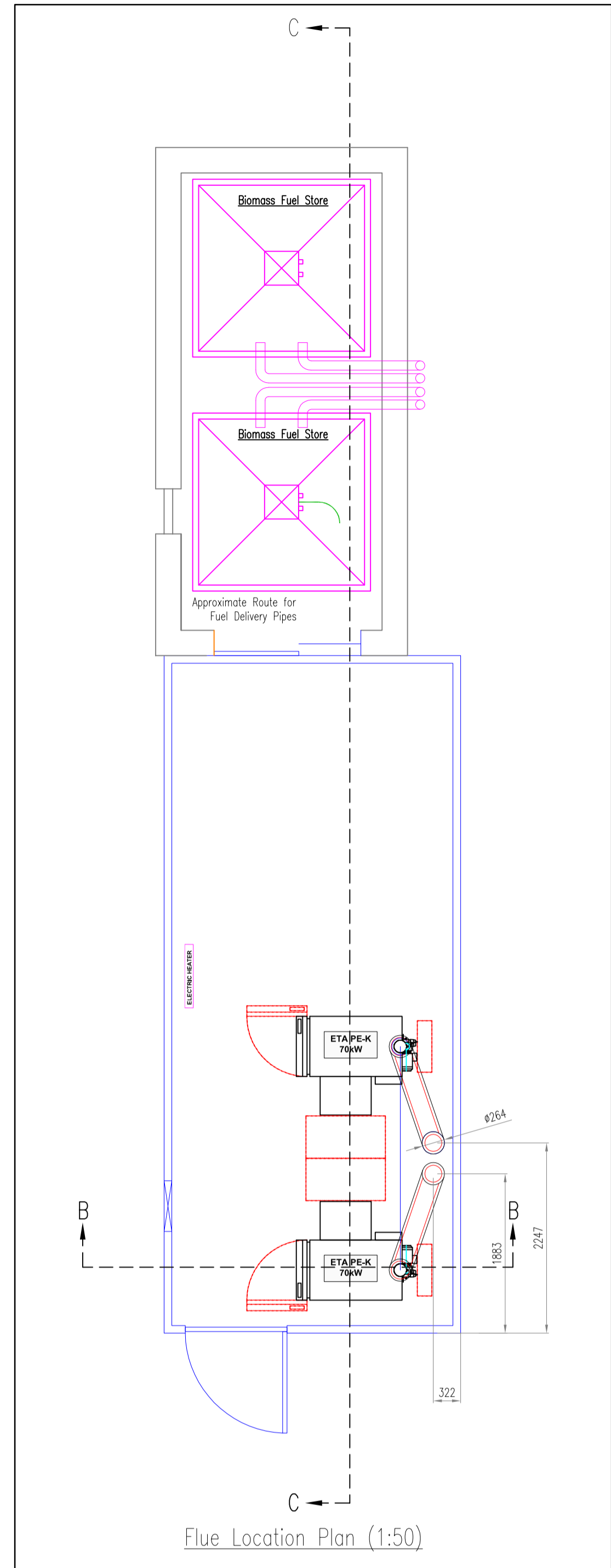
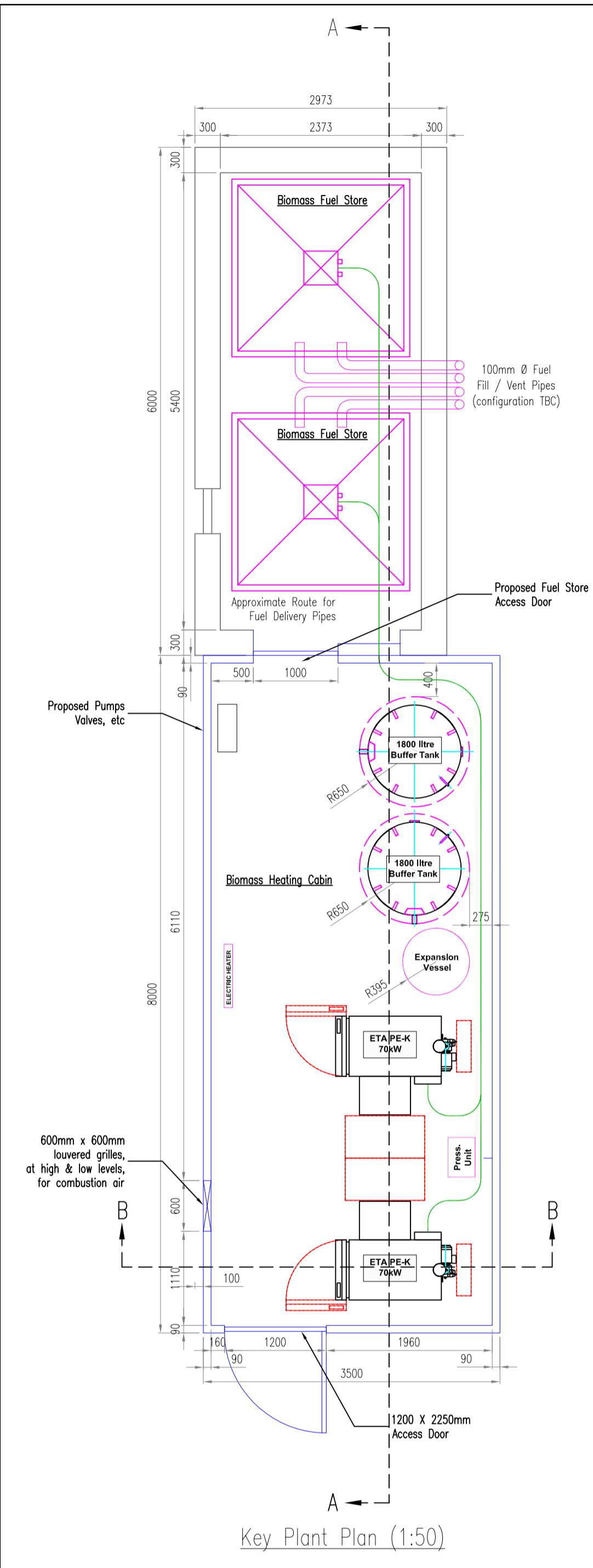


