

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND AND EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE  
25 October 2011**

Agenda Item	<b>4.6</b>
Report No	<b>PLC/055/11</b>

**11/02575/FUL : The Highland Council  
Craighill School Craighill Terrace Tain**

**Report by Area Planning Manager**

**SUMMARY**

**Description :** Formation of access road and parking bays

**Recommendation - GRANT**

**Ward :** 08 - Tain And Easter Ross

**Development category :** Local development

**Pre-determination hearing :** None

**Reason referred to Committee :** More than 5 representations have been received.  
Council's own development.

**1. PROPOSED DEVELOPMENT**

- 1.1 The application is in detail for the formation of an access road and parking bays on land to the west, south and southwest of Craighill Primary School Tain. This will help to improve access to the Primary School and also open up access for the further development of the medical centre, care home and housing sites (see section 3).
- 1.2 Brief informal discussions held with the Planning Service in July 2011.
- 1.3 There is no existing infrastructure on the site.
- 1.4 No supporting documents have been submitted with the application.
- 1.5 No variations have been made to the application since lodging.

**2. SITE DESCRIPTION**

- 2.1 The site is located adjacent to Craighill Primary School to the north of Craighill Terrace. It is currently an open grassed field which is used as an amenity space. The ground generally slopes from south west to north east and has an open outlook towards the Dornoch Firth to the north.

**3. PLANNING HISTORY**

3.1 Members will note that previous development proposals for the site have been reported to the Caithness, Sutherland and Easter Ross Planning Applications and Review Committee:

1. 15 April 2008:

- 07/00787/FULRC – Medical centre with pharmacy. Approved 20.06.2008
- 07/00796/FULRC – Roundabout, access road, car parking and playing facilities. Approved 20.06.2008
- 07/00797/OUTRC – Housing for 170 houses. Approved 20.06.2008

2. 20 January 2009:

- 08/00408/FULSU New access road from Craighill Terrace with bus turning and drop off area. Extension of car park for Craighill Primary School and new pitch with ball stop fence and lighting. Approved 12.03.2009
- 08/00407/OUTSU Erection of new care home for the elderly (In Outline). Approved 12.03.2009

The housing land is located generally to the north and northeast of the proposal. The medical centre, pharmacy and care home are situated to the west of the application site.

#### **4. PUBLIC PARTICIPATION**

4.1 Advertised : Neighbours (14 days)

Representation deadline : 5 August 2011

Timeous representations : 5 representations

Late representations : 2 representations

4.2 Material considerations raised are summarised as follows:

- Loss of small copse of birch. Replacement broadleaf planting, such as birch, is required
- No more children attending school, so why increased parking
- Maintain existing amenity use of the field
- Access to existing houses in Craighill Terrace, particularly during construction phase
- Existing field floods
- Use a direct access off the A9(T)
- The original proposal had a roundabout to aid traffic flow and presumably to help with road safety, yet now, with a probable increase in traffic, it is no longer necessary to include traffic calming and safety features?

4.3 All letters of representation can be viewed online [www.highland.gov.uk](http://www.highland.gov.uk), at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

## 5. CONSULTATIONS

5.1 **Area Roads and Community Works Manager** – No objections, in principle, subject to the applicant entering into a Roads Construction Consent agreement with the Roads Authority for all works within the public road. In addition:

- The applicant will be responsible for any required amendments to the existing part-time 20mph order.
- The path around the rear of the parking area should be directed straight towards the rear entrance of the school to avoid pupils crossing over the grassed area and the rear of the car park should be fenced off to avoid pupils walking through it.
- Dropped kerbs are required where all footways cross accesses.
- A turning head is required at the end of the new stretch of the cul-de-sac. Without this, it will not be possible to adopt the length from the stub junction to the end of the cul-de-sac.

**Housing and Property Service** – I can confirm that the current proposals have been developed to reflect advice from colleagues including those in TEC Services (Transport). Furthermore, the proposals have been discussed with the Parent School Council; no objections were raised to the proposals. You will note that the junction of the proposed road is located on Craighill Terrace at the same position as was approved in 2009.

The previous approval (07/00796/FULRC) included a roundabout located on Craighill Terrace at the junction with Craig Avenue. Subsequent to this Housing & Property and TEC Services discussed the re-positioning of the new access road further down Craighill Terrace. This would provide a staggered junction with Craig Avenue, remove the requirement for a roundabout and provide a larger area for the proposed medical centre. Following discussions with Craighill Primary School and the Education Service, a further planning application (08/00408/FUL) was approved. This approval was for the access road and included a bus turning area leading to the school. The current application is very similar to the previous approval i.e no change to the position of the access road and junction with Craighill Terrace, but removing the bus turning area leading to school, with additional parking bays added in the school area.

