

Agenda Item	5.3
Report No	PLS 030/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2019

Report Title: 19/01401/PAN: The Highland Council

Ness Castle Primary School, Ness Castle, Dornoch Road, Inverness, IV2 6EQ

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Development of a three stream primary school with nursery provision (Ness Castle Primary School)

Ward: 15 – Inverness Ness-side

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 25 March 2019. 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
 - Supporting Document
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of a three stream primary school, play space, playing field, associated landscaping, parking and infrastructure.
- 2.2 The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

3. SITE DESCRIPTION

- 3.1 The site comprises of an area of undulating ground with a number of individual mature trees. The site is currently in agricultural use and bounded by trees to the east and west. The site is at the centre of the Ness Castle development and in time will be bounded by residential development to the north, south and west. A surface water drainage basin is located to the north west of the site. A spoil heap from the housing development on the site at present and is due for removal in the coming month.
- 3.2 The Ness Castle distributor road (Dornoch Road) is located to the west of the site. This is where a primary access into the site would likely be taken. An access has been formed into the site which includes services as part of the requirements under the legal agreement for the wider masterplanned site. There have been a number of formal paths created toward the site as part of the development of phase 1 and 2 of the Ness Castle development. In discussion with the landowner, the layout for phase 3 of the Ness Castle development, located to the south of the site, will also safeguard active travel routes between the future housing and the proposed school.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area however, they are unlikely to be affected by the development. The trees located on the site are not covered by a tree preservation order.
- 3.4 There are no scheduled monuments within the site. There are a number of listed buildings and archaeological records, identified within the Highland Historic

Environment Record, which exist in proximity to the site but would unlikely be affected by development of the site. The site is in an area of archaeological potential.

- 3.5 Within the site there are some small areas at risk of surface water flooding based on the indicative flood risk mapping provided by SEPA.

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
30 - Physical Constraints
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
72 - Pollution
73 - Air Quality
74 - Green Networks
75 - Open Space
76 - Playing Fields and Sports Pitches
77 - Public Access

4.2 Inner Moray Firth Local Development Plan 2015

Inverness Settlement Development Area

Policy 2- Delivering Development

Allocation IN35 – Ness Castle (Housing)

4.3 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Onshore Wind Energy: Interim Supplementary Guidance (March 2012)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)
National Planning Framework 3 (June 2014)
Designing Streets (March 2010)
Creating Places (June 2013)

5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- a) Development Plan;
 - b) Planning History;
 - c) National Policy;
 - d) Roads and Transport;
 - e) Pedestrian and Cycle Links;
 - f) Water, Flood Risk, and Drainage;
 - g) Natural Heritage;
 - h) Built and Cultural Heritage;
 - i) Design and Layout;
 - j) Visual Impact;
 - k) Access and Recreation;
 - l) Noise and Light Pollution;
 - m) Amenity Impacts;
 - n) Construction Impacts;
 - o) Phasing;
 - p) Landscaping; and
 - q) Any other material considerations raised within representations.

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: David Mudie

Designation: Area Planning Manager – South

Author: Simon Hindson

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

Relevant Plans: Plan 1 - Location Plan

Plan 2 - Application Form

25 MAR 2019

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: The Highlands Council	Agent: Keri Monaghan
Address: The Highland Council HQ Glenurquhart Road Inverness, IV3 5NX	Address: Stallan-Brand Architecture + Design 80 Nicholson Street Glasgow, G5 9ER
Phone No. 01349886606	Phone: 01412585015
E-mail communication.support@highland.gov.uk	E-mail: [REDACTED]