Note:
 Drawing to be read in conjunction with drawing number P002 and P003



B	Boundary Line Colours Updated	11.04.2011	G.D.	C.L.
A	Site Layout	31.03.2011	G.D.	C.L.
<p>Park Primary Biomass The Highland Council</p> <p>cdmm (UK) Limited</p> <p>Site Layout Proposed Biomass Installation</p> <p>PLANNING</p>				
10023.P001	Various	G.D.	31.03.2011	8

Note:
Drawing to be read in
conjunction with drawing
number P001 and P003

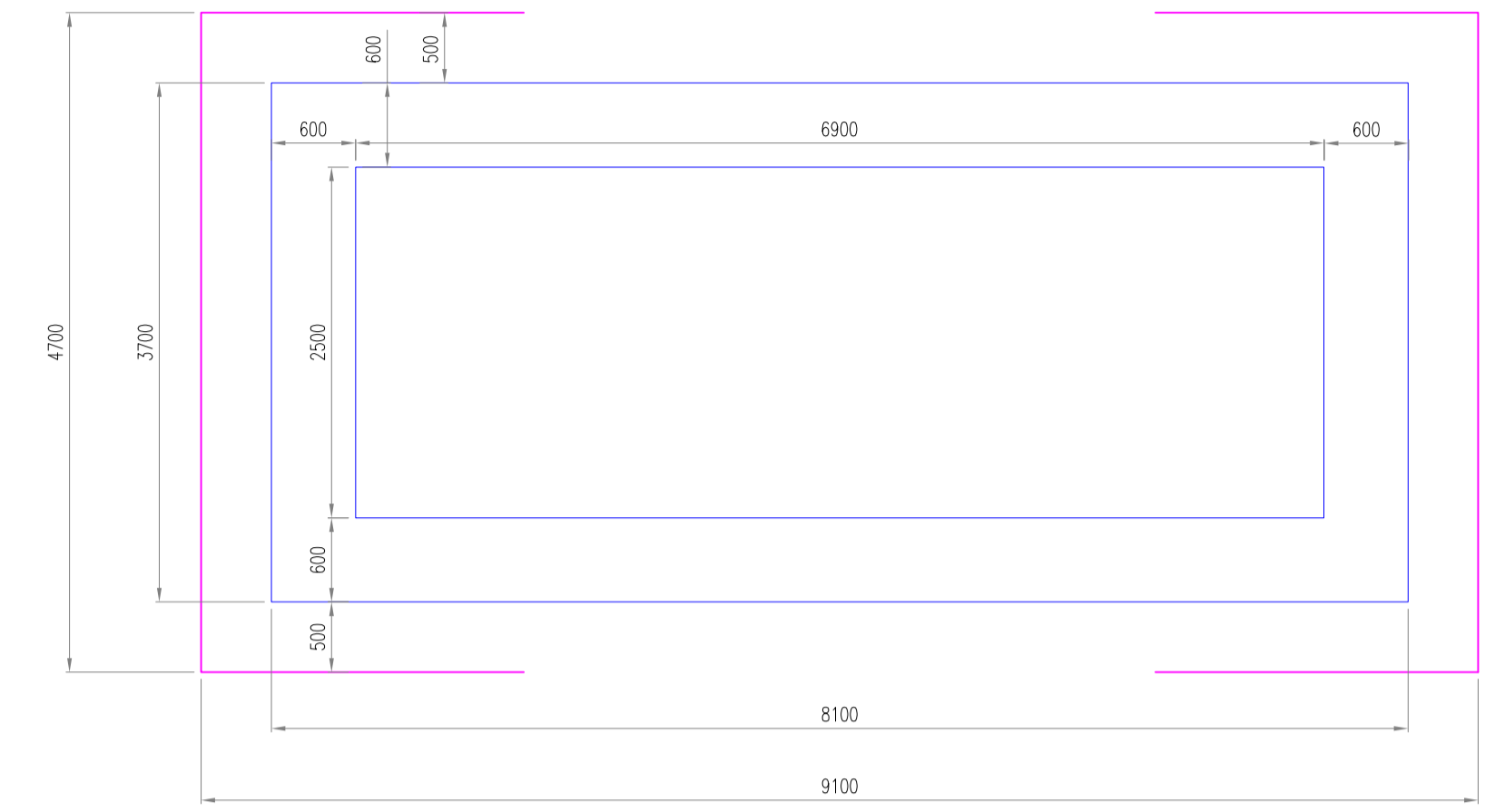


