

## PLANNING APPLICATION: 09/02212/APP

*In the event that a recommendation on this planning application is overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications*

### **The Proposal**

- Moray Council as Education Authority is the applicant.
- Full planning permission is sought for an extension to Buckie High School, as well as some external changes to the site layout and changes to the internal layout of the existing building.
- The proposed extension will have a building footprint of 83 square metres and will be in a rough 'L' shape and will wrap around an existing outbuilding. The proposed extension will have a maximum height of 5.3 metres and will be finished primarily out of a combination of roughcast render and glazed aluminium windows.
- The proposed changes to the existing site layout involve the construction of a ramp with railings leading up to the proposed extension, a new path running around the outside of the proposed extension and the marking out of an existing area of hard standing as a disabled parking place.
- The internal changes proposed involve the addition or removal of doors, windows, internal walls and the like and are of no planning consequence.

### **The Site**

- The subject site is within the complex of Buckie High School, swimming pool and playing fields.
- The surrounding area is a mixture of educational, leisure and residential land uses. Immediately to the east of the proposed extensions location there are three residential properties whilst to the north there is another educational facility.

### **Policy / Objections-Representations / Consultations - See Appendix**

### **History**

- 09/01221/FUL** - Extend building to create synthetic pitch changing facilities at Buckie High School. Permitted 29/07/2009
- 08/02489/FUL** - Erect a music/drama department extension and temporary classrooms at Buckie High School. Permitted 26/02/2009.

### **Advertisement**

The application was advertised under the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 - neighbour notification.

## **Observations**

### **Policy Implications (IMP1)**

It is considered that the main issues for consideration are whether the proposed extension will raise any negative amenity impacts for the adjoining residential properties, whether the proposal is of acceptable design and whether the proposal represents an over development of the site.

The school complex is a large 8ha site. The proposed extension at 83 square metres represents only a tiny fraction of the total area and therefore it is considered that the proposal does not represent an over development of the site.

The design and external appearance of the proposed extension will be in keeping with the general design of the existing building on which it is to be attached. The design will make the external appearance of the extension appear like a continuation of the existing building rather than a separate extension, which is preferable. The proposed site changes are all relatively minor and given the sites use as an educational facility are both expected and acceptable.

The impact of the proposed development on the adjacent properties to the east is the major issue for consideration. The development will be set approximately 7-8 metres off the eastern boundary, which is below the 9-metre rule where it is generally considered overlooking may be an issue. However, this is considered to be acceptable for three main reasons. Firstly there are two garages adjacent to this boundary line on the other side which will reduce the impact that this extension will have. Secondly the building will only be in operation from roughly 9am to 4pm Monday to Friday, and thirdly whilst it is quite tall, there is only one ground floor within it. Thus it is considered that the potential for overlooking is limited and therefore acceptable. In relation to other amenity impacts, due to the orientation of the site there will be no overshadowing to any level of concern and as the extension is to look like the rest of the building, the visual impact of the proposed development is reduced. Furthermore it should be noted that none of these adjoining property owners/occupiers has objected.

### **Conclusion**

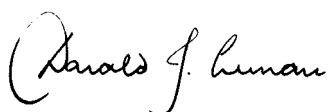
The proposal is for a relatively minor extension, which will have minimal impact on adjacent residential properties, or any substantive negative amenity impacts. It is of good design and does not represent an over development of the site.

### **Recommendation**

As the proposal conforms with relevant policies and there are no objections from statutory consultees and no written objections were received, planning permission may be granted.

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## **APPENDIX**

### **POLICY**

#### **Moray Structure Plan 2007 and/or Moray Local Plan 2008**

##### **Policy 1: Development and Community**

The policy set out below identifies the strategic community development requirements for the delivery of the structure plan strategy-

The Moray Structure Plan Strategy will be supported by:

- a) the identification within the local plan of the business and industrial land allowances set out in Schedule 1 and the provision of strategic business locations at Elgin and Forres Enterprise Park and business park opportunities at Buckie, Keith and Lossiemouth;
- b) the encouragement of tourism development opportunities;
- c) the identification within the Local Plan of the housing allowances set out within Schedule 2;
- d) the provision of affordable housing in association with new housing development where a demand is identified in the Local Housing Strategy;
- e) the encouragement of low impact, well-designed development in the countryside to support local communities and rural businesses;
- f) sustaining the vitality and viability of town centres through the support of opportunities and proposals for retail and commercial development in accordance with the sequential approach;
- g) promotion of the strategic transport links as set out in Proposal 2;
- h) the protection and enhancement and new provision of facilities for community use, healthcare, sport and recreation;
- i) the inclusion within Local Plans of a policy requiring appropriate developer contributions towards healthcare and other community facilities.

