

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 13 September 2011**

Agenda Item	<b>3.6</b>
Report No	<b>PLC/043/11</b>

**11/01404/FUL: The Highland Council  
Dornoch Primary School, Evelix Road, Dornoch, IV25 3HR**

**Report by Area Planning Manager**

**SUMMARY**

**Description:** Installation of containerised biomass plant

**Recommendation: GRANT**

**Ward:** 5 Edderton and East Sutherland

**Development category:** Local

**Pre-determination hearing:** None

**Reason referred to Committee:** Council development.

**1. PROPOSAL**

- 1.1 This application seeks permission for a containerised biomass boiler. It is intended to serve the primary school and the proposed new sports hall. The walls will be timber and the roof will be dark grey metal sheeting.
- 1.2 The original proposal made no attempt to disguise the shipping containers that will house the boiler. The plans have been altered to include the timber cladding of the containers and the installation of a pitched roof.

**2. SITE DESCRIPTION**

- 2.1 The site is to the rear (north) of the school complex between the primary and secondary schools.

**3. PLANNING HISTORY**

- 3.1 10/00007/FULSU Erection of sports hall with associated changing facilities – granted 22 February 2010.

#### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 development  
Representation deadline: 20 May 2011  
Timeous representations: None  
Late representations: None

#### 5. CONSULTATIONS

- 5.1 **Environmental Health** – No significant impact on the locality in terms of noise or local air quality.  
5.2 **Dornoch Community Council** – No response.

#### 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 has an interest. There are no policy implications and no third party comments have been received. There are no technical or consultee objections.

#### 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. It is therefore recommended that Planning Permission is granted.

#### RECOMMENDATION

<b>Action required before decision issued</b>	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. No development shall start on site until the exact timber cladding and finish has been agreed in writing with the Planning Authority. For the avoidance of doubt the containers shall be clad in stained spruce, larch or cedar.

Reason: In the interests of amenity

## Footnote

### **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.

**Statutory Requirements:** The following are statutory requirements of the Town and Country Planning (Scotland) Act 1997 (as amended). Failure to meet their respective terms represents a breach of planning law and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development (NID) in accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority prior to work commencing on site. Furthermore, work must not commence until the notice has been acknowledged in writing by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority.

**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 Todd

Designation: pp Area Planning Manager North

Case Officer: Lisa MacKenzie

Background Papers: Highland Structure Plan, Sutherland Local Plan, Draft Highland Wide Development Plan