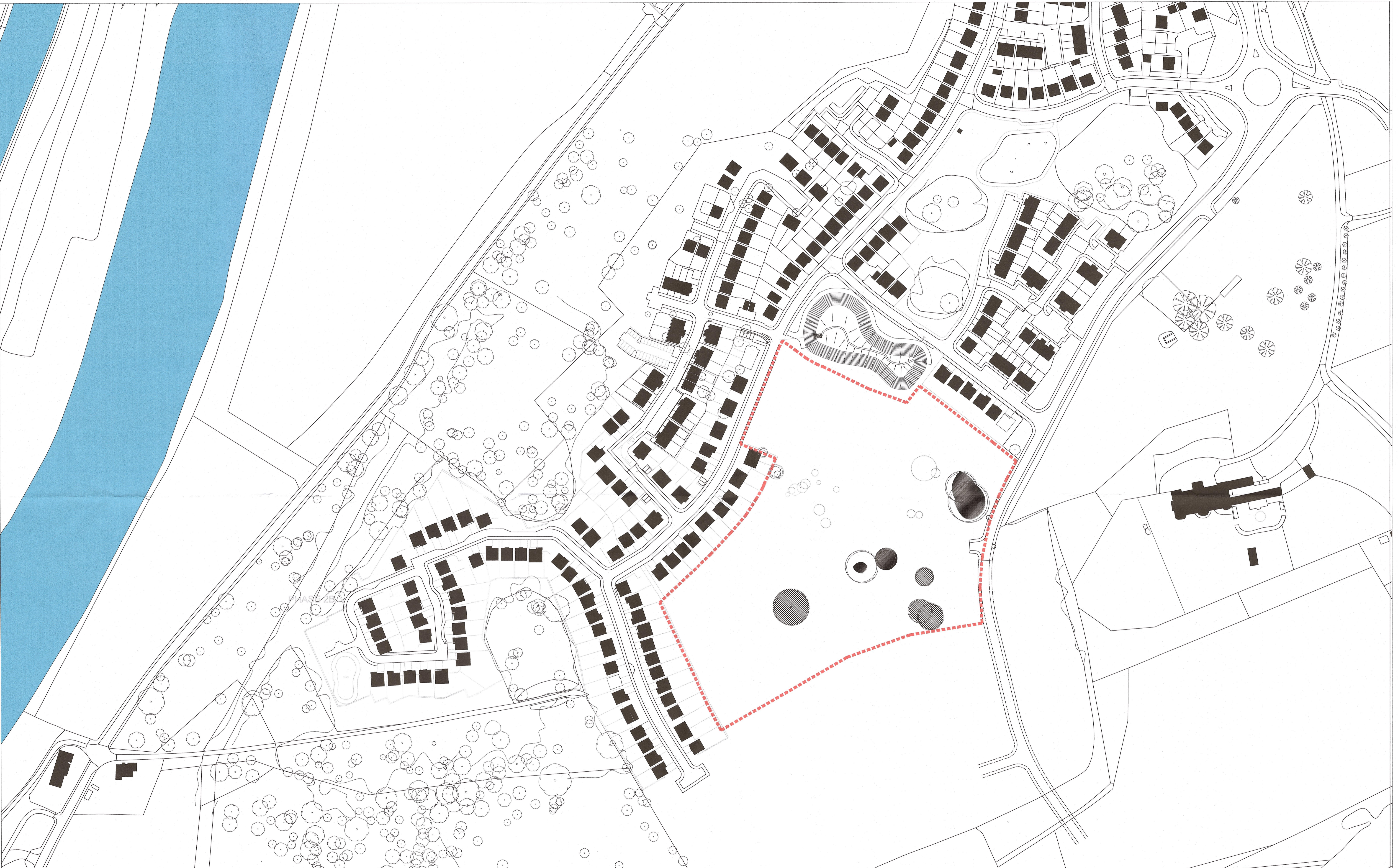
Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Ness Castle Primary School
Ness Castle, Dornoch Road
Inverness, IV2 6EQ

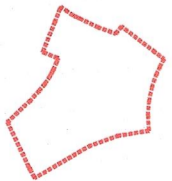
Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Major application for a new three stream primary school with nursery provision in Ness Castle. The school will provide core educational facility for the new housing developments in Ness Castle being delivered as part of the Inverness expansion plan. It will also incorporate opportunities for community facilities.

The school is to be delivered in two phases in line with the growth of housing in the area and increase in projected school roll. It is anticipated that floor area of the overall development will be approximately 5,400m² at completion. The first phase of development will be approximately 3,600m². The development will have a range of external features including age specific playgrounds, playing fields, external enclosures and associated access roads, paths, street lighting and car parking facilities.



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NOTES
 BOUNDARY OF PROPOSED SITE FOR DEVELOPMENT

CLIENT
 THE HIGHLAND COUNCIL

REV	REASON FOR ISSUE	DATE
A	FIRST ISSUE	21.03.19

STATUS
 PLANNING

PROJECT
 NESS CASTLE PRIMARY SCHOOL

TITLE
 LOCATION PLAN
 EXISTING SITE

SCALE @ A1	DATE	DRAWN	CHECKED	APPROVED
1:1250	21.03.19	KM	JR	IH

Stallan-Brand

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 Glasgow
 G5 9ER

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 Website: www.stallanbrand.com

The Highland Council
 eProcessing Centre
 Date Received:
 25 MAR 2019

PROJECT NUMBER	DRAWING NUMBER	REVISION
1087.00	(00) 001	A