**Community Council of the Royal Burgh of Tain** : Object to the application on the following grounds - concern over the safety of the children as the proximity of the junction is too close to the School.

## 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 and Cromarty East Local Plan**

BP3 The Council will only approve development if there are no

significant adverse effects on heritage, amenity, public health and safety interests.

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Highland Wide Local Development Plan**

Policy 29 Sustainable Design

Policy 76 Open Space – High quality, accessible and fit for purpose open spaces will be safeguarded from inappropriate development and enhancement will be sought, where appropriate. All sites identified in the Highland Council’s Audit of Greenspace will be safeguarded unless:

- It can be suitably demonstrated that the *open space* is not fit for purpose;
- Substitute provision will be provided meeting the needs of the local area; or
- Development of the *open space* would significantly contribute to the *spatial strategy* for the area.

For any new residential development of 4 or more dwellings, publicly accessible *open space* should be provided in line with the requirements of the *Open Space* in New Residential Development: *Supplementary Guidance*.

### **7.2 Highland Council Supplementary Planning Policy Guidance**

Not applicable

### **7.3 Scottish Government Planning Policy and Guidance**

SPP

## **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 in two parts:

1. Formation of an access road measuring approximately 180m long from Craighill Terrace stretching northwest across the existing field to the west of Craighill Primary School. The access road meets Craighill Terrace at a new T-junction directly opposite 47 Craighill Terrace.
2. Development of 26 parking bays for Craighill Primary School in addition to the existing spaces. The new bays are located to the south west of the school building. There is also re-modelling of the exiting parking for the school including the drop-off area within the existing car park in front of the main door.

Around 110m from the new T-junction, there is a further T-junction allowing access to the west of the new access road in the field between it and the A9(T).

**The previous permissions:**

1) 07/00796/FULRC:

1. Realignment of Craighill Terrace to provide a 28m diameter four leg roundabout incorporating Craig Avenue.
2. An new access road leading to Tain Parks and the new medical centre
3. A new car park providing bus turning area and drop off zone principally but not exclusively for the school. A total of 55 parking spaces including 3 disabled spaces are to be set out.

2) 08/00408/FULSU: T-junction as is now proposed with the omission of the bus drop off area.

#### 8.4 **Material Considerations**

Members will note that the Area Roads and Community Works Manager has indicated that the proposal is acceptable, with the works being undertaken under a Roads Construction Consent. A condition relating to the provision of a turning head, dropped kerbs and footpaths is suggested.

The proposal is for a modification to the previous access arrangements proposed. The fundamental point of an access being provided from this part of Craighill Terrace to service the further development of already allocated land - for housing development - to the west and north of the school is not in question. Members will note that the detailed permission 07/00796/FULRC already allows for this. What is proposed is an adjustment to the means of access onto Craighill Terrace, changing from a roundabout to a T-junction, with an adjustment to the location of the T-junction. In addition to this, there is the development of new parking to service the School.

Representations relate to the following matters:

- Loss of small copse of birch. Replacement broadleaf planting, such as birch, is required – Members will note that a condition is suggesting relating to compensatory planting and landscaping measures.
- No more children attending school, so why increased parking – Whilst the school roll does fluctuate there is no overall substantial increase or decrease anticipated. There has however been a change in the levels of car ownership and use since the school was built in the early 1970s and accordingly the original level of car parking provision is now at times stretched and insufficient for the level of demand.
- Maintain existing amenity use of the field – Members will note that as the development of the fields to the west and north of the School has already been agreed (see section 3) then their amenity value will not be for the long term – assuming that the developments already approved for the area is

taken forward.

- Access to existing houses in Craighill Terrace, particularly during construction phase – Members will note that there is likely to be a period of disruption during the construction of any access road, or indeed to future development of the field as set out in section 3.
- Existing field floods – The development of the road will have to be undertaken in accordance with the best practices of SuDS.
- Use a direct access off the A9(T) – The application has to be assessed on its own merits. A direct access off the A9(T) is not proposed. Members will note that the existing access off the A9(T) at Craighill Terrace is a fully engineered Trunk Road access and that it is very unlikely that a new access could be successfully formed off the A9(T) to service the field to meet the current Trunk Road access standards in terms of visibility splays and separation from existing junctions. It is considered that using the existing access onto the A9(T) from Craighill Terrace is acceptable.
- Proximity of the junction to the School – Members will note that TEC Services have no objections to the proposal on road safety grounds.