Relevant Plans: Plan 1 – Location plan

Plan 2 – Site plan

Plan 3 – Elevations, Sections and Layout

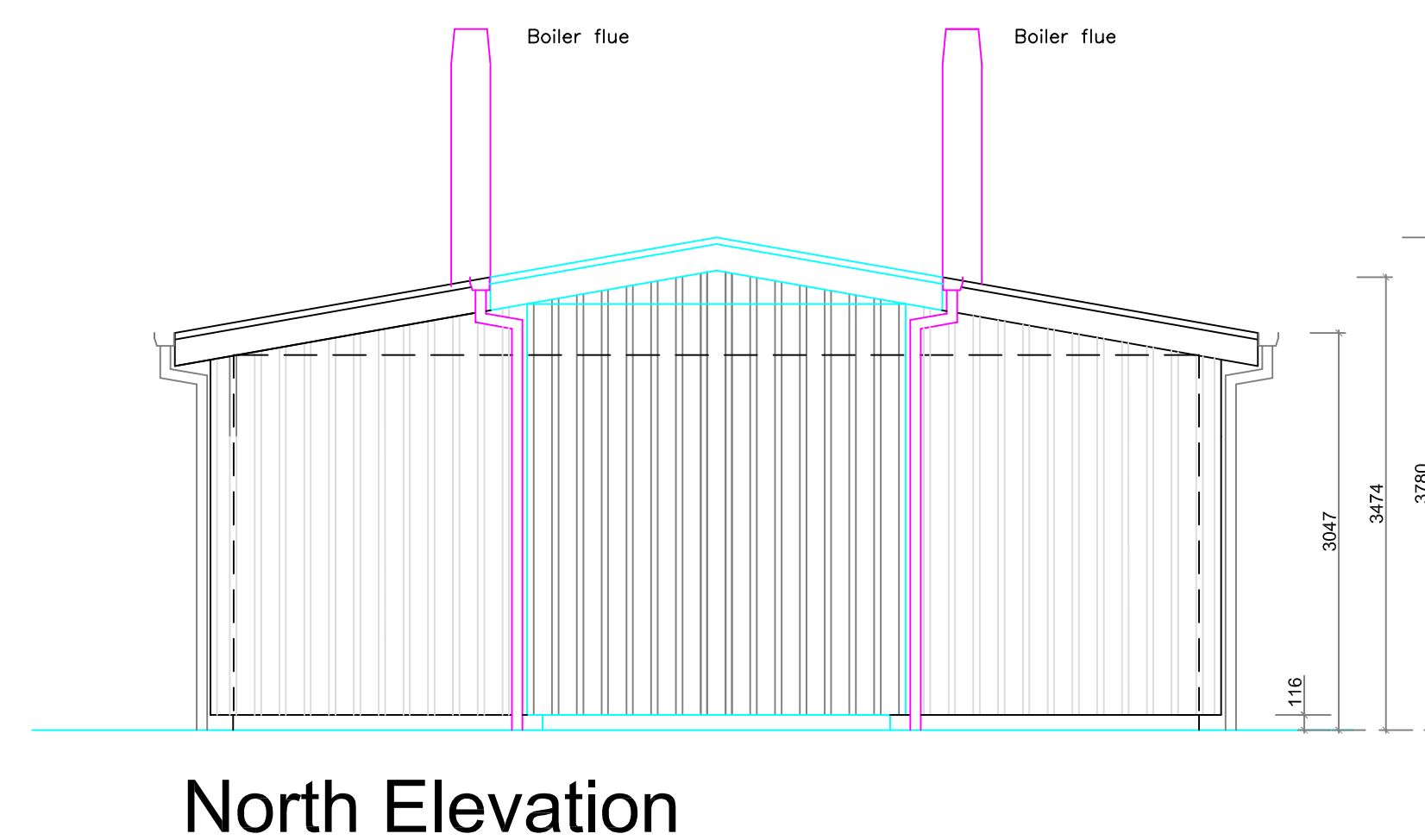