A	Key Plant - Plans & Sections	31.03.11	G.D.	C.L.
Rev.	Description	Date	By	CHK
Project Title:				
Park Primary Biomass				
Client:				
The Highland Council				
Drawing Title:				
Key Plant - Plans & Sections Proposed Biomass Installation				
Issue:	PLANNING			Figure:
Drawing No.:	Scale:	Drawn:	Date:	Revision:
10023.P002	Various	G.D.	31.03.2011	A

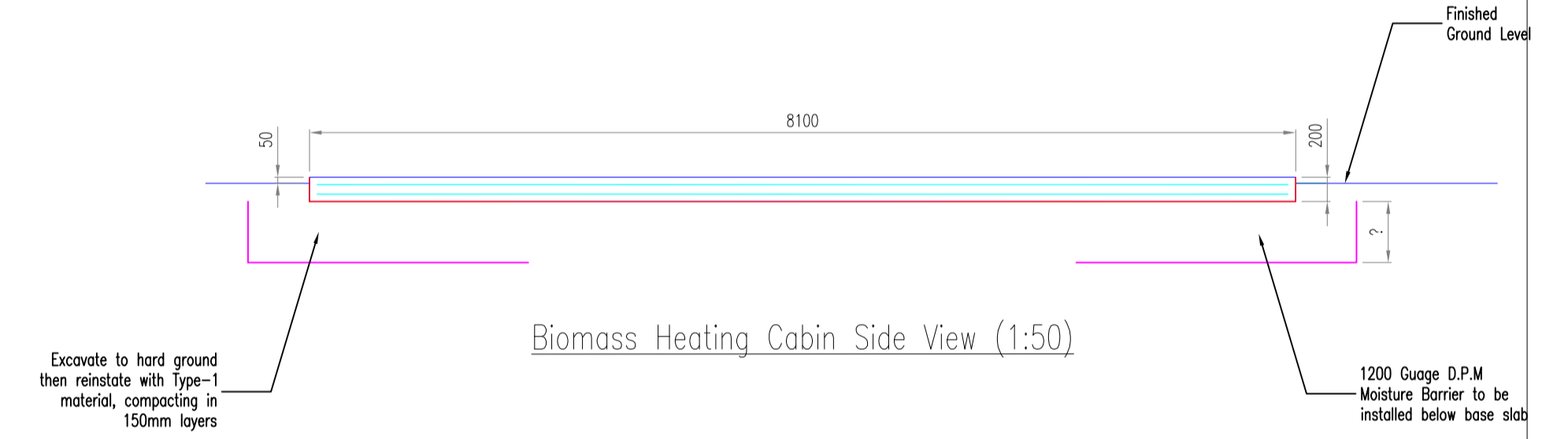
Note:
Drawing to be read in conjunction with drawing number P001 and P002