In order to give an ‘entrance’ to the site it is considered that the use of natural stone wall boundaries would be appropriate on both sides of the new access – that is on the school side corner of the new road, and opposite on the west side of the access. Furthermore, the setting back of the footpaths along the sides of the road is considered to be necessary in order to give an appropriate separation distance between vehicles and pedestrians and provide suitable amenity space. Members will note that this can be controlled by condition.

The proposal is very similar to the previous approval, albeit with a bus set down area further down Craighill Terrace. On this basis the proposal is considered to be acceptable.

#### 8.5 **Other Considerations – not material**

None

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

None

### 9. **CONCLUSION**

9.1 The proposal is considered to accord with the Development Plan policies for the area.

### 10. **RECOMMENDATION**

**Action required before decision issued** n

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

1. No development shall commence on site until the developer has submitted and had approved in writing a modified plan showing a turning head at the end of the new access road, dropped kerbs and footpath provision. For the avoidance of doubt, the footpath along each side of the road shall be set back at least 2m from the road edge. The approved details shall thereafter be implemented by the developer to the satisfaction of the Planning Authority in consultation with the Roads Authority.

**Reason :** In the interests of road safety, to comply with design details previously agreed for adjacent sites and for the avoidance of doubt.

2. No development shall commence on site until the developer has submitted full written and plans details of the natural stone wall boundaries marking the entrance of the access road from Craighill Terrace for the approval in writing of the Planning Authority. The walls shall be at least 0.75m high and the wall to the west side of the access shall include a pedestrian access point to allow for future access to the proposed healthcare facility to the west side of the access road. For the avoidance of doubt, the walls shall thereafter be completed to the satisfaction of the Planning Authority within 1 month from the completion of the access road.

**Reason :** In the interests of road safety, to comply with design details previously agreed for adjacent sites and for the avoidance of doubt.

3. Within 3 months from the date of this permission, the developer shall have submitted written and plan details of landscaping for the site, including replacement broadleaved trees such as birch for the agreement in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following completion of the road and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

**Reason :** In the interests of amenity and in order to ensure that the development is adequately screened.

## **FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 11/02575/FUL**

**Street Names:** Inline with the Council's Gaelic Language Plan and Policies, you are encouraged to consider the adoption of Gaelic or Gaelic-influenced street names in this development. For further guidance, you may wish to contact the Council's Gaelic Development Manager (01463 724287) or Comunn na Gàidhlig (01463 234138).

The works shall be undertaken under a **Roads Construction Consent** under the Roads (Scotland) Act 1984.

Signature: Dafydd Jones  
Designation: Area Planning Manager North  
Author: Bob Robertson

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

Relevant Plans: Plan 1 – Access Layout 1956:305 Rev A

Plan 2 – Location / Site Plan 1956:306



## Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Mr Matthew Dent	29 St Andrews Road, Tain	18.07.2011	A
Miss Katy Kitchingham	29 St Andrews Road, Tain	19.07.2011	A
Mrs Jennifer Jane Barnes	43 Craighill Terrace, Tain	03.08.2011	A
Mrs Dorothy Guthrie	51 Craighill Terrace, Tain	05.08.2011	A
Mrs Jean M Johnstone	53 Craighill Terrace, Tain	05.08.2011	A
Mr & Mrs John Grant	Taladeen, 45 Craighill Terrace, Tain	08.08.2011	A
James & Joyce McLean	47 Craighill Terrace, Tain	12.08.2011	A

