

Agenda Item	<b>5.3</b>
Report No	<b>PLS/58/21</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 18 August 2022

**Report Title:** 22/02707/PAN: Highland Council  
Nairn Academy, Duncan Drive, Nairn, IV12 4RD

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Demolition of existing Nairn Academy and replacement with new secondary school, playing fields, access, landscaping and associated infrastructure.

**Ward:** 18 – Nairn and Cawdor

### **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 an application for planning permission.

## **1.0 BACKGROUND**

- 1.1 This report informs 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 made valid on 28 June 2022. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
  - Location Plan
- 1.4 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold a combination of in person face to face, and, virtual public events:
- Event 1: Wednesday 15 June 2022, 1600-1900hrs, at Nairn Academy;
  - Event 2: Tuesday 06 September 2022, 1600 – 1900hrs, at Nairn Academy; and,
  - Event 3: Thursday 08 September 2022, (times TBC), virtual event.
- 1.5 The in person and virtual events will allow members of the public to engage in live discussion. A webpage has also been set up detailing the proposals at:
- [https://www.highland.gov.uk/info/878/schools/845/school\\_estate\\_management/7](https://www.highland.gov.uk/info/878/schools/845/school_estate_management/7)
- This webpage also provides a link to a feedback form.
- 1.6 The first consultation has been publicised and advertised in accordance with the appropriate statutory requirements with adverts placed in the Inverness Courier on Tuesday 07 June 2022, more than the statutory seven days ahead of the event taking place. An invitation maildrop will also be undertaken by the applicant to all properties within 500m of the site to advertise the upcoming events. Details of all notified parties are contained / appended to the PAN form and include Nairn West and Suburban Community Council, and, Nairn River Community Council
- 1.7 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

## **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a major development. The proposed development comprises the demolition of the existing Nairn Academy, to be replaced with a new secondary school with associated outbuildings, along with the provision of playing fields, car parking, and includes hard and soft landscaping, as well as associated infrastructure such as drainage, and SUDS.

2.3 The applicant utilised the Council's Pre-Application Advice Service for Major Developments for this project in 2019.

### **3.0 SITE DESCRIPTION**

3.1 The PAN boundary corresponds to the 8.6ha school grounds of the current Nairn Academy and comprises the main school building, several linked buildings as well as outbuildings, sports field and an all-weather football pitch. The existing buildings are generally one, and two storey in height. Car parking is currently to the north of the site, which is accessed for vehicular access via Duncan Drive to the northwest. The school grounds are mainly bounded by wire fencing although there are brick walls at the main entrance. The undeveloped areas of the school campus are mainly laid to grass and the site is fringed by mature trees. The areas to the north and west of the site are characterised by residential areas, with a Core Path running the length of these boundaries up to Moss-Side Road. The Aberdeen to Inverness railway line runs along the south boundary and is a Network Rail owned site, with open fields and Balblair Woods beyond this.

3.2 There are no natural or built heritage designations covering the site, nor are there any likely to be impacted by the development, the nearest being Tradespark Wood, 155m to the northwest of the playing fields but separated by housing. The site lies within the Coastal Farmlands – Moray and Nairn Landscape Character Area (LCT284) as identified by NatureScot, but is not located within any international or regional landscape designations.

3.3 There are pockets of known surface water flood risk within the site including at the area of the main school buildings.

### **4.0 DEVELOPMENT PLAN**

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

#### **Highland Wide Local Development Plan (2012)**

- 4.1
- 9 - A96 Phasing and Infrastructure
  - 28 - Sustainable Design
  - 29 - Design Quality and Place-making
  - 30 - Physical Constrains
  - 31 - Developer Contributions
  - 34 - Settlement Development Areas
  - 42 - Previously Used Land
  - 51 - Trees and Development
  - 56 - Travel
  - 58 - Protected Species
  - 61 - Landscape
  - 64 - Flood Risk
  - 65 - Waste Water Treatment
  - 66 - Surface Water Drainage
  - 72 - Pollution
  - 74 - Green Networks
  - 76 - Playing Fields and Sports Pitches

77 - Public Access

### **Inner Moray Firth Local Development Plan (2015)**

- 4.2 The site is neither allocated for, nor safeguarded from development. The site lies within the Nairn Settlement Development Area

### **Inner Moray Firth Local Development Plan – Proposed Plan (2022)**

- 4.3 The IMFLDP is currently under review. The second IMFLDP Proposed Plan was published on 25 March 2022 for public consultation and is now a material consideration for determining planning applications. The plan is prepared by considering comments submitted during its preparation, including at the previous Main Issues Report stage. The Proposed Plan has changed the extent of the Settlement Development Area (SDA) boundary for Nairn however the site remains in the SDA boundary.

