

Keith And Cullen WARD 02_07

**09/02211/APP
4th December 2009**

Construction of new primary school building including demolition of existing school building at Keith Primary School, School Road, Keith, Moray, AB55 5GS for Stewart Milne Construction

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- This proposal is linked with applications 09/02209/APP (New Sports Pitch) and 09/02210/APP (Temporary Classrooms) which altogether relate to the redevelopment of Keith Primary School, and a conjoined report has been prepared to consider all three applications.
- Cumulatively these 3 proposals comprise a site area of 5.8 hectares but they are submitted as three discreet proposals, each of less than 2ha and therefore not major applications.
- Application accords with designations in the Local Plan.
- Objections/representations received.

Procedure:

- In the event that Committee are minded to approve this application, it will require to be forwarded to Ministers as the council has an interest as owners of the ground.

Recommendation: Delegated powers to permit, subject to receipt of information confirming compliance with policy ER2 (Energy Reduction), referral to Ministers, and to the following;

1. That the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 2 years from the final approval of the matters specified in conditions or in the case of approval on different dates the final approval of the last such matter to be approved.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.
3. Prior to work commencing on site the applicant shall complete the attached notification of initiation of development and submit it to the local planning authority.
4. Upon completion of the development or as soon as practicable after doing so the attached notification of completion of development shall be completed and submitted to the local planning authority.

5. No works shall commence on site until details have been submitted to an approved by The Moray Council as Planning and Roads Authority for a Construction Traffic management Plan (TMP) which takes account of any construction access requirements based on the adjacent applications site covered by application no. 09/02209/APP should it be approved and taken forward within the same construction period of this application or vice versa. Details should include information on the proposed phasing of works, temporary road signs, management of construction traffic, temporary parking provision for the school operation, construction parking, temporary access proposals, and proposals to safeguard pedestrian and cycle routes.
6. Construction vehicles are prohibited from delivering/leaving the site during the hours of operation of the part time 20mph speed limit associated with days when the schools are open.
7. No works shall commence on site until acceptable details have been submitted to and approved by the Moray Council as Planning and Roads Authority for the design, including details of the visibility splay, of a drop off/waiting area accessed from Drum Road.
8. No water shall be permitted to drain, or loose material be carried onto the public footpath/carriageway.
9. Bus turning circle or lay-by as appropriate and pupil setting down areas must be provided to allow for the manoeuvring of buses and the pick-up/drop-off of school children safely with a minimum provision for 1 x Coach, 2 x Long Wheel Base type minibus and 3 x Short Wheel Base type minibus vehicles.
10. Cycle Parking shall be provided in accordance with the approved drawing (Aedas Drawing No L(9)001) with provision for 42 secure and covered cycle parking spaces.
11. On the basis of the approved school building plans a minimum of 60 car parking spaces must be provided of which a minimum of 5% must be designed to meet disability parking space requirements.
12. Prior to the opening of the new school the drop off/waiting area accessed from Drum Road will be completed in accordance with approved plans
13. Prior to the opening of the new school a Travel Plan shall be submitted to and approved by the Moray Council as Planning Authority. The Plan should cover; access to the school for pedestrians, cyclists and bus users; parking arrangements and management; travel option awareness initiatives; and monitoring regime and reports. In line with conditions contained within the previous outline consent for this site (Planning Application No 05/01784/OUT) pedestrian /cycle arrangements on Drum Road and improved crossing facilities on the A96 (pursued through Transport Scotland) should be investigated and developed within the framework of the Travel Plan.
14. Signs must be no lower than 2.4m above the public footway and no part of a sign shall be closer than 600mm to the edge of the public road.

15. That no development shall take place until a Landscape Scheme (drawn to scale) is submitted to and approved by this Council (as Planning Authority). This Landscape Scheme shall show: -
 - (a) the location of any existing trees, shrubs and hedgerows on the site and identify those to be retained and those to be removed;
 - (b) details of the measures to be taken to protect any existing trees, shrubs and hedgerows during the course of developing the site;
 - (c) details of the numbers, species, position, planting distances and sizes of all planting to be undertaken.
16. Prior to the commencement of development, details of site specific measures for the dispersal of surface water shall be submitted for the approval in writing of the Planning Authority in consultation with SEPA.
17. Prior to the occupation of the new facility, the drainage scheme required and approved in respect of condition no. 16 of this permission shall be installed and fully operational.
18. Unless otherwise agreed with the Council (as Planning Authority) the development shall not commence until samples of the proposed roof and wall finishes have been submitted to and approved by the Head of Development Services.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.
3. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.
4. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.
5. To ensure the impact of construction traffic is controlled to safeguard safety and the amenity of the area.
6. To control construction traffic using the road network in the interests of road safety and traffic management.
7. To ensure the design of the drop-off/waiting area on Drum Road is acceptable.
8. To prevent loose material being carried on the public road in the interests of public safety.

9. To ensure the provision of turning and drop-off/pick-up facilities for school transport vehicles is acceptable.
10. To ensure that users of the new school have access to appropriate cycle parking provision within the site.
11. To ensure the minimum level of car parking provided is acceptable.
12. To ensure the drop-off/waiting area on Drum Road is completed prior to opening of the new school.
13. To ensure travel to/from the new school is managed in the interests of sustainable travel and safety.
14. To ensure that no signs are erected beside or above the public road causing a hazard to road users.
15. In order that detailed consideration can be given to the landscaping of the site.
16. In the interests of amenity and effective planning control.
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18. In order to ensure that the development harmonises with the appearance and character of the surrounding properties and area.

List of Informatives:

THE BUILDING STANDARDS MANAGER has commented that: -

A Building Warrant will be required for the proposals. Should you require further assistance please do not hesitate to contact Building Standards, Environmental Services Department, Council Office, High Street, ELGIN IV30 1BX or by telephoning 01343 563243.

THE TRANSPORTATION MANAGER, DIRECT SERVICES, ACADEMY STREET, ELGIN has commented that: -

Details should be submitted to the Moray Council Planning Authority for:

- a) The location, design specifications and arrangements for maintenance for all proposed arrangements for the disposal of surface water from the site and unless otherwise agreed, all arrangements shall be located within the site;
- b) Details of the timescale(s) for the proposed implementation of all approved surface water drainage arrangements (to be implemented and operational prior to occupation of the development), and
- c) A construction method statement to include details of all temporary measures to deal with surface water run-off during construction and prior to operation of the final SUDS arrangements.

- The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into his property.
- The applicant shall ensure that their operations do not adversely affect any Public Utilities, which should be contacted prior to commencement of operations.
- The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.
- A Road Opening Permit will be required. The Transportation Manager must always be contacted before any works commence. This includes any temporary access, which should be agreed with the Roads Authority prior to work commencing on it.
- No retaining structures or embankments shall be constructed along the edge of the road, whether retaining the public road or ground adjoining the public road without prior consultation and agreement of the Roads Authority.
- The developer must contact the Roads Authority Street lighting Section at Ashgrove Depot, Elgin - Tel (01343) 557300, Ext. 7343 to discuss the lighting proposals.
- The developer must contact the Roads Authority Maintenance Manager (East) at Ashgrove Depot, Elgin - Tel (01343) 557300, Ext. 7325 to discuss proposals that affect the existing road drainage system.
- The current operation times for the part time 20mph speed limit are: 0825-0855; 1200-1335; 1430-1540. The applicant must check the status of the operational times with the Transportation Manager two weeks prior to the commencement of works.
- Vehicle swept paths are required for buses, service and emergency vehicle access requirements within the new school site.