

Agenda Item	5.2
Report No	PLS 062/17

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 12 December 2017

**Report Title:** 17/05281/PAN: The Highland Council  
Merkinch Primary School, Telford Road, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### Purpose/Executive Summary

**Description:** Refurbishment of existing school and extension

**Ward:** 14 – Inverness Central

### Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

## **1. BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on the 8 November 2017. Members are asked to note this may form the basis of a subsequent planning application
- 1.3 The submitted information attached includes:
  - Proposal of application Notice
  - Location Plan

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposed development is for the refurbishment and extension of the existing school.

## **3. SITE DESCRIPTION**

- 3.1 The site lies within the urban area of Merkinch, to the west of the River Ness and within the city boundary. The main school building is Category 'B' listed and sits on an extended H-plan footprint with gabled elevations and constructed of pink squared rubble. It is single storey in height and features a long symmetrical frontage onto Telford Road with an extension and other temporary portable buildings added to the rear of the building. Playing fields are located on the southern side of the main building, extending out to the boundary with Carse Road.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

28 – Sustainable Design  
29 – Design Quality & Place-making  
31 – Developer Contributions  
64 – Flood Risk  
65 – Waste Water Treatment  
66 – Surface Water Drainage  
75 – Open Space

### **4.2 Inner Moray Firth Local Plan 2015**

No specific policies apply.

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

Developer Contributions (March 2013)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Sustainable Design Guide (Jan 2013)

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

Scottish Planning Policy (June 2014)

### 5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) The design of the new extension and its relationship with the existing listed school;
  - b) Loss of open space and its impact on the community
  - c) Parking arrangements;
  - d) Re-routing of the public footpath through the site;
  - e) Flood risk and drainage;
  - f) Protection of trees along the Telford Road edge;
  - g) Impact on residential amenity arising from construction works;
  - h) Interim arrangements for accommodating school during construction works.

### 6. **CONCLUSION**

- 6.1 The report sets out 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.

### 7. **IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

### 8. **RECOMMENDATION**

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

Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

Author: John Kelly

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

Relevant Plans: Plan 1 - Location Plan

## 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 ..... <b>HIGHLAND COUNCIL</b>	Agent ..... <b>HIGHLAND COUNCIL DESIGN CONSULTANCY</b>
Address ..... <b>HEAD QUARTERS</b>	Address ..... <b>TOWN HOUSE</b>
..... <b>GLENURQUHART RD.</b>	..... <b>INVERNESS</b>
..... <b>INVERNESS IV3 5NX</b>	..... <b>IV1 1JJ</b>
Phone No. ....	Phone ..... <span style="background-color: black; color: black;">[REDACTED]</span>
E-mail .....	E-mail ..... <span style="background-color: black; color: black;">[REDACTED]</span>

**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

..... **MERKINCH PRIMARY SCHOOL**

..... **TELFORD ROAD,**

..... **INVERNESS IV3 8HY**

**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.

..... **REFURBISHMENT OF EXISTING SCHOOL (B-listed) AND EXTENSION**  
**(NEW BUILD = 4500m<sup>2</sup> EXT<sub>4</sub> = 1500m<sup>2</sup>) TO ACCOMMODATE MERKINCH**  
**PRIMARY SCHOOL, NURSERY AND FAMILY CENTRE.**

**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.....

(Pre-application advice pack issued 23/08/17)

**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

MERKINCH COMMUNITY COUNCIL

merkinchcommunitycouncil@gmail.com

Names/details of any other parties

Date Notice Served

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Public consultation

MERKINCH PRIMARY SCHOOL

7/12/2017 2-7pm

Public consultation

MERKINCH FAMILY CENTRE

12/12/2017 3-8pm

Newspaper Advert – name of newspaper

Advert date(where known)

INVERNESS COURIER

tbc

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

Signed .....



on behalf of  
the Highland Council

Date.....

