

Agenda item	<b>5.2</b>
Report no	<b>PLN/047/17</b>

## **THE HIGHLAND COUNCIL**

**Committee:** North Area Planning Applications Committee

**Date:** 01 August 2017

**Report Title:** 17/03305/PAN Hub North Scotland Ltd.

**Report By:** Area Planning Manager (North)

### **1. Purpose/Executive Summary**

**1.1** Description of development : Erection of Replacement School Building

Ward : 6 - Cromarty Firth

Category: Proposal of Application Notice (PAN)

Site address : Alness Academy, 17 Station Road, Alness, IV17 0AB

### **2. Recommendations**

**2.2** Members are asked to note the recommendation as set out in section 7 of the report.

### **3.0 BACKGROUND**

- 3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 05 July 2017. Members are asked to note this may form the basis of a subsequent planning application.
- 3.3 The submitted information attached includes:
- Proposal of Application Notice
  - Covering Letter
  - Location Plan
  - Communications Plan Statement
  - Community Council Distribution List

### **4.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The proposed development comprises the construction of a new build secondary school to replace the existing Alness Academy on its existing site at 17 Station Road, Alness IV17 OAB. The new building will contain a two storey main teaching block with single storey (attached/integral) sports block. The new building will be approximately 10m in height at its highest with an overall floor area of around 9,256sqm. In addition to the new building, the proposed development will also include the construction of new and associated car parking, playgrounds, hard and soft landscaping, sprinkler enclosures, bins stores, two 3G synthetic pitches and one grass sports pitch. The proposed development will also include the demolition of the existing Alness Academy and existing sports facility building.

### **5.0 SITE DESCRIPTION**

The site is presently occupied by the existing secondary school of Alness Academy. It is a two/three storey building with a separate sports block and other ancillary buildings, car park and playing fields. The site is served by an access road from the B817, with the road junction opposite Morrisons' supermarket, to the south of the town centre and railway line in Alness.

### **6.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

#### **6.1 Highland Wide Local Development Plan 2012**

- |    |                                |
|----|--------------------------------|
| 28 | Sustainable Design             |
| 29 | Design Quality and Placemaking |
| 30 | Physical Constraints           |
| 31 | Developer Contributions        |

34	Settlement Development Areas
42	Previously used Land
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
61	Landscape
63	Water Environment
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
70	Waste Management
72	Pollution
74	Green Networks
75	Open Space
76	Playing Fields and Sports Pitches
77	Public Access

## 6.2 **Inner Moray Firth Local Development Plan 2016**

Within Alness Settlement Development Area

## 6.3 **Adopted Supplementary Planning Guidance**

- Developer contributions;
- Sustainable Design Guide;
- Flood Risk and Drainage;
- Green Networks;
- Historic Environment Strategy;
- Managing Waste in New Developments;
- Public Art;
- Trees and Woodland;

Also relevant but not adopted planning guidance:

- Highland Council Roads Guidelines for New Developments

## **7.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

- National policy;
- Development plan policies and relevant supplementary guidance;
- Detailed siting and design considerations;
- Accessibility;
- Existing landscape features and mature trees;
- Noise, particularly during construction;
- Contamination issues relating to post demolition of existing structures;
- Public Transport and Road Safety implications;
- Impact on existing pedestrian railway crossing;
- Impact on local road network, and on A9 trunk road and junctions;
- Impact on existing Core Paths;
- Drainage, Flood Risk and Water Environment;
- Archaeological potential;
- Impact on setting of adjacent listed buildings at Dalmore House

7.1 The proposal has been subject of a pre-application enquiry to the Council's Major Pre-Application team (16/04960/PREAPP) with a pre-application response pack issued on 14.12.2016.

## **8.0 CONCLUSION**

8.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

## **9.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager - North

Author: Dorothy Stott

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

Relevant Documents: Location Plan JMA-00-ZZ-DR-A-0001;

Application Form;

Covering Letter;

Communications Plan Statement;

Community Councils Distribution List



**The Highland Council**  
**Comhairle na Gàidhealtachd**

The Highland Council  
 Processing Centre  
 Date Received:  
 05 JUL 2017

# PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	HUB NORTH SCOTLAND LTD	Agent	JMARCHITECTS LTD
Address	11 THISTLE PLACE ABERDEEN AB10 1UZ	Address	64 QUEEN STREET EDINBURGH EH2 4NA
Phone No.	[REDACTED]	Phone	[REDACTED]
E-mail	[REDACTED]	E-mail	[REDACTED]

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

ALNESS ACADEMY, 17 STATION ROAD, ALNESS  
 IV17 0AB

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

PLEASE REFER TO ATTACHED 'COMMUNICATIONS PLAN'



