

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

Reference No: 11/01104/PP

Planning Hierarchy: Local Development

Applicant: Argyll and Bute Council

Proposal: Erection of extension to provide additional classroom and store

Site Address: Taynuilt School, Taynuilt, Argyll, PA35 1JE

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of extension
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to this report.

(C) HISTORY:

00/00459/NID - Siting of metal storage unit. Granted 17th May 2000

05/02217/CPD - DDA alterations. No objections 10th November 2005

07/01917/DET - Erection of early years unit. Granted 29th October 2007

08/00064/NMA - Non Material Amendment for Amendment to Window Position of Side Elevation Relative to Early Years Unit Approved Under 07/01917/DET. Granted 15th January 2008

08/00141/NMA - Non Material Amendment for Change of Roof Covering Relative to Pre 5 Unit Approved Under 07/01917/DET. Granted 28th January 2008

(D) CONSULTATIONS:

Area Roads Manager - No objections. (Report dated 15th August 2011)

West of Scotland Archaeology Service - No objections. (Letter dated 17th August 2011)

Public Protection Unit - No objections. (Memo dated 16th August 2011)

(E) PUBLICITY:

The proposal has been advertised in terms of Section 60 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, closing date 8th September 2011.

(F) REPRESENTATIONS:

None received

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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| (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 e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

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| (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

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| (i) List of all Development Plan Policy considerations taken into account in assessment of the application. | |
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Argyll and Bute Structure Plan 2002

STRAT DC 1 – Development within the Settlements

Full details of the approved structure plan, including proposal maps and full policy wording can be viewed on the Council's website by clicking on the following link <http://www.argyll-bute.gov.uk/planning-and-environment/argyll-and-bute-structure-plan>

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment
LP ENV 19 – Development Setting, Layout and Design

LP COM 1 – Community Facility Development

Appendix A – Sustainable Siting and Design Principles

Full details of the adopted local plan, including proposal maps and full policy wording can be viewed on the Council's website by clicking on the following link <http://www.argyll-bute.gov.uk/planning-and-environment/local-plan>

(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.**

None

(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

This is an application for planning permission for the erection of a new classroom extension at Taynuilt School, Taynuilt.

In terms of the adopted 'Argyll and Bute Local Plan' the site is located within the Settlement Zone of Taynuilt within which Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' gives encouragement within the main towns to development serving a wide community of interest.

The proposal involves the erection of a single storey extension to the north elevation with a floor area of approximately 76 square metres. It is considered that the proposed extension is of a suitable design and in keeping with the existing building. The proposal therefore complies with policies LP ENV 1 and LP ENV 19 of the adopted 'Argyll and Bute Local Plan'.

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

(R) Reasons why planning permission should be granted:

The proposal conforms to relevant development plan policies and that there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

N/A

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

Author of Report: Andrew Barrie **Date: 3rd October 2011**

Reviewing Officer: Richard Kerr **Date: 3rd October 2011**

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO 11/01104/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 21st June 2011 and the approved drawing reference numbers:

Plan 1 of 5 (Location Plan at scale of 1:1250)
Plan 2 of 5 (Drawing Number AL(00)002 A)
Plan 3 of 5 (Drawing Number AL(00)003 A)
Plan 4 of 5 (Drawing Number AL(00)004 A)
Plan 5 of 5 (Drawing Number AL(00)005 A)

unless the prior written approval of the planning authority is obtained for other materials/finishes/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.

NOTE TO APPLICANT

- **The length of the permission:** 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 and Country Planning (Scotland) Act 1997 (as amended), 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 and Country Planning (Scotland) Act 1997(as amended), 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 completed.