

Perth and Kinross Council
Development Control Committee – 17 February 2010
Report of Handling by Development Quality Manager

**Installation of a single multi fume extract system at Breadalbane Community
Campus, Crieff Road, Aberfeldy, PH15 2DU**

Ref No: 09/01903/FLL
Ward No: 4 Highland

Summary

This report recommends approval of the application for the installation of a single multi fume extract system at the new Breadalbane Community Campus in Aberfeldy as the proposal is considered to comply with the Development Plan for the area and there are no material considerations apparent which would outweigh the Development Plan in this instance.

BACKGROUND AND DESCRIPTION

- 1 The proposal is to install a single 3m high 0.7m wide extract flue on the north west wing of the new Breadalbane Community Campus school building on Crieff Road in Aberfeldy. The flue is to act as an extraction unit from the school science class rooms. The school is still currently under construction and is due to open in December 2010. A similar application for flues at the new Crieff High School was approved at the Development Control Committee of 18 November 2009.

NATIONAL PLANNING POLICY AND GUIDANCE

- 2 No relevant National Planning Policy given small scale nature of proposal.

DEVELOPMENT PLAN

- 3 The Development Plan for the area comprises the Approved Perth and Kinross Structure Plan 2003 and the Adopted Strathearn Area Local Plan 2001.

Perth and Kinross Structure Plan 2003

- 4 There are no specific policies which relate to the proposal given the small scale nature of the development.

Highland Area Local Plan 2001

Policy 2 Development Criteria

- 5 All developments within the Plan area will be judged against a series of criteria including landscape framework capable of absorbing, and if necessary, screening the development, the scale, form, colour, and density of development, compatibility with its surroundings in land use terms, local road

network, sufficient spare capacity in drainage, water and education services, the site should be large enough, buildings and layouts to be energy efficient, where possible be located in those settlements which are the subject of inset maps.

Policy 5 Design

- 6 The Council require high standards of design for all development with encouragement given to the use of good quality materials, energy efficiency, innovative design and good landscape fit.

SITE HISTORY

- 7 06/01421/FUL – Erection of 250 pupil primary school with 50 child nursery, 600 pupil secondary school with associated community use facilities including public library and replacement of existing recreation centre
- 8 06/01428/LBC Demolition of existing Category C Listed Building to allow construction of new school
- 9 07/02700/MOD Modification of existing consent (06/01421/FUL) for the erection of a 250 pupil primary school with 50 child nursery, 600 pupil secondary school with associated community use facilities including public library and replacement of existing recreation centre
- 10 08/01718/FUL Formation of detention basin, erection of retaining wall and relocation of grass pitch
- 11 08/02380/FUL Alteration to condition 15 of consent 06/01421/FUL to allow for replacement of dying or decaying trees on north boundary of site adjacent to Alma Avenue
- 12 09/00215/MOD Modification of existing consent (06/01421/FUL) Installation of a biomass storage enclosure and modification to windows and external materials

CONSULTATIONS

- 13 Environmental Health: No objections subject to conditions re extraction, noise and to ensure the extraction is in line with British Standards.

REPRESENTATIONS

- 14 None received

15 ADDITIONAL STATEMENTS

Environment Statement:	Not required
Screening Opinion:	Not required
Environmental Impact Assessment:	Not required

Appropriate Assessment:	Not required
Design Statement or Design and Access Statement:	Not required
Report on Impact or Potential Impact ie Flood Risk Assessment:	Not required

APPRAISAL

- 16 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The determining issues in this case are whether: - the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy. The most relevant policies of the Highland Area Local Plan (SALP) in this instance are Policies 2 and 5.

Design/Scale/Visual Impact

- 17 The flue is located on the north west wing of the school. This part of the building fronts onto Alma Avenue which is to the west and therefore the flue will be visible from the public road.
- 18 The flue will add an additional element to the building above the proposed roofline. However, given the scale of the school, being 15 metres to ridge in some places, I do not consider the introduction of this single additional flue will be in anyway detrimental to the visual amenity of the school as a whole or the visual amenity of this part of Alma Avenue. I intend to attach a condition to ensure that the flue is painted in a dark recessive grey colour, similar to that used at Crieff High School, which will allow the flue to blend in with the colour treatment on the elevations of the building.

Residential Amenity

- 19 Given the close proximity of the school to residential properties, Environmental Health have been consulted. They have recommended conditions be attached to any consent given to control ventilation and noise escape from the extract system.

LEGAL AGREEMENT

- 20 Not required.

PLANNING AUTHORITY WITH AN INTEREST IN THE LAND

- 21 The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 advises on the procedure for notification of planning applications to the Scottish Ministers for developments in which planning authorities have an interest in. The Direction states that notification to the Ministers is only required where the proposal involves a significant departure from the authority's own Development Plan. As the recommendation of

approval is not a significant departure from the Development Plan, a notification to the Ministers is not required.