### **Highland Council Supplementary Guidance**

- 4.5
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
  - Developer Contributions (Nov 2018)
  - Flood Risk and Drainage Impact Assessment (Jan 2013)
  - Green Networks (Jan 2013)
  - Highland's Statutorily Protected Species (Mar 2013)
  - Managing Waste in New Developments (Mar 2013)
  - Physical Constraints (Mar 2013)
  - Public Art Strategy (Mar 2013)
  - Roads and Transport Guidelines for New Developments (May 2013)
  - Sustainable Design Guide (Jan 2013)
  - Trees, Woodlands and Development (Jan 2013)

### **Scottish Government Policy and Guidance**

- 4.6
- Scottish Planning Policy (Jun 2014)
  - National Planning Framework 3, NPF3 (Jun 2014)
  - Draft National Planning Framework 4 (Nov 2021)
  - Creating Places (2013)
  - PAN 1/2011 - Planning and Noise (Mar 2011)
  - PAN 61 – Sustainable Drainage Systems (Jul 2001)
  - PAN 68 – Design Statements (Aug 2003)
  - PAN 75 – Planning for Transport (Aug 2005)
  - PAN 77 – Designing for Safer Places (Mar 2006)

## **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and Other Planning Policy;
- b) Design and Layout (including landscape and visual impact);
- c) Green Space, sports facilities, and Landscaping;
- d) Roads, Access, and Parking (including cumulative traffic impacts);
- e) Impact on Infrastructure (including education);
- f) Water Environment and Drainage;

- g) Amenity Impacts (including air quality, construction impacts and noise impacts both during construction and operation);
- h) Developer Contributions; and,
- i) Any Other Material Considerations raised within representations.

## **6.0 CONCLUSION**

6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised 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.

## **7.0 IMPLICATIONS**

7.1 Not applicable.

## **8.0 RECOMMENDATION**

8.1 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.

Designation: Area Planning Manager – South

Author(s): Mark Fitzpatrick

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 – Location Plan

Plan 3 – Notice of Public Consultation

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.**

<p>Applicant Address.</p> <p>The Highland Council Headquarters Glenurquhart Road Inverness IV3 5NX</p> <p>Phone <a href="tel:01349 886608">01349 886608</a> E-mail</p>	<p>Agent Address</p> <p>Reiach and Hall Architects 8 Darnaway St, Edinburgh EH3 6BG</p> <p>Phone <a href="tel:0131 225 8444">0131 225 8444</a> E-mail <a href="mailto:contact@reiachandhall.co.uk">contact@reiachandhall.co.uk</a></p>
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### 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

Nairn Academy, Duncan Dr, Nairn IV12 4RD

### Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

The project comprises of the design and construction of a replacement Secondary school within the site of existing secondary school together with sports pitches, car parking, hard/soft landscaping including all associated siteworks, services and ancillary buildings. Subsequent demolition of existing Secondary school together with associated new hard/soft landscaping, external works and services.

### 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 - 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
Nairn West & Suburban Community Council	10.06.22
Nairn River Community Council	10.06.22
Names/details of any other parties	Date Notice Served

Please give details of proposed consultation

Proposed public event	Venue	Date and time
In-person public consultation	Nairn Academy,	15.06.22, 4pm-7pm
Virtual public consultation	Online	08.09.22
In-person public consultation	Nairn Academy	06.09.22, 4pm-7pm
Newspaper Advert – name of newspaper	Advert date(where known)	
Inverness Courier		
Details of any other consultation methods (date, time and with whom)		

Signed ...  ..... Date..... 10.06.2022

## **Pre-Application Consultation Event on the proposed redevelopment of Nairn Academy**

A public drop-in event has been arranged at Nairn Academy,  
Duncan Drive, Nairn IV12 4RD on  
15<sup>th</sup> June 2022 between 4pm and 7pm.

