

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 13/00786/PP

**Planning Hierarchy:** Local

**Applicant:** Argyll and Bute Council

**Proposal:** Erection of extension to form entrance, office and staff room and erection of replacement lean-to to provide vestibule and exit to rear play area.

**Site Address:** Strachur Primary School, Strachur

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**DECISION ROUTE**

(i) Local Government (Scotland) Act 1973

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of single storey extension on west elevation
- Demolition of existing vestibule/store on east elevation
- Erection of new vestibule on east elevation

**(ii) Other specified operations**

Not applicable

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**(B) RECOMMENDATION:**

It is recommended planning permission be granted subject to the conditions, reasons and informative notes attached to the end of this report.

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**(C) HISTORY:**

No objections were raised on 15<sup>th</sup> February 2000 for a Council Permitted Development (ref: 00/00098/DCPD) in relation to the erection of a storage extension to the building.

No objections were raised on 4<sup>th</sup> November 2009 for a Council Permitted Development (ref: 09/01275/CPD) in relation to the installation of a kitchen extract ventilation system.

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**(D) CONSULTATIONS:**

Environmental Health (response dated 27 May 2013)- No objection

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**(E) PUBLICITY:**

Neighbour notification procedure (closing date 15<sup>th</sup> May 2013) and advertised under Regulation 20 (closing date 24<sup>th</sup> May 2013).

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**(F) REPRESENTATIONS:**

No representations received.

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**(G) SUPPORTING INFORMATION**

**Has the application been the subject of:**

- (i) Environmental Statement:** No
  - (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
  - (iii) A design or design/access statement:** No
  - (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
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**(H) PLANNING OBLIGATIONS**

- (i) Is a Section 75 agreement required:** No
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- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No
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- (J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll & Bute Structure Plan (approved November 2002)

STRAT DC 1 – Development within the Settlements

Argyll & Bute Local Plan (adopted August 2009)

LP ENV 1 – Impact on the General Environment

LP ENV 19 – Development Setting, Layout and Design

LP COM 1 – Community Facility Development

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Not applicable

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No**

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**(L) Has the application been the subject of statutory pre-application consultation (PAC): No**

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**(M) Has a sustainability check list been submitted: No**

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**(N) Does the Council have an interest in the site: Yes**

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**(O) Requirement for a hearing (PAN41 or other): No**

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**(P) Assessment and summary of determining issues and material considerations**

In the 'Argyll and Bute Local Plan', the site is located within the 'settlement' zone of the village of Strachur where Policy STRAT DC 1 of the 'Argyll and Bute Structure Plan' gives encouragement to development serving a local community of interest.

The principal element of the proposal is the erection of a single storey ground floor extension to the west elevation to accommodate a foyer, staff room, office and store. It would have a white proprietary render; Siberian Larch timber cladding; a grey polymeric single ply membrane roof covering; and white aluminium fenestration.

The minor element of the proposal is the replacement of a vestibule/store on the east elevation with a slightly larger vestibule with a white proprietary render system; a grey polymeric single ply membrane roof covering; and white aluminium fenestration.

The proposed works are modest in scale and size and would be subservient to the main building, which is of a considerable mass with various design elements. The flat-roofed nature of the extension would reflect parts of the existing building whilst the proposed finishes are considered to be sympathetic.

Having regard to the foregoing, the proposal is considered to be acceptable and to accord with the relevant Development Plan policies.

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**(Q) Is the proposal consistent with the Development Plan:** Yes

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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

The proposal accords with policies STRAT DC 1 of the Argyll and Bute Structure Plan 2002 and LP ENV 1, LP ENV 19 and LP COM 1 of the Argyll and Bute Local Plan (2009) and the proposal raises no other material consideration which would justify refusal of permission.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan**

Not applicable

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**(T) Need for notification to Scottish Ministers or Historic Scotland:** No

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**Author of Report:** Steven Gove

**Date:** 29/5/2013

**Reviewing Officer:** David Eaglesham

**Date:** 29/5/2013

**Angus Gilmour**  
**Head of Planning and Regulatory Services**

## CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 13/00786/PP

1. The development shall be implemented in accordance with the approved drawings – Drawing No. AL(20)000 (Site Plan); Drawing No. AL(20)001 (Location and Site Plan); Drawing No. AL(20)002 (Floor Plans as Existing); Drawing No. AL(20)003 (Floor Plans as Existing); Drawing No. AL(20)004 (Elevations as Existing); . Drawing No. AL(20)005 (Sections as Existing); Drawing No. AL(20)007 (Floor Plan as Proposed); Drawing No. AL(20)008 (First Floor Plan as Proposed); Drawing No. AL(00)009 (Elevations as Proposed); Drawing No. AL(00)010 (Section c-c and Section f-f); Drawing No. AL(00)011 (South Elevation as Existing and as Proposed); and Drawing No. AD(--)-001 (Section e-e) unless the prior written approval of the Planning Authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

**Reason:** For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

## NOTES TO APPLICANT

This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]

In order to comply with Section 27A(1) of the Town & Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.

In order to comply with Section 27B(1) of the Town & Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was complete.