##### **Policy 2: Environment and Resources**

The Moray Structure Plan Strategy will be supported by: -

- a) protecting international, national and local nature conservation and scenic designations from inappropriate development;
- b) protecting the wider natural environment and local biodiversity from inappropriate development and promote opportunities for environmental enhancement and restoration where possible;

- c) working in partnership with the Cairngorms National Park Authority and other interested parties to implement the objectives of the National Park;
- d) restricting development within coastal areas outwith settlements to only that in which social and economic benefits outweigh environmental impact;
- e) providing protection from development to the countryside around the towns of Elgin, Buckie, Keith, Forres and Lossiemouth;
- f) conserving and enhancing the areas built heritage resources and their settings;
- g) supporting proposals aimed at regenerating the area's natural and built environment including good design;
- h) providing waste management facilities to deliver Area Waste Plan and National Waste Plan objectives and ensuring that new development is designed to facilitate waste management practices and promotes the minimisation of waste;
- i) promoting sustainable urban drainage systems (SUDS) in all new developments;
- j) promoting schemes to alleviate flooding in a sustainable and sensitive way using natural ecosystems and features where possible and also restricting development within flood risk areas following the guidance set out in the Risk Framework in SPP7: 'Planning and Flooding' and promoting flood risk management schemes to tackle flooding that threatens existing development and considering development proposals against the Flood Risk Framework set out in Table 5;
- k) safeguarding the area from pollution and contamination;
- l) promoting opportunities for the sensitive development of renewable energy and promoting renewable energy in new development;
- m) safeguarding resources for the production of minerals, preferred forestry areas, and prime agricultural land.

### **Policy CF1: Safeguarding Community Facilities**

Development proposals which impact on community facilities will be refused unless;

- a. the facility is in need of replacement,
- b. alternative facilities will be provided that are of equivalent standard and accessibility, or,
- c. the development will provide sufficient local public compensation for the loss of all or part of the safeguarded site and facilities must be directly replaced unless it can be demonstrated that they are no longer required, or,

Where land or buildings in community use become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will in principle be considered with other local plan policies.

Town and village statements will identify where local facilities are under provided, or in need of upgrading.

### **EP9: Contaminated Land**

Development proposals on potentially contaminated land will be approved if:

- a. site specific risk assessments are undertaken by the applicant to identify any actual or possible significant risk to human health or safety, or to the environment and that any previous historic uses are not continuing to cause significant pollution to the water environment, and
- b. effective remediation measures are agreed to ensure the site is made suitable for any new use granted consent, and
- c. appropriate measures for the disposal of any contaminated material is agreed with the Council.

The Council will consult SEPA in respect of pollution of controlled waters and licensing issues arising from remediation works.

### **IMP1: Development Requirements**

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It must meet the following criteria:

- a. the scale, density and character must be appropriate to the surrounding area,
- b. the development must be integrated into the surrounding landscape,
- c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development,
- d. adequate water, drainage and power provision must be made,
- e. sustainable urban drainage systems should be used where appropriate, in all new developments
- f. there must be adequate availability of social, educational, healthcare and community facilities,
- g. the development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria,
- h. provision for the long term maintenance of public landscape and amenity areas must be made,
- i. conservation of natural and built environment resources must be demonstrated,

- j. appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion,
- k. pollution, including ground water must be avoided,
- l. appropriate provision to deal with contamination issues must be made, and
- m. the development must not sterilise significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting.
- n. where appropriate, arrangements for waste management should be provided.

### **OBJECTIONS-REPRESENTATIONS**

As a result of the neighbour notification process and the advertising period, no written objections were received.

### **CONSULTATIONS**

**Environmental Health Manager, Development Services** - No objections subject to the imposition of informative notes.

**Contaminated Land, Development Services** - No objections subject to the imposition of an informative note.

**Transportation Manager, Direct Services** - No objections.