DIRECTION BY SCOTTISH MINISTERS

- 22 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 23 The flue is considered to be a reasonable addition to the school in terms of visual impact and is not considered to be out of scale with the remainder of the school and as such is considered to comply with Policies 2 and 5 of the Strathearn Area Local Plan 2001. There are no material considerations apparent which would outweigh the contents of the Development Plan in this instance.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The development shall be begun within a period of three years from the date of this consent.
- 2 The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
- 3 The extract flue shall be painted a dark grey recessive colour and details of the colour shall be submitted for the further written approval of the Planning Authority prior to the commencement of development
- 4 The fume cupboards and associated extract system shall be installed, operated and maintained in accordance with BS EN 14175:2003 & CEN/TS 14175-5:2006.
- 5 All plant or equipment (including any ventilation system) shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/or calculated and plotted on an NR curve chart.
- 6 An effective ventilation system commensurate with the nature and scale of activities to be undertaken shall be installed, operated and maintained such that emissions from the extract system are not exhausted into or escape to any neighbouring property.

Reasons:

- 1 In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning etc (Scotland) Act 2006.
- 2 To ensure that the development is carried out in accordance with the plans approved.
- 3 In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality
- 4-6 To prevent noise and odour problems for nearby residents.

B JUSTIFICATION

The proposal is considered to comply with the terms of the Development Plan, subject to conditions, and no material considerations exist which would outweigh the contents of the Development Plan.

C PROCEDURAL NOTES

None

D INFORMATIVES

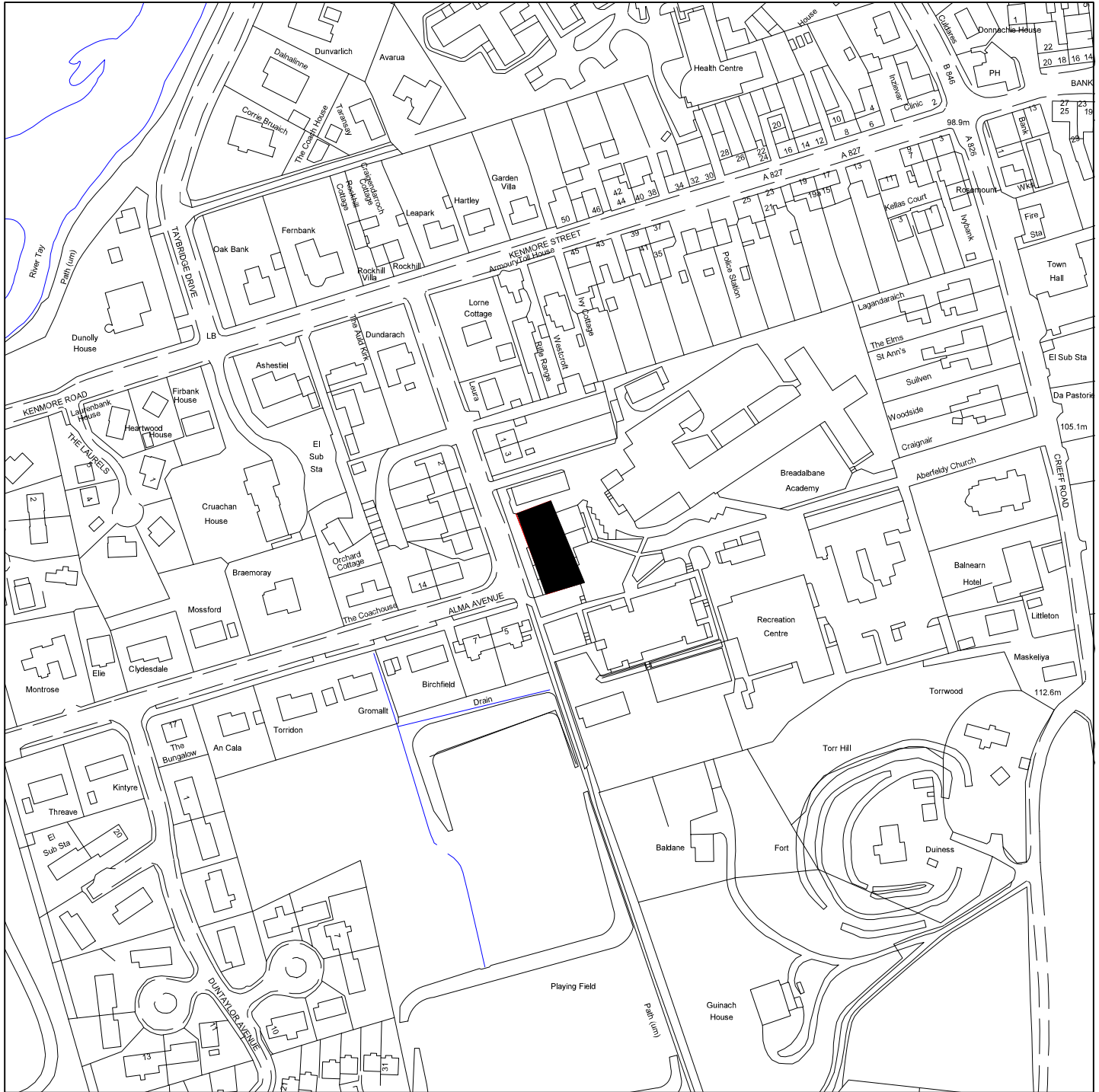
- 1 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material.
- 4 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

Background Papers: None
Contact Officer: John Williamson Ext 75360
Date: 13 January 2010

Nick Brian
Development Quality Manager

09/01903/FLL

Installation of extraction flue, Breadalbane Community Campus, Crieff



Scale : 1:2500

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Perth & Kinross Council
Department	Planning
Comments	
Date	24 December 2009
SLA Number	100013289

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

