

PLANNING APPLICATION: 09/02337/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

- This application seeks full planning permission for internal alterations and extension to form public library at Hopeman Primary School.
- The proposed extension is approx. 99.5 sq m and located towards the north-eastern end of the existing school building, with side (public) entrance and access ramp. The roof is part pitched/part flat and external finishes include wet dash rendered walls and slates (on pitched roof) and dark grey sarnafil covering (over flat roof) located on the south eastern elevation of the existing building.
- Internal alterations include building up windows, and re-positioning radiators, pipes, shelves, and doors, to connect the school and public library areas.

The Site

- Hopeman Primary School off School Road, Hopeman. Site surrounded on three sides by residential development and by a playing field to the north and at lower level than school.

Policy / Objections-Representations / Consultations - See Appendix

History

05/00278/FUL – Erect commemorative cairn and up-grade existing footpath at Hopeman Primary School – approved 28 June 2005

Advertisement

Advertised for neighbour notification purposes

Observations

The proposal will create a new public library in Hopeman. It will replace the existing public library in Hopeman, which will close. The new library will be accessed from the school playground with opening times chosen so as not to conflict with the pupil use of the playground. The Libraries and Museum Manager has, from discussion, indicated a need for flexibility in opening times. Initially the library would operate mainly outwith school hours at the following times: Tuesday 1700 - 2000 hrs; Thursday 1400 - 1700 hrs; Friday 1600 - 2000 hrs; Saturday 1000 - 1200 hrs, but this is subject to change.

The main issues for consideration with this application relate to the design of the development and the impact on the amenity of the locality, including neighbouring residents.

Policy IMP1 states that new development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. The proposed alterations and extension are acceptable in terms of design, scale and material finish of the existing building and surrounding streetscape and are not considered to have an adverse impact on the surrounding area. The part pitch/flat roof over the extension reflects the built form of the existing school premises.

The extension is located towards the north-eastern end of the school building and set back from neighbouring property. The proposal, including its use of this facility is not considered to result in a significant adverse impact upon the amenity of the surrounding area.

In relation to Policy T5 and parking, the Transportation Manager has not objected to the proposal. Currently there are 10 off-street parking spaces plus 1 disabled parking space provided at the School and out of school hours these will be made available for library users. From discussion with the Education Service, a significant number of users access the existing library by foot and level of usage is very low.

Recommendation

Approval

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DONALD LUNAN
PLANNING & DEVELOPMENT MANAGER

APPENDIX

POLICY

Moray Structure Plan 2007 and/or Moray Local Plan 2008

T5: Parking Standards

Proposals for development must conform with the Council's policy on parking standards.

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

No objections/representations have been received.

CONSULTATIONS

Transportation Manager, Direct Services – No objections

Environmental Health Manager, Development Services – No Objection

Contaminated Land, Development Services – No action required.