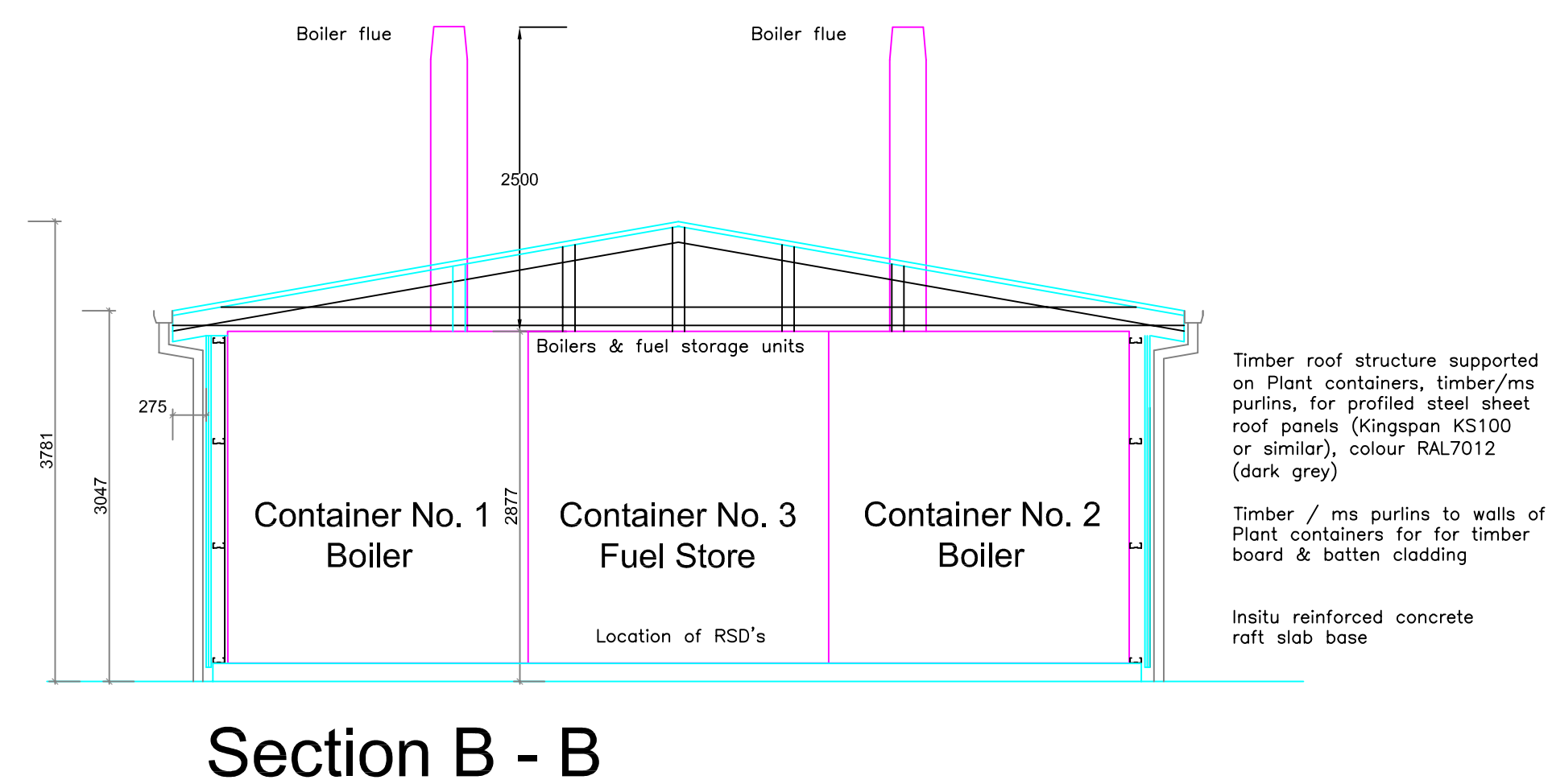
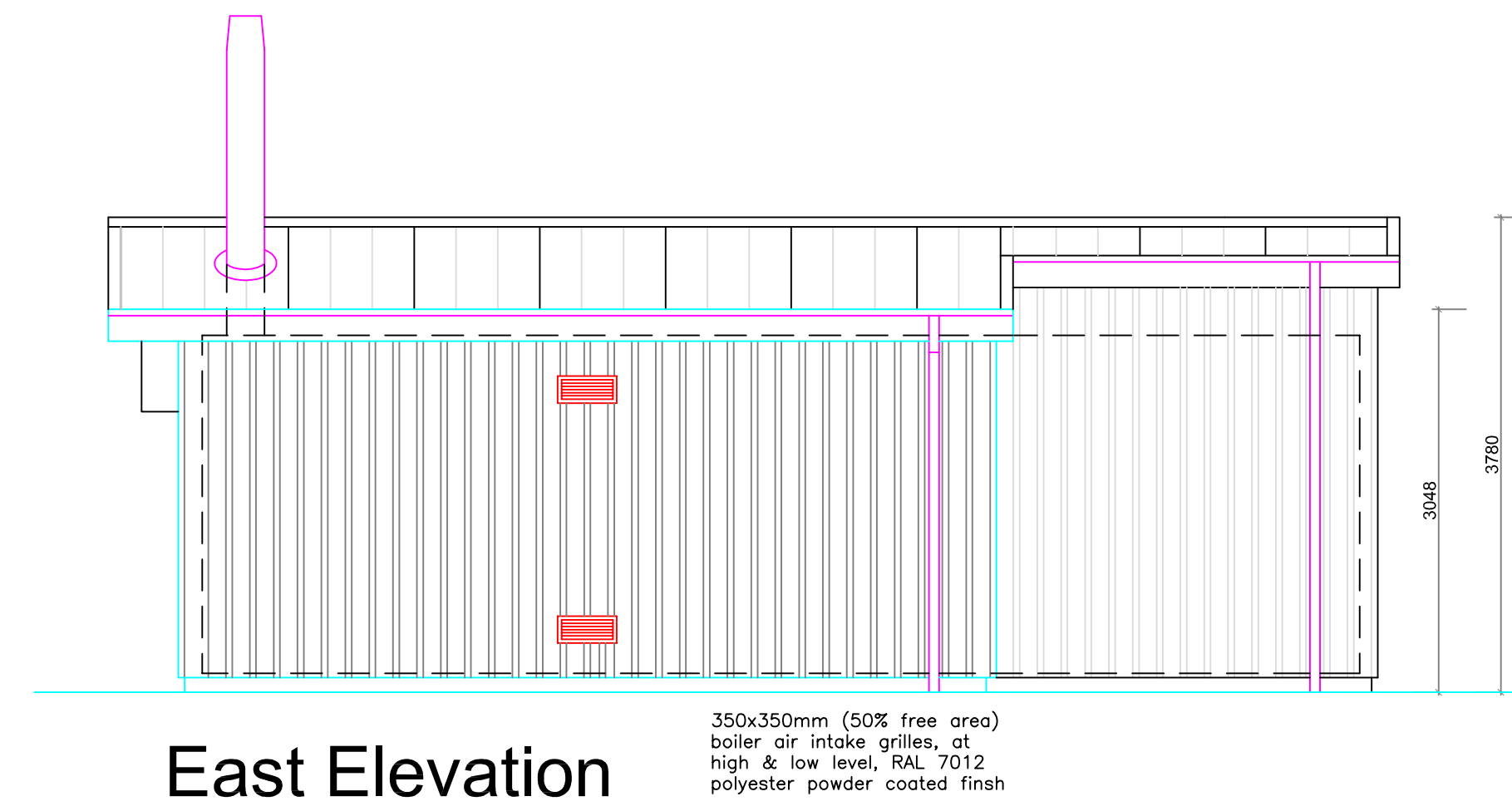
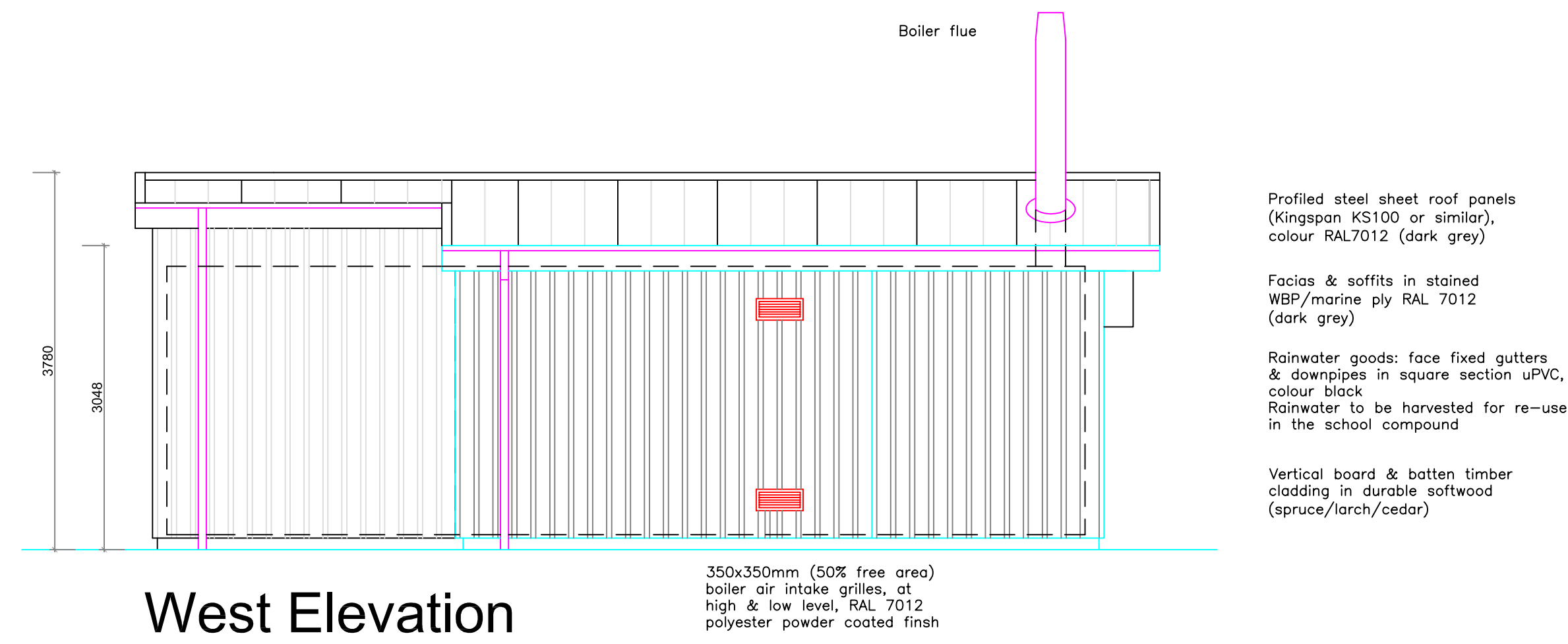
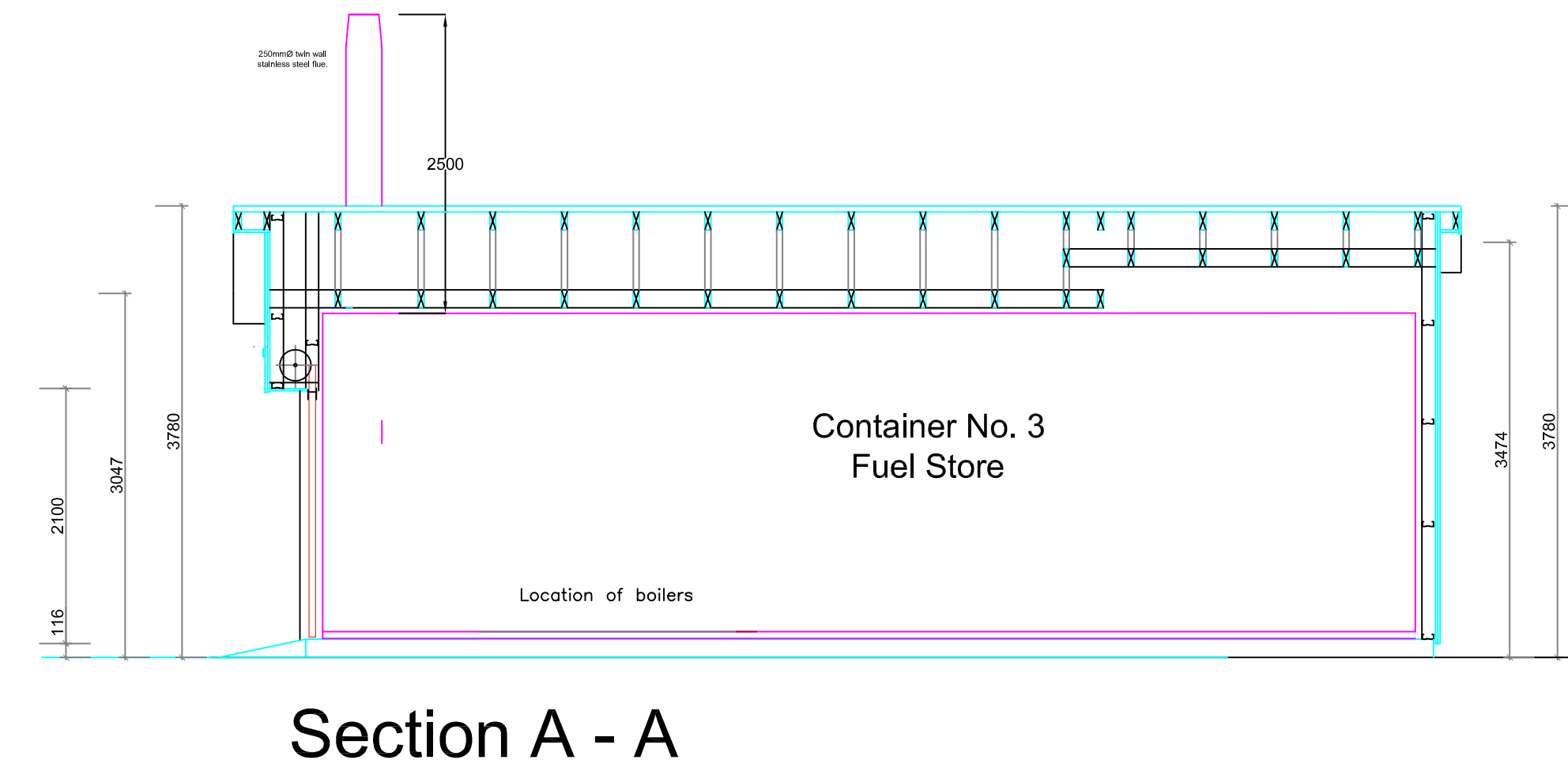