CONCRETE BASE NOTES (HEATING CABIN / OIL TANK / RELOCATED SHED):

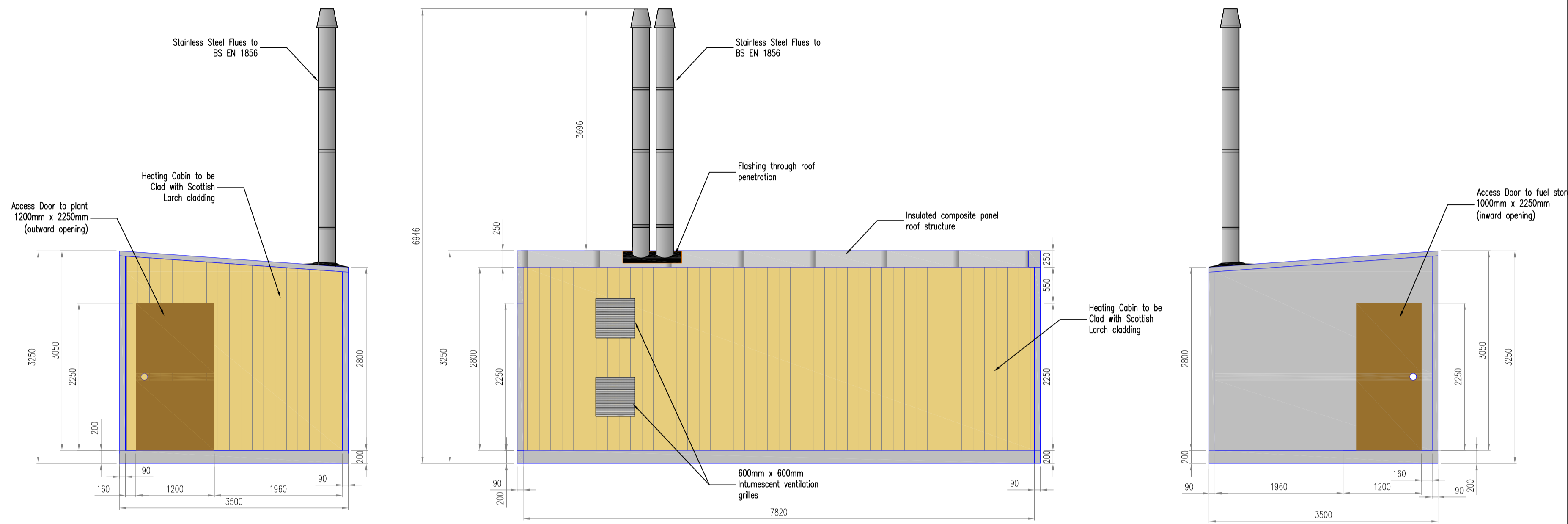
1. Prepare area proposed with suitable material (Type-1 material) and compact
2. Install Base - Concrete Strength = C30/25
3. Fabric Re-inforcement = 8mm Square Mesh (BS Ref: A252, 3.95Kg/m²)
4. Cover to ends of Re-inforcement = 60mm
5. Positioning of Re-inforcement = 60mm from bottom of foundation (and 60mm from top of heating cabin foundation)
6. Reinstale around base slab / oil tank base with bitumen (and around shed base with excavated material)



Biomass Heating Cabin Plan View (1:50)