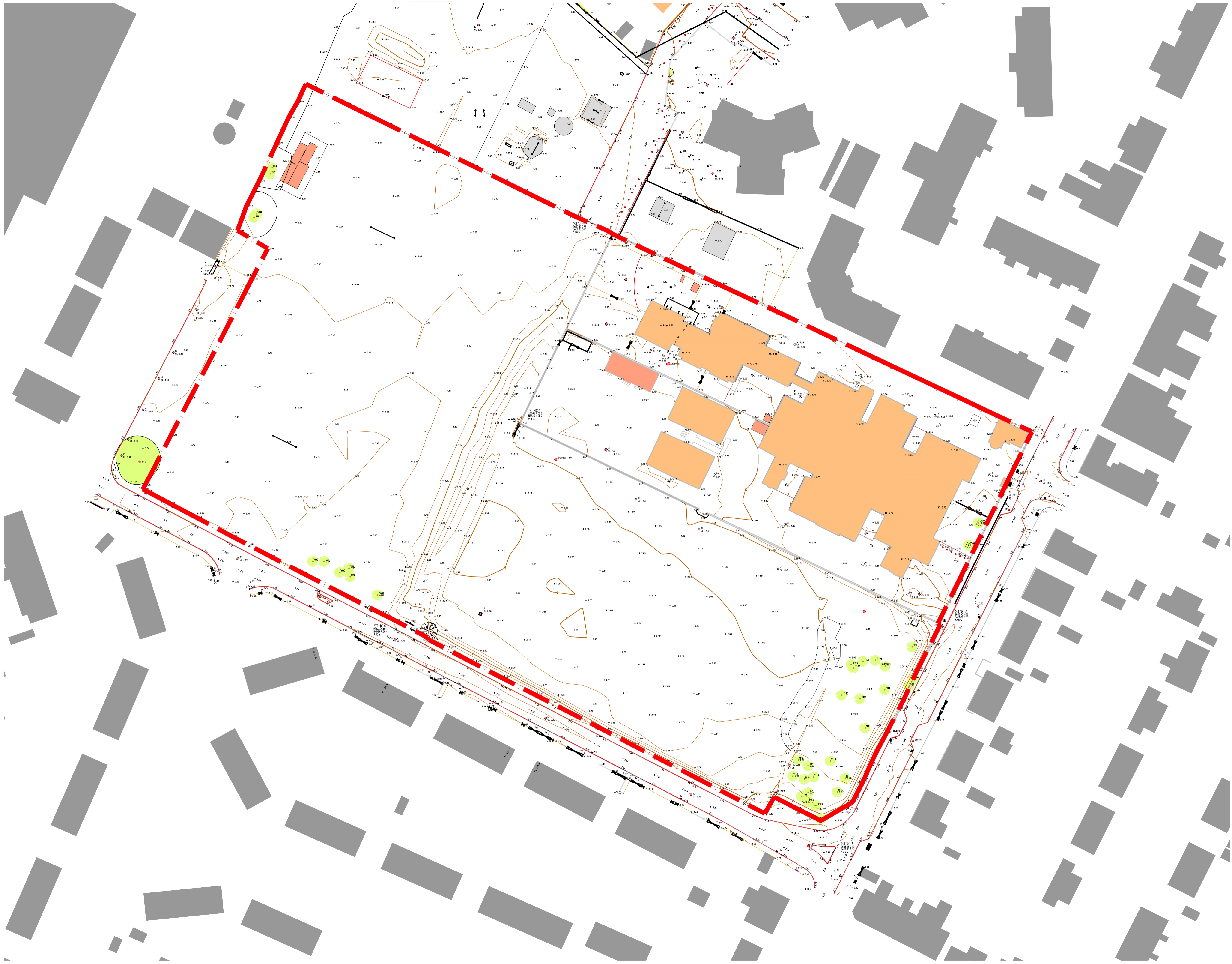
7<sup>th</sup> Nov '17.

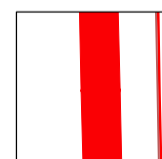
IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY

THIS DRAWING IS SIGNED AS BEING  
RELATIVE TO OUR TENDER OF

DATE \_\_\_\_\_  
SIGNED \_\_\_\_\_  
ON BEHALF OF \_\_\_\_\_  
\_\_\_\_\_

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. The Highland Council 1997 LA09036L.



 red line shows site boundary

**Preliminary**

Rev	Purpose of issue	By	Checked	Date

Description

 **The Highland Council**  
Comhairle na Gaidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**  
Director of Development and Infrastructure  
J Stuart Black, MA (Hons), PhD

Town House Inverness IV1 1JJ Tel. (01463) 785100 Fax (01463) 715086

CLIENT  
**C&L**

CONTACT  
**Clare Kemsley**

PROJECT  
**Merkinch Primary School Nursery and Family centre**

DRAWING TITLE  
**Location Plan**

PURPOSE OF ISSUE  
**Information**

SCALE	DATE	DRAWN BY	DG	ORIGINAL PAPER SIZE
1:500	04.08.17	CK	CK	A1

PROJECT NUMBER	AGENT	SERIES	UNIQUE NO.	REV
ECSCR0547 A	SK	001		

DRAWING NUMBER