**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO........

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
ALNESS, ARDROSS, INVERGORDON, KILTEARN	
REFER TO 'COMMUNITY COUNCILS CONTACTS' SHEET	
	04 JULY 2017

Names/details of any other parties	Date Notice Served
N/A	

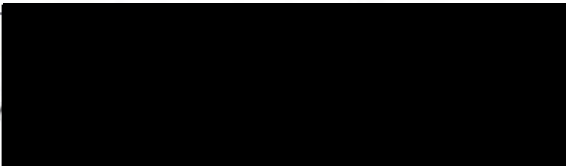
**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
PLEASE REFER TO ATTACHED		
'COMMUNICATIONS PLAN'		

Newspaper Advert – name of newspaper	Advert date(where known)

Details of any other consultation methods (date, time and with whom)

PLEASE REFER TO ATTACHED 'COMMUNICATIONS PLAN'

Signed 

Date 04 JULY 2017



## HUB North Schools Alness Academy

05 JUL 2017

### Pre-Planning Consultation: Communications Plan - 04 July 2017 Revision (-)

#### Background and Description of Proposed Development

The following paper responds to the Planning Regulation requirements for major planning applications to engage in a minimum 12 week consultation period prior to formal submission of a planning application.

This Communications Plan brings together the communication requirements for the proposed construction of a new build high school to replace the existing Alness Academy on its existing site at 17 Station Road, Alness IV17 0AB. The new building will comprise a two storey main teaching block with single storey (attached/integral) sports block. The new building will be approximately 10m in height at its highest with an overall floor area of approximately 9,256sqm. In addition to the new building the proposed development will also include the construction of new and associated car parking, playgrounds, hard and soft landscaping, sprinkler enclosures, bins stores, two 3G synthetic pitches and one grass sports pitch. The proposed development will also include the demolition of the existing Alness Academy and existing sports facility building.

#### Statement of Intent

Initially, this pre-planning consultation period will aim to share with the local community the designs which have been developed to date and to explain the rationale in doing so. We recognise the importance and significance of the project to both the school community at Alness Academy, the building's neighbours and the wider community and we aim to demonstrate how our designs have been developed to be sympathetic to the neighbourhood whilst addressing the functional requirements and needs of the proposed new facility.

Our approach is open. We invite comment and seek feedback from all those interested in this major project. We will seek to reach and communicate with as wide an audience as possible through public exhibitions of the design proposals and open public consultation drop in sessions. The drop-in sessions will provide interested parties with an opportunity to engage with the designers, to find out more about the proposals, to ask questions and to provide comment and feedback. The exhibitions and open public consultation sessions will be held within the existing Alness Academy.

Information will be distributed locally to ensure that residents, the school community, community users of the school and other interest groups such as the Alness Community Council are aware of the opportunities to participate in this process.

In parallel with the above we will also consult directly with those who already speak to, and on behalf of the local community, such as all the affected Community Councils, The Highland Council, key project stakeholders, and pupils and staff both at Alness Academy.



## Timeline

Action	Date
PAN submitted	Tuesday 04 July 2017
PAN decision response	Tuesday 11 July 2017
PAN commences	Wednesday 12 July 2017
Public Notices Published – To be placed in Northern Times, Rosh-Shire Journal, North Star and Highland News, on The Highland Council's webpage and via the School's own communications.	Date TBC
Pupil Drop In Session (held at Alness Academy)	Date & Time TBC
Staff Drop In Session (held at Alness Academy)	Date & Time TBC
Community Council Open Evening (held at Alness Academy)  Alness Community Council Ardross Community Council Invergordon Community Council Kiltearn Community Council	Date & Time TBC
Public Exhibition / Doors Open Day (held at Alness Academy)	Date & Time TBC
Initial Concept drawings on display in Averon Centre, High Street, Alness IV17 0QB	Dates TBC
Consultation Ends	Tuesday 03 October 2017
Anticipated Planning Application Submission (with Pre-application Consultation Report)	TBC
Anticipated Planning Approval	TBC



## HUB North Schools Alness Academy

### Pre-Planning Consultation: Community Councils Distribution

04 July 2017 - Revision (-)

We can confirm that this Proposal of Application Notice has been served to the following  
Community Councils (by post and email unless noted otherwise):

#### **Alness Community Council**

Mary Eileen Macdonald (Chair)  
The Pines  
24 Hill Street  
Alness  
IV17 0QL  
alnesscomcouncil@gmail.com