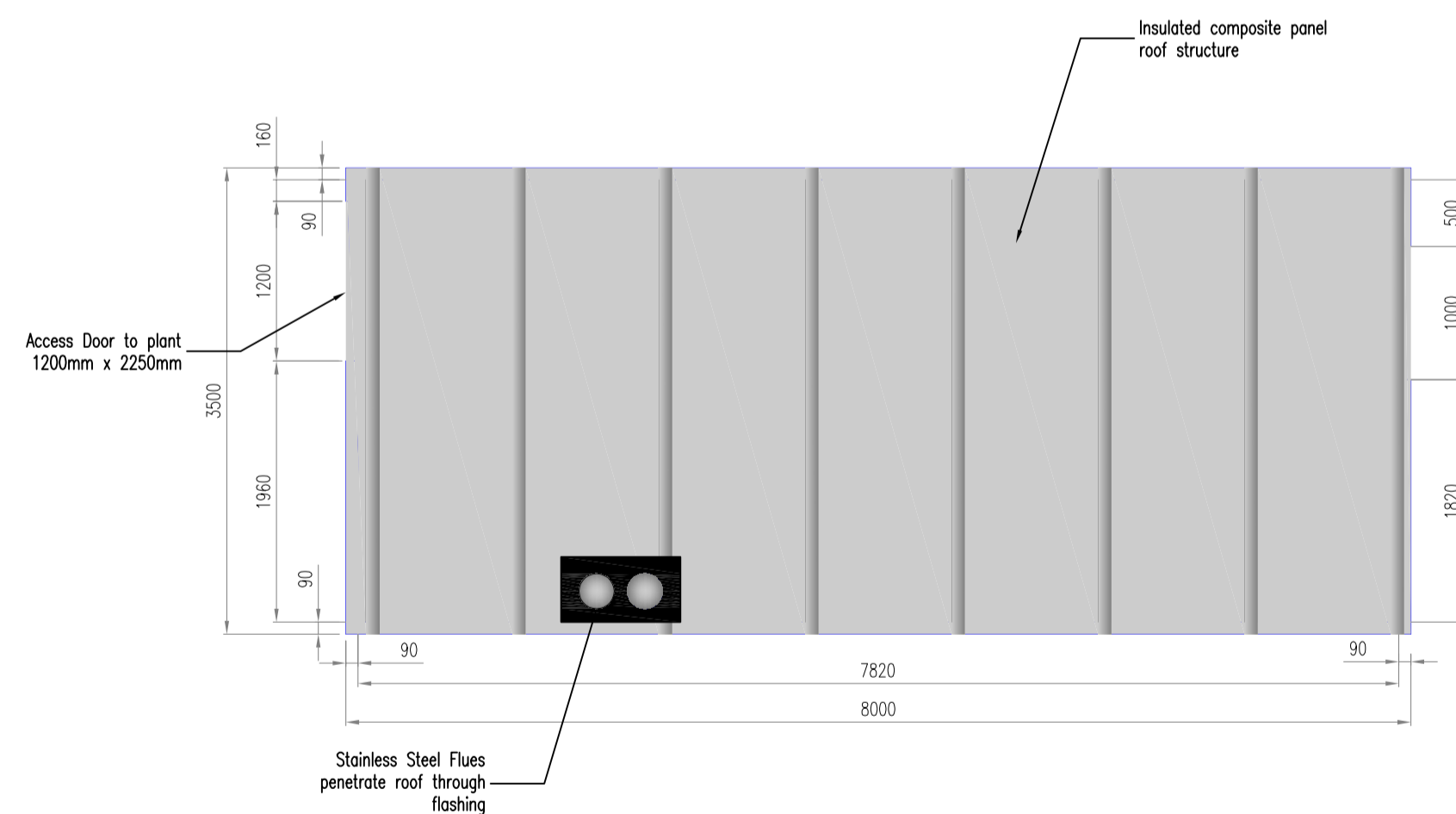
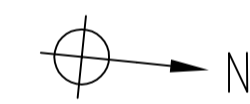
Biomass Heating Cabin Side View (1:50)