11/02575/FUL



Sewage Outfall

Morangie Cottages

11/02575/FUL

Garden Centre

Hotel

Ind Est

Sewage Works

Gallow Hill

The Link

Cemy



PO

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Site

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Pol Sta Academy

F Sta Sch

Abbotshill

Ardival

Castlestyle

eld

St Vincent

64

Hartfield

Arthurville

North lastullich

77

Sheep Wash

Hartfield Road

78

79

Reservoirs



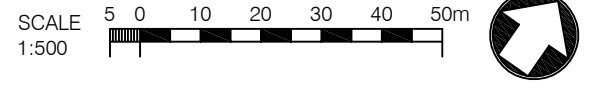
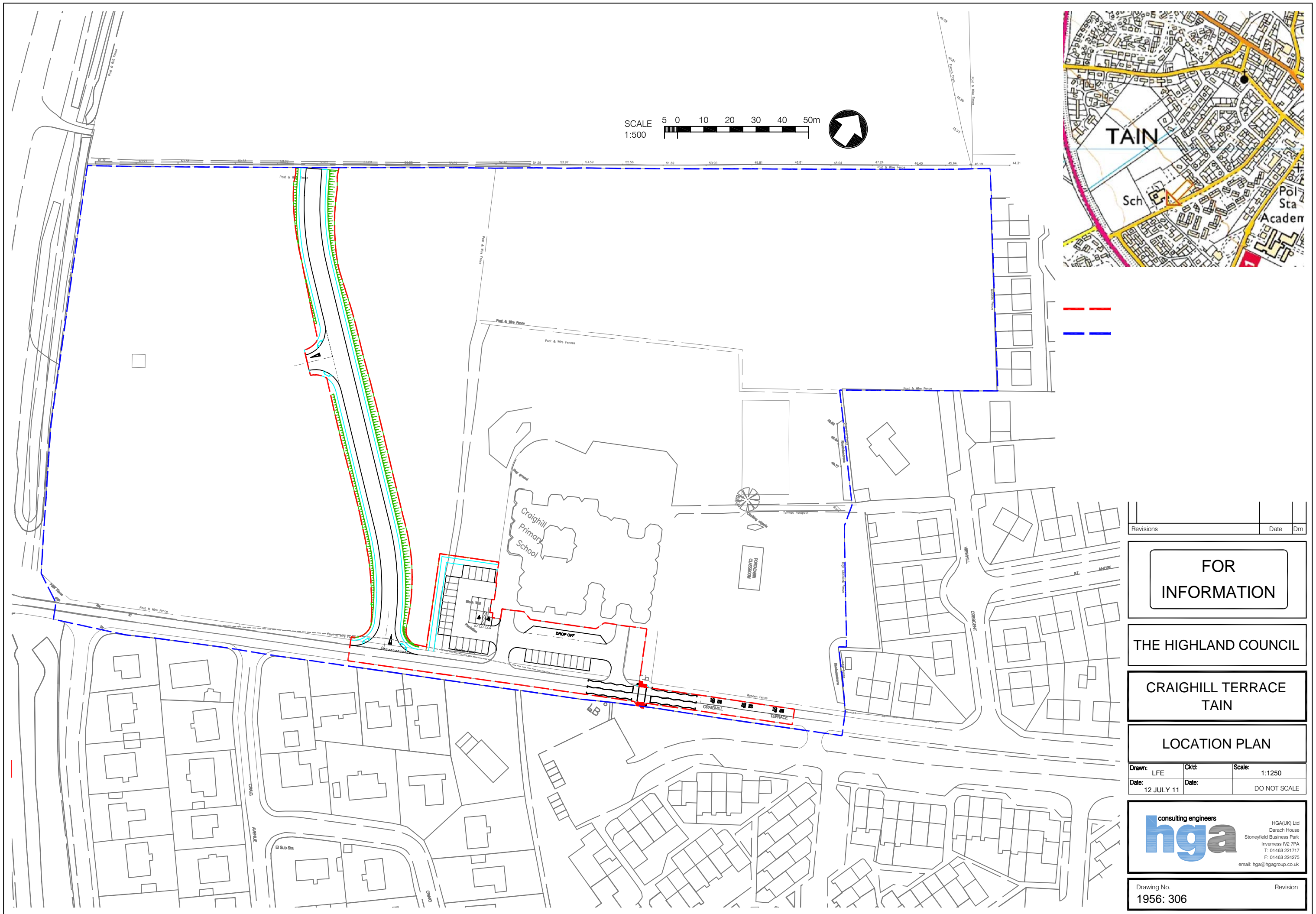
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11/02575/FUL  
 Formation of access road and parking bays at  
 Craighill Primary School, Craighill Terrace, Tain IV19 1EU

The Highland Council  
 per HGA (UK) Ltd  
 Darach House  
 Stoneyfield Business Park  
 Inverness  
 IV2 7PA



