

**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:** 12/01984/PP  
**Planning Hierarchy:** Local  
**Applicant:** Argyll College UHI Ltd  
**Proposal:** Erection of extension  
**Site Address:** Argyll College, Islay High School, Flora Street, Bowmore, Isle of Islay.

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**DECISION ROUTE**

Local Government Scotland Act 1973

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**(A) THE APPLICATION**

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

- Erection of extension to high school to provide new educational accommodation for Argyll College.

**(ii) Other specified operations**

- N/A
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**(B) RECOMMENDATION:**

That permission be granted subject to the conditions and reasons contained in this report.

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**(C) CONSULTATIONS:**

Area Roads Mid Argyll Kintyre And Islay	11.10.2012	No objection.
Environmental Health - MAKI	03.10.2012	No objection.

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**(D) HISTORY:**

None relevant.

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**(E) PUBLICITY:**

ADVERT TYPE:  
Regulation 20 Advert Local Application  
EXPIRY DATE: 25.10.2012

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**(F) REPRESENTATIONS:** None

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**(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 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

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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 and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements

'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

- (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
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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:** No

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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 application involves land within the Council's ownership.

This application relates to the Islay High School buildings in Bowmore, an educational complex within the defined 'settlement' area and one which incorporates a small self-contained area within the main school premises utilised as a learning centre for Argyll College.

It is proposed to enlarge the learning centre area by the erection of a modest single storey extension to the front of the building (the south east elevation) to provide a new general study area and two new video conferencing rooms.

The proposed extension would have a gross floor area of 53 square metres and would consist of a simple building of rectangular footprint and reverse-angled pent roof, glazed to the front and finished in white painted render to match the existing school building. The proposed building would, in effect, be a free standing structure, linked to the main school building by a lightweight glazed roof above an existing ramped access with a new gated entrance to one end and a glazed screen to the other.

The scale and form of the proposed development is considered acceptable and in keeping with this modern complex of educational buildings.

This proposed small scale development would be in accordance with locational strategy policy STRAT DC 1 and would provide additional educational facilities benefitting the wider island community and supported by Local Plan policy LP COM 1 which offers a general presumption in favour of new or improved community facilities of a form, scale and location consistent with the provisions of the Development Plan.

The design and detailing of the proposed development is considered acceptable and appropriate to the site and its surroundings, in accordance with the provisions of Development Plan policies LP ENV 1 and LP ENV 19 and raises no adverse amenity, access or servicing implications.

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

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

This proposed small scale development would be in accordance with locational strategy policy STRAT DC 1 and would provide additional educational facilities benefitting the wider island community and supported by Local Plan policy LP COM 1 which offers a general presumption in favour of new or improved community facilities of a form, scale and location consistent with the provisions of the Development Plan.

The design and detailing of the proposed development is considered acceptable and appropriate to the site and its surroundings, in accordance with the provisions of Development Plan policies LP ENV 1 and LP ENV 19 and raises no adverse amenity, access or servicing implications.

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

N/A

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

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**Author of Report:** Tim Williams **Date:** 30<sup>th</sup> October 2012

**Reviewing Officer:** Richard Kerr **Date:** 30<sup>th</sup> October 2012

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

## CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/01984/PP

1. The proposed development shall be carried out in accordance with the details specified in the application form dated 10<sup>th</sup> September 2012; and the approved drawings numbered 1 of 6 to 6 of 6; 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. Any amendments deemed by the Council to be material, would require the submission of a further application for planning permission.

## 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.