This event will be open to all members of the community and  
there will be a drop box for comments. Feedback can also be  
reported to the email address:

[CLestates@highland.gov.uk](mailto:CLestates@highland.gov.uk)

Details of the proposed redevelopment will be uploaded to:  
<https://www.highland.gov.uk/info/878/schools/845/school-estate-management/7>

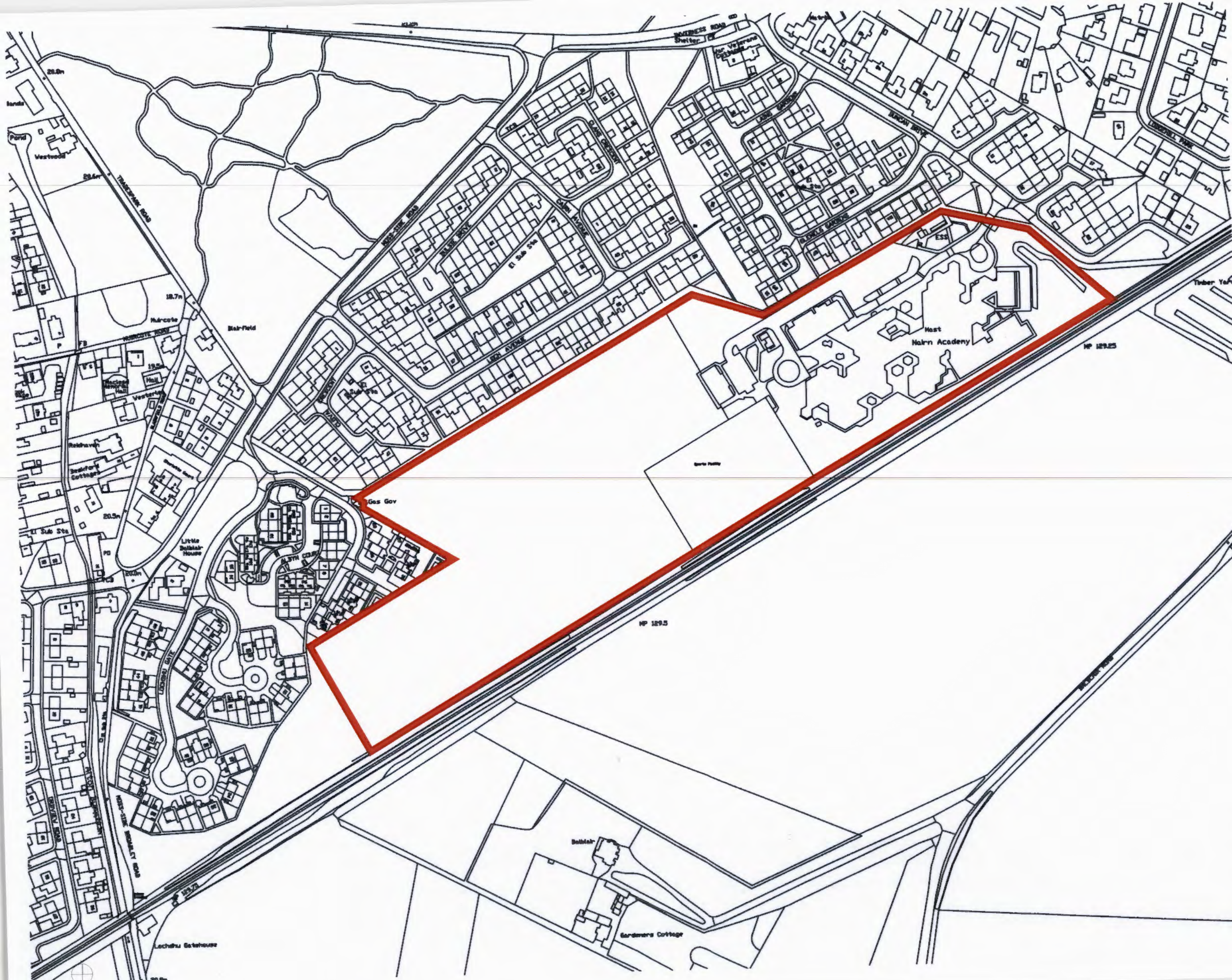
PLEASE NOTE: No application has been submitted to the Highland Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application to the Council.



Notes  
All dimensions should be checked on site  
Do not scale from this drawing  
Any drawing errors or omissions should be brought to the attention of the originator of this drawing

Development Area: 0.8 Hectares

Revision  
Rev: 000001  
For Information



For Information  
eProcessing Only  
Date Received:

15 JUN 2022



FOR INFORMATION

Reiach and Hall Architects

Horn Academy  
Location Plan

NAC-RHA-XX-JX-DR-A-0001 -

Date: 14/04/22 Drawn: KM Scale: 1:2,500@A3

6 Demsey St  
Edinburgh EH3 8BG  
Tel: 0131 225 8444  
www.riachandhall.co.uk