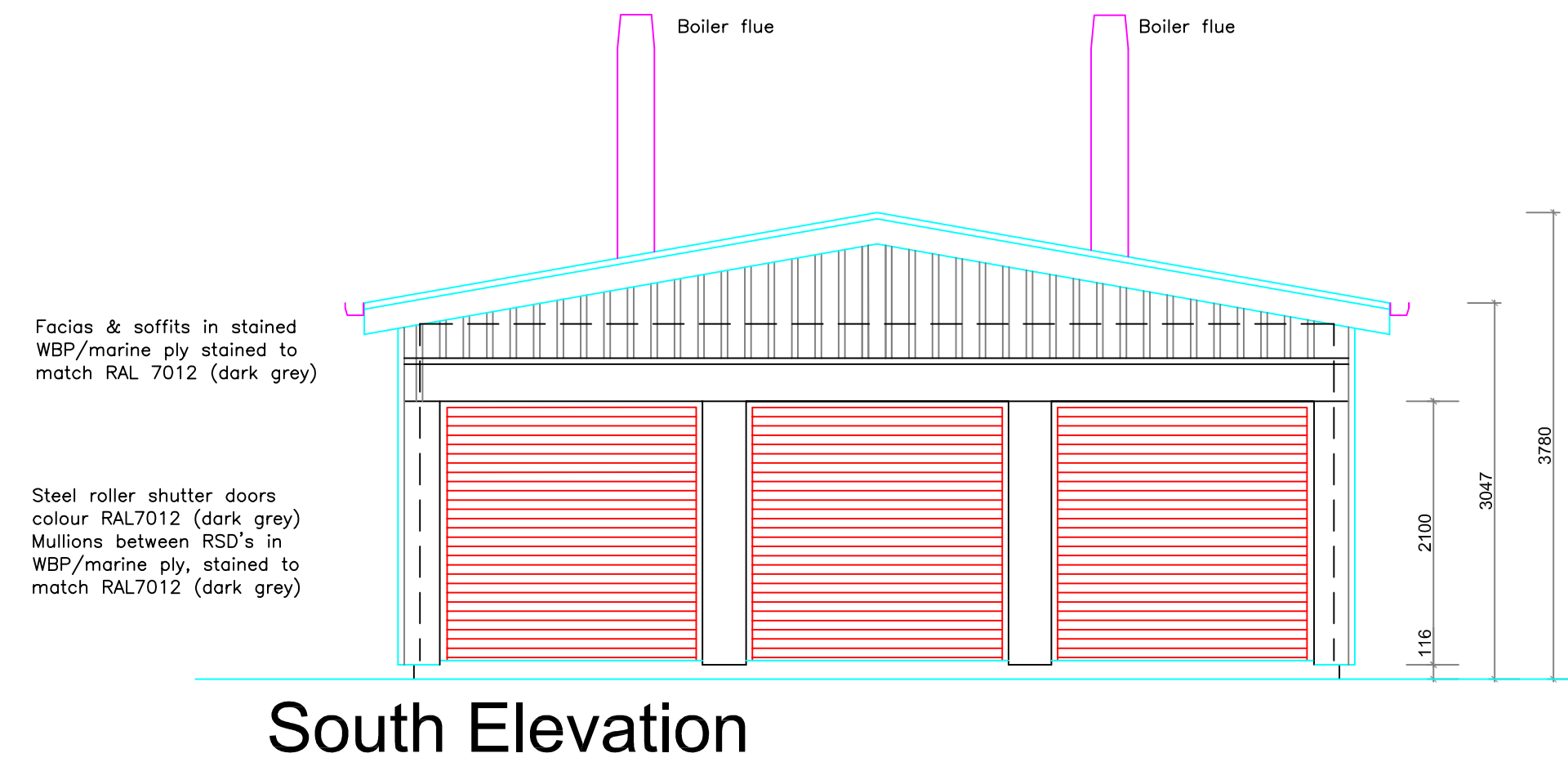
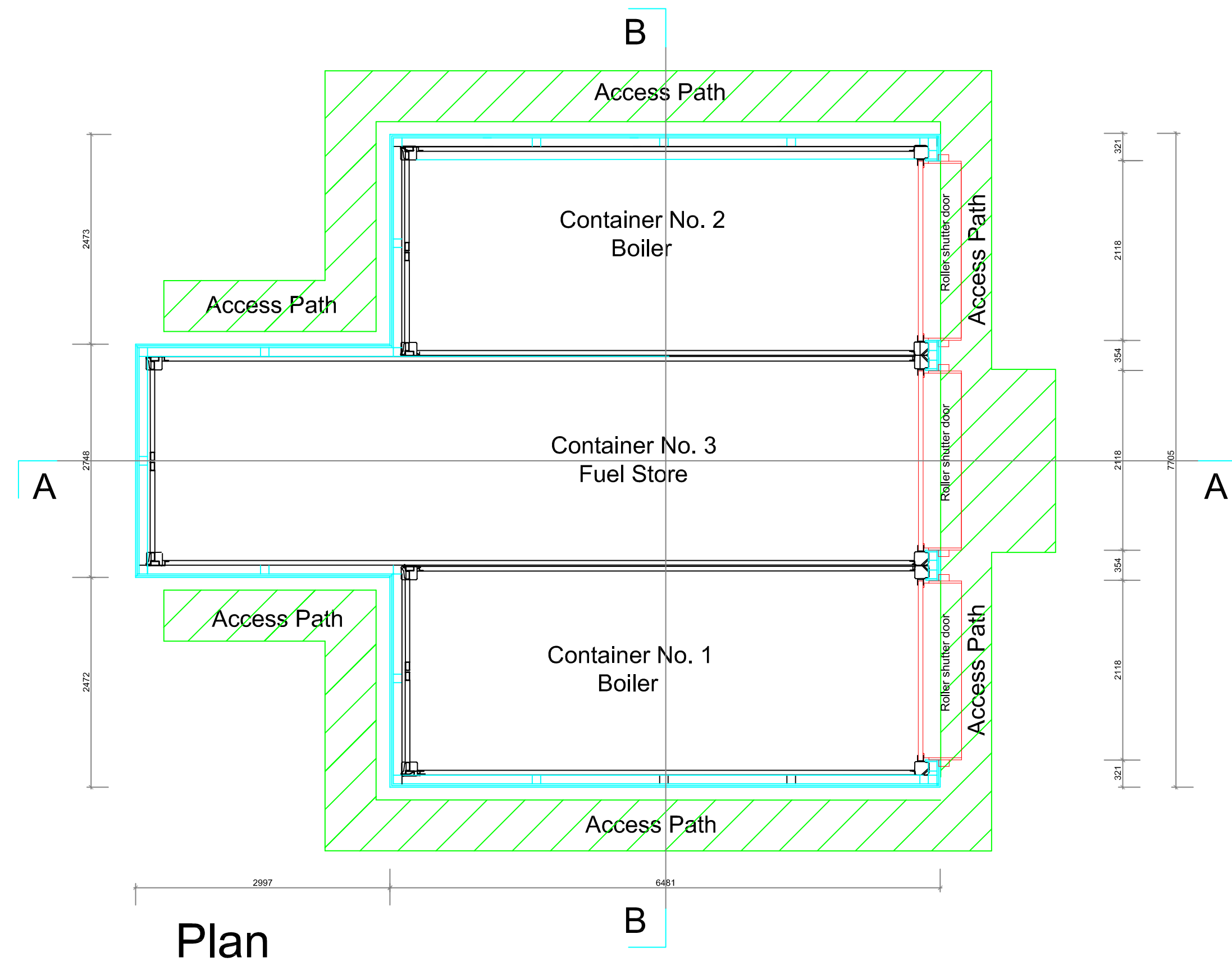


11/01404FUL  
 Installation of containerised biomass plant at  
 Dornoch Primary School, Evelix Road, Dornoch IV25 3HR

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







Rev.	Description	Date	By	Chkd.
Project Title: Dornoch P. School (10046)				
Client: Highland Council				
A   Section added, RSD repositioned   17/8/11   SC   -				
Drawing Title: Containerised Biomass Boiler Plant Installation				
Disc: Planning		Paper: A1		
Drawing No. 10046 / ARCH 01	Scale: 1:50	Drawn:	Date: Aug 2011	Revision: A