Date Issued: 04.07.2017

#### **Ardross Community Council**

Peter Allen (Chair)  
The Old School House  
Strathrusdale  
Ardross  
IV17 0YQ  
ardrosscommunity@dalreioich.co.uk

Date Issued: 04.07.2017

#### **Invergordon Community Council**

Valerie Campbell-Smith (Chair)  
Brooklands  
Newmore  
Invergordon  
IV18 0PG  
invergordoncc@hotmail.com

Date Issued: 04.07.2017



**Kiltearn Community Council**

Hector William Munro (Chair)

Foulis Mains Farmhouse

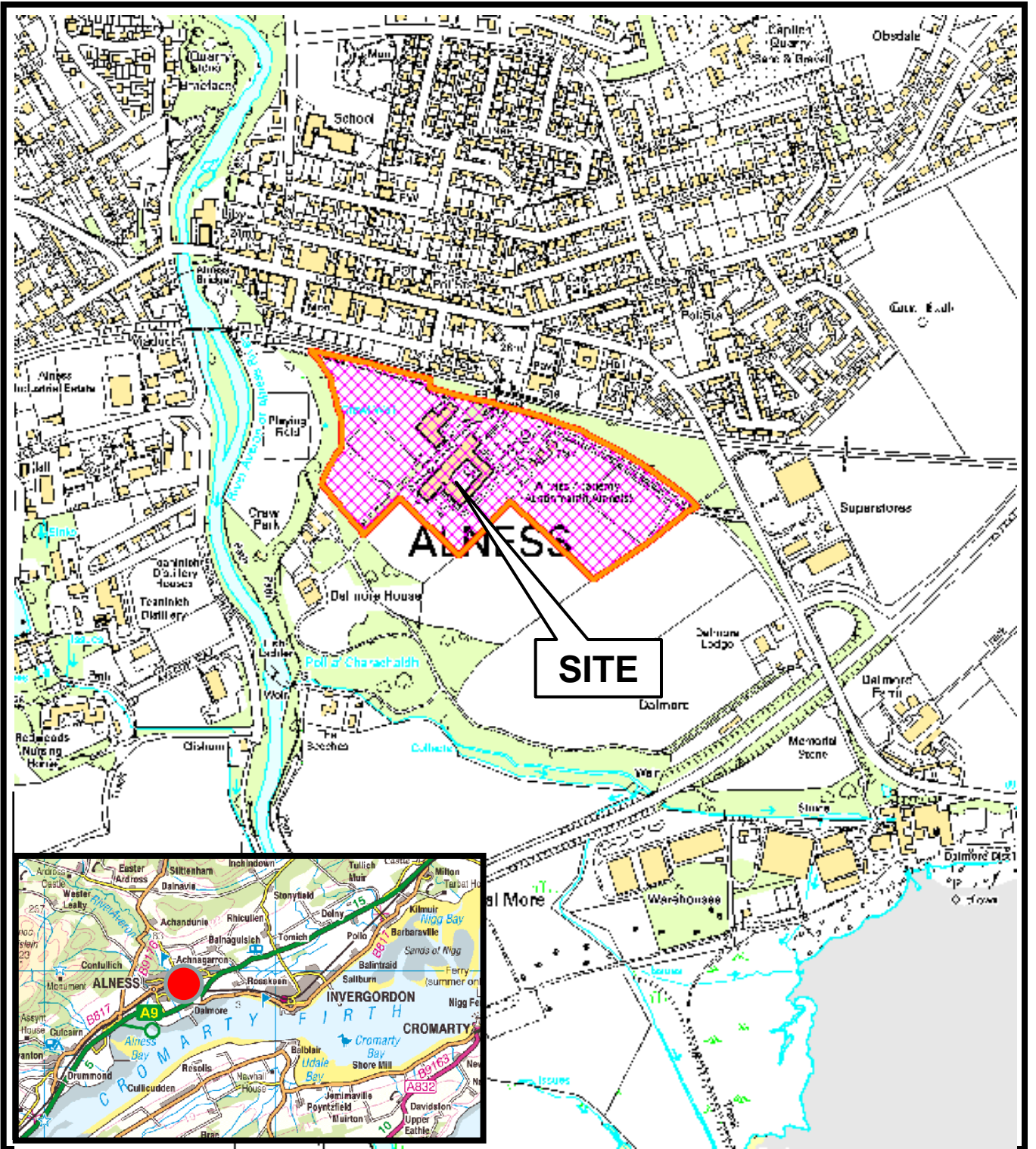
Evanton

IV16 9UX

(notice issued by post only. No email address available)

Date Issued: 04.07.2017





Planning & Development  
Service

**17/03305/PAN**

Erection of replacement school building  
at Alness Academy, Station Road, Alness