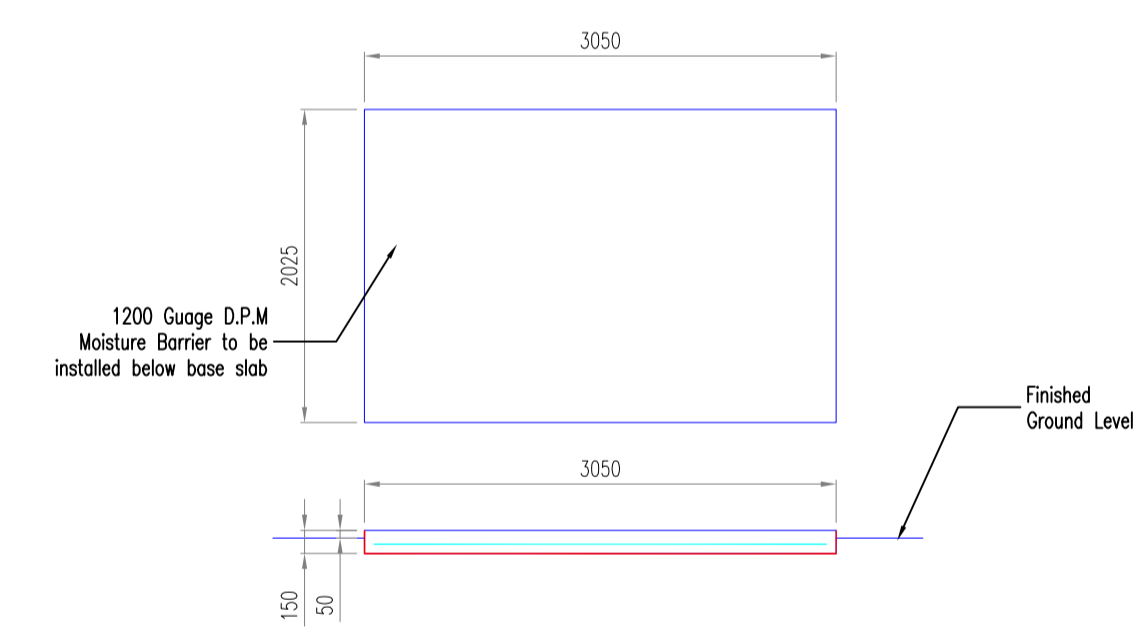
South Elevation (1:50)

East Elevation (1:50)

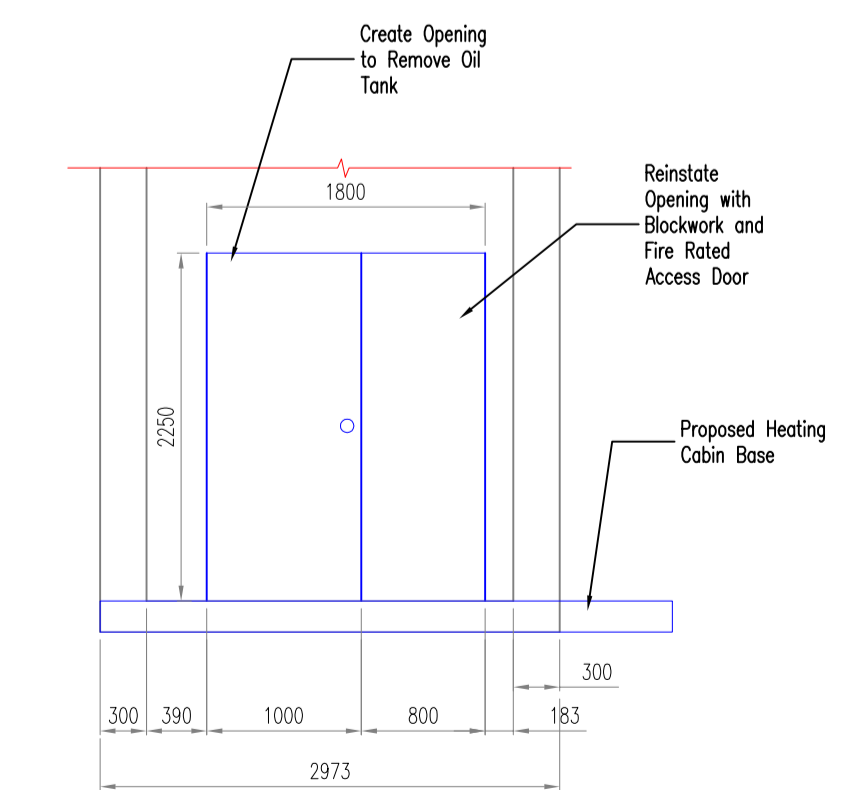
North Elevation (1:50)
(Unseen - Faced onto Fuel Store)



Cabin Plan (1:50)



Relocated Oil Tank Base (1:50)



Oil room Opening/Access Door (1:50)

A	Elevations & Foundations	31.03.11	G.D.	C.L.
Rev.	Description	Date	By	CHK
Project Title: Park Primary Biomass				
Client: The Highland Council				
Drawing Title: Elevations & Foundations Proposed Biomass Installation				
Issue:	PLANNING			Figure: A1
Drawing No.:	10023.P003	Scale:	Various	Drawn:
				Date:
				31.03.11
				Revision:
				A