

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: 12/00564/PP
Planning Hierarchy: Local
Applicant: Argyll and Bute Council
Proposal: Installation of a biomass boiler including plant room and woodchip store
Site Address: Islay High School and Bowmore Primary School, Bowmore, Isle of Islay

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of buildings to house new biomass boiler, control plant and woodchip fuel store;
- Installation of security fencing;
- Construction of area of hard surface;
- Construction of retaining walls;
- Access alterations;
- Underground pipework connections.

(ii) Other specified operations

- Relocation of existing gates and fencing.
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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) CONSULTATIONS:

West of Scotland Archaeology Service (18.04.12) No objection.

Area Roads Engineer (01.05.12) No objection.

Environmental Health (26.04.12) No objection subject to condition.

(D) **HISTORY:** None relevant

(E) **PUBLICITY:**

ADVERT TYPE: Regulation 20 Advert Local Application
EXPIRY DATE: 10.05.2012

(F) **REPRESENTATIONS:**

(i) **Representations received:** None

(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**

Is a Section 75 agreement required: No

(I) **Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No

(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 and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV 17 – Impact on Sites of Archaeological Importance
LP ENV 19 – Development Setting, Layout and Design
LP BAD 1 – Bad Neighbour Development
LP REN 3 – Other (Non-Wind) Forms of Renewable Energy Related 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.**

- N/A

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

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

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

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

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

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

Planning permission is sought for a Biomass Heating Plant to serve the adjacent Islay High School and Bowmore Primary School, Bowmore, Isle of Islay

The proposal is consistent with the provisions of policy LP REN 3 which seeks to encourage non-wind renewable energy development where this is compatible with the amenity of its surrounds and does not give rise to an adverse impact upon infrastructure.

Furthermore, the proposal will not give rise to detrimental impacts upon the amenity of the locale and is of appropriate scale, design, finishes and siting having regard to the setting of the school buildings within the Bowmore settlement area.

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

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

The proposal is consistent with the provisions of policy LP REN 3 which seeks to encourage non-wind renewable energy development where this is compatible with the amenity of its surrounds and does not give rise to an adverse impact upon infrastructure.

Furthermore, the proposal will not give rise to detrimental impacts upon the amenity of the locale and is of appropriate scale, design, finishes and siting having regard to the setting of the school buildings within the Bowmore settlement area.

(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: Tim Williams **Date:** 10th May 2012

Reviewing Officer: Peter Bain **Date:** 11th May 2012

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/00564/PP

1. The proposed development shall be carried out in accordance with the details specified in the application form dated 13th March 2012; and the approved drawings numbered 1 of 7 to 7 of 7; and stamped approved by Argyll and Bute Council.

Reason: in order to ensure that the proposed development is carried out in accordance with the details submitted and the approved drawings.

Standard Note: In terms of condition 2 above, the Council can approve minor variations to the approved plans in terms of Section 64 of the Town and Country Planning (Scotland) Act 1997 although no variations should be undertaken without obtaining the prior written approval of the Planning Authority. If you wish to seek any minor variation of the application, an application for a non material amendment (NMA) should be made in writing to Planning Services, Dalriada House, Lochgilphead, PA31 8ST which should list all the proposed changes, enclosing a copy of a plan(s) detailing these changes together with a copy of the original approved plans. It should be noted that only the original applicant can apply for an NMA under the terms of Section 64 of the Town and Country Planning (Scotland) Act 1997. Any amendments deemed by the Council to be material, would require the submission of a further application for planning permission.

2. The use hereby permitted shall not commence until full particulars and details of a scheme for the dispersion of atmospheric pollutants from the development, including a calculation of the required flue heights from the boiler plant, has been submitted and approved by the Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason: In order that the Planning Authority may be satisfied as to the arrangements for preventing loss of amenity to neighbouring premises due to atmospheric pollutants.

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, 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 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.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/00564/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In terms of the adopted 'Argyll and Bute Local Plan', the site is within the 'small town' of Bowmore where Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' gives encouragement to 'small scale' development which is compatible with an essentially rural settlement location on appropriate infill, rounding off and redevelopment sites, subject to compliance with other relevant local plan policies.