Revisions	Date	Drn


**FOR  
INFORMATION**

**THE HIGHLAND COUNCIL**

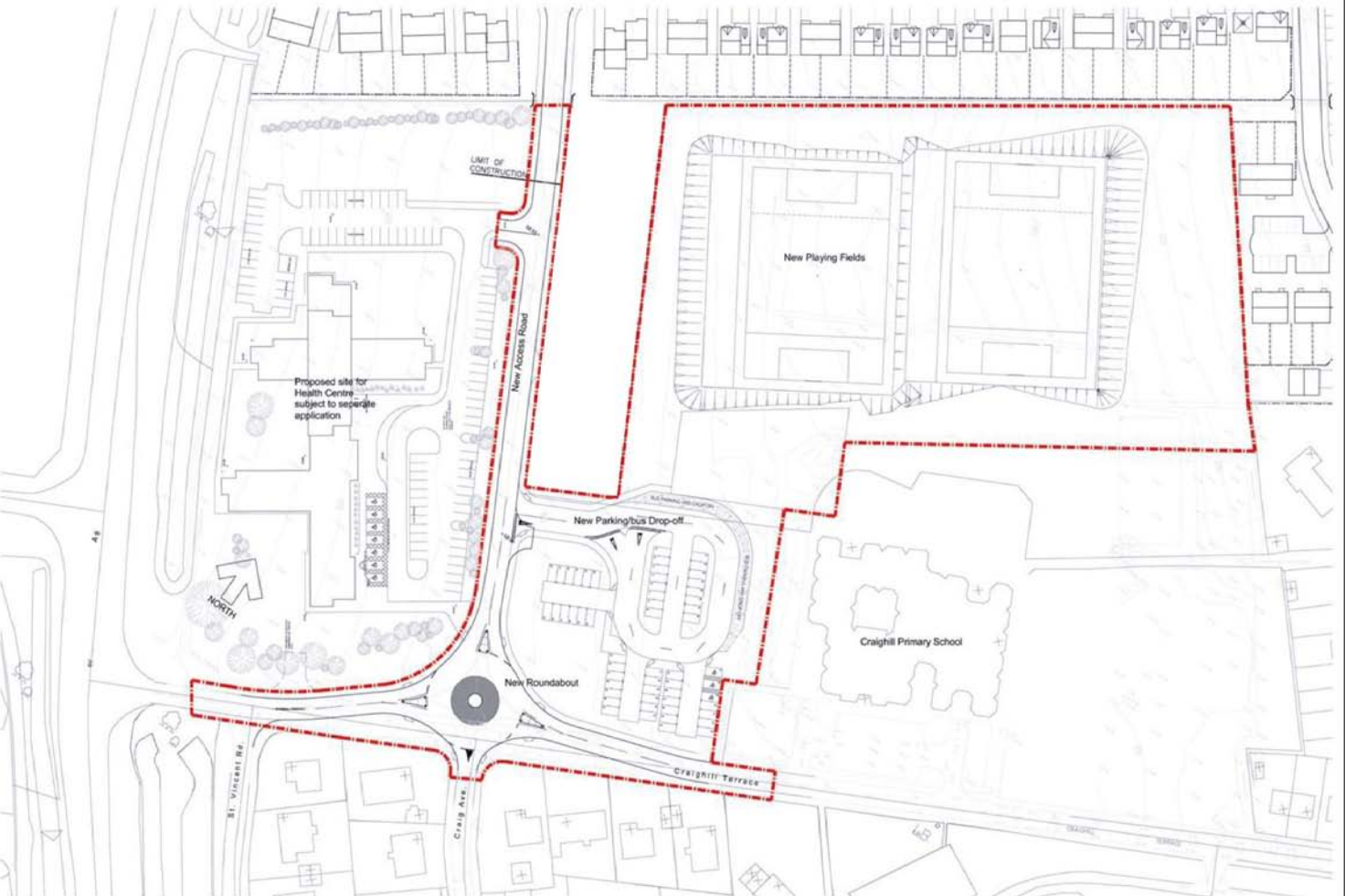
**CRAIGHILL TERRACE  
TAIN**

**LOCATION PLAN**

Drawn: LFE	Ckd:	Scale: 1:1250
Date: 12 JULY 11	Date:	DO NOT SCALE


 HGA(UK) Ltd  
 Darach House  
 Stonefield Business Park  
 Inverness IV2 7PA  
 T: 01463 221717  
 F: 01463 224275  
 email: hga@hgroup.co.uk

Drawing No. <b>1956: 306</b>	Revision
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**07/00796/FULRC**  
**Site details of access roads, etc**