The provisions of policy LP REN 3 seek to support non-wind renewable energy development, including biomass, in forms, scales and locations where it will promote the aim of sustainable development, where servicing, electricity distribution and access impacts are acceptable, and all other material considerations, including the Council's international and national obligations, are satisfactorily addressed.

B. Location, Nature and Design of Proposed Development

Planning permission is sought for a 400 kilowatt biomass boiler and woodchip fuel store to serve the adjacent Islay High School and Bowmore Primary School. The proposed works comprise of a boiler-room building, fuel storage silo, underground pipework connections, access improvements, fencing, retaining walls and enabling works. The purpose of the development is to provide hot water to feed into the heating and hot water systems serving the adjacent school buildings.

The application site forms a small part of an existing embankment immediately west of the Primary School, east of an existing school playing field and south east of the existing school car park. The proposed development would be cut into this embankment thus reducing its appearance but necessitating the construction of retaining walls at both the northern and southern ends of the proposed new energy centre compound.

The development consists of a new energy centre compound; a rectangular area of hardstanding of approximately 113 square metres partly dug into an existing embankment that runs along the eastern boundary of the school sports pitches and adjoining the primary school car park. The existing embankment rises by approximately 2.5 metres from the level of the sports pitches and its localised excavation will necessitate two relatively minor retaining walls to the north and south extremities of the energy centre compound and following the sloping contours of the embankment.

Within the area of hardstanding bracketed to the north and south by the proposed retaining walls would be a new boiler house building and an adjoining fuel store building.

The proposed boiler house building would be a block walled structure, externally clad with white coloured roughcast render and would measure 5.9 metres by 3.8 metres in area and would have a very shallow roof structure resulting in a maximum height of 4 metres above the excavated ground level. A 250mm diameter flue would project through the roof of the boiler house building to a height of one metre. This building would contain the biomass boiler itself, an air compression unit and the various control panels. The boiler house building would have a light grey coloured roller shutter door to one end elevation and an aluminium double access door to the side elevation facing the playing fields (yet within the proposed fenced compound).

Immediately adjacent and partly attached to the boiler house building would be a proposed wood-chip fuel store building. This would also be of blockwork construction with a white roughcast render finish and would measure some 10 metres by 3.5 metres in area but would have a maximum height of only 2.5 metres to a flat roof. This flat roof would incorporate two sliding fuel delivery access hatches and the top of the fuel store building would be approximately level with the surface of the adjoining primary school car park; an arrangement made possible by siting the energy centre compound within an excavated section of the existing embankment and taking advantage of the change in levels between the playing fields and the primary school. Fuel deliveries would thus be facilitated by accessing the fuel store from the adjacent school access road.

The energy centre compound would be surrounded by a continuous 2 metre high galvanised railing fence with access gates to both the east elevation (for fuel deliveries) and the west elevation (for access to the boiler room building).

The proposals are considered to be of a suitable form, scale and design, incorporating materials which will ensure the development integrates acceptably into its surroundings and will not materially detract from the character and appearance of the area. As such, the development is considered consistent with the provisions of Local Plan policies LP ENV 1 and LP ENV 19.

Although the application site falls within a wider area acknowledged as potentially important for archaeology, this is a previously developed site within the operational area of two adjoining schools. The West of Scotland Archaeology Service has raised no objection to the development and there is therefore no conflict with Development Plan policies STRAT DC 9 or LP ENV 17.

The proposed development raises no access, servicing or infrastructure issues and is not considered likely to lead to any environmental concerns given the location of the site and the separation distance between it and the nearest dwellinghouse. The development area is well located within the operational grounds of two adjacent schools and the Council's environmental health manager has advised that the proposed development is unlikely to result in any pollution or noise issues, provided an assessment of potential atmospheric pollutant control measures is carried out and any recommendations implemented before the biomass system is first brought into use. This can be achieved by the use of a suitably worded planning condition ensuring that the proposal can be operated in compliance with the provisions of LP BAD 1.