

Perth and Kinross Council  
Development Management Committee –19 February 2014  
Report of Handling by Development Quality Manager

Erection of a new primary school building and nursery accommodation with associated access and parking, bus drop off, landscaping, sports pitches, multi-use games area, playground, boundary fences, biomass boiler, sprinkler tank, pumphouse, sub-station and bin store at land 170 metres east of Duchlage Farm , Broich Road, Crieff

Ref. No: 13/02026/FLM  
Ward No: 6 Strathearn

**Summary**

This report recommends approval of a detailed planning application for a new purpose built primary school and nursery accommodation with associated works including new sports pitches, a multi-use games area (MUGA), playground and bus lay-by on a greenfield site between Duchlage Farm and Crieff Community Campus on Broich Road, Crieff. The proposal accords with both the Development Plan and will provide a considerable benefit to the local community.

**BACKGROUND AND DESCRIPTION**

- 1 The application site of 4.05 hectares relates to a relatively level greenfield site located on Broich Road at the southern end of Crieff. The surrounding area comprises a mix of uses including residential, commercial, community and agricultural. The site is situated between the B Listed Duchlage Farmhouse to the west and Strathearn Community Campus to the east. Residential properties are located to the north of the site which is separated by an access road that links to a pedestrian path to the Community Campus. Immediately south of the site beyond Broich Road are open fields.
- 2 This planning application seeks to obtain detailed planning consent for the erection of a new primary school and nursery and associated facilities such as sports pitches, MUGA, playground and bus lay-by. This proposal will replace the current primary school located 450 metres north west of the application site on Commissioner Street.
- 3 The new school will be located centrally within the site. No development is proposed on the western third of the site as there are services (gas, water and sewer) running diagonally across the western part of the site.
- 4 Vehicular access, staff parking and pupil drop off are proposed to be via a new access road off Broich Road. A separate nursery drop off area is proposed just inside the vehicular entrance. The existing stone wall boundary along Broich Road is proposed to be removed to ensure adequate sight lines are achievable. Service access is proposed via the road to the north of the site that currently serves Duchlage Court, a sheltered housing development.

- 5 The main pedestrian access will be available from the existing pedestrian route along Duchlage Court to the north of the site that serves the Community Campus. Additional pedestrian access will be available from Broich Road.
- 6 A new bus drop off area is proposed at the south eastern corner of the site and will be accessed via a separate entrance off Broich Road. The bus drop off area is also designed to serve the Community Campus with a footpath linking it to the campus.
- 7 The proposed school building will be a contemporary, flat roofed design offering teaching accommodation predominantly over two levels with some double void elements incorporated into the building, such as the gymnasium and dining areas. The main approach to the school entrance will be single storey with a roof terrace above to provide views over the break out areas within the school. The external finishes will comprise a mix of predominantly buff facing brick with areas of white concrete panels to highlight entrance areas. A high percentage of glazing is proposed to maximise natural light and ventilation. The flat roof will largely be finished with aluminium and there will be membrane material along with paving slabs covering the roof terrace area.
- 8 The proposed building will be built on a north-south axis to ensure maximum levels of daylight will be possible throughout the school day, with no overshadowing. In terms of energy provision it is proposed to provide a biomass boiler unit within the service yard with gas boilers in the plant room as back up should the biomass unit be unavailable for use. A woodchip fuel storage area will be located adjacent to the proposed biomass boiler. This unit will provide on-site thermal generation of 53.4% which represents 29.1% of the total thermal and electrical demand at the school. The biomass boiler will reduce CO<sub>2</sub> emissions by 93% and lead to an overall carbon reduction of 15.4%, when compared to traditional gas and electricity.
- 9 A service yard area is proposed at the northern end of the new school building. Within this yard the recycling and waste collection facilities; biomass plant and storage area; sprinkler tank and pump house will all be located and surrounded by a 2.4 metre high timber fence. A turning area within the service yard is also proposed.
- 10 The proposed landscaping to the site is extensive and designed to be flexible and adaptable that will provide for educational use by staff and pupils as part of the school curriculum. New planting is proposed to provide shelter and to provide definition to the entrances and access routes to the school. The playground area will provide for active and passive play opportunities.
- 11 To the southern end of the site, a new multi-use games area (MUGA) is proposed which will be enclosed by 5 metre high fencing. Two new grass sports pitches are proposed at the eastern side of the site and will be immediately adjacent to the Community Campus sports pitches. The boundaries of the school will be enclosed by 2.4 metre high security fencing.

## **NATIONAL POLICY AND GUIDANCE**

- 12 The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP) 2010, Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars. Of particular relevance to this planning application are:-

### **Scottish Planning Policy 2010**

- 13 This SPP is a statement of Scottish Government policy on land use planning and contains:
- the Scottish Government's view of the purpose of planning,
  - the core principles for the operation of the system and the objectives for key parts of the system,
  - statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
  - concise subject planning policies, including the implications for development planning and development management, and
  - the Scottish Government's expectations of the intended outcomes of the planning system.
- 14 Of particular relevance to this planning application are paragraphs
- 110-112 and 123 Historic Environment
  - 149-158 Provision of open space, physical activity and playing fields.

### **PAN - 1/2011: Planning & Noise**

- 15 This Planning Advice Note (PAN) provides advice on the role of the planning system in helping to prevent and limit the adverse effects of noise. Information and advice on noise impact assessment (NIA) methods is provided in the associated Technical Advice Note. It includes details of the legislation, technical standards and codes of practice for specific noise issues.

## **DEVELOPMENT PLAN**

- 16 The Development Plan for the area comprises the approved TAYPlan 2012 and the adopted Perth and Kinross Local Development Plan February 2014.

### **TAYPlan 2012**

- 17 The principal relevant **Policy 2: Shaping better quality places** in summary;
- 18 Seeks to ensure new development integrates with existing infrastructure and land uses; is resilient to climate change and is of high resource efficiency through its orientation, design of building and materials.

## **PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN - FEBRUARY 2014**

- 19 The proposed site is within the Crieff settlement boundary and is allocated as an Opportunity Site (Op21) in the LDP. It is specifically identified as a site for a future primary school. Part of Duchlage Farm to the west is allocated for employment use (E27) and planning permission is in place for a Tesco foodstore. The agricultural land south of the application site is to be allocated for Mixed Use (MU7) with 300 residential units and at least 5 hectares of employment land. The most relevant policies are summarised as follows;

### **Policy PM1 Placemaking**

- 20 Development should contribute positively to the quality of the surrounding built and natural environment and designed with reference to climate change. The design and siting of development should respect the character and amenity of the place and improve links beyond the site.

### **Policy RD1 Residential Areas**

- 21 As proposal is within and identified residential area proposals for non-residential use must be compatible with the amenity and character of the area. Improvements to community and education facilities are regarded as compatible.

### **Policy TA1 Transport Standards and Accessibility Requirements**

- 22 All developments that involve significant traffic generation should be well served by and easily accessible to all modes of transport, in particular sustainable modes of walking, cycling and public transport.

### **Policy CF1A Open Space Retention and Provision – Existing Areas**

- 23 Development proposals in existing areas should not result in the loss of sports pitches, parks and open space, provided it would be replaced by a development of greater benefit to its users.

### **Policy EP1 Climate Change, Carbon Reduction and Sustainable Construction**

- 24 Developments should demonstrate they will uphold sustainable construction principles and contribute to mitigating and adapting to climate change.

### **Policy HE1B Non-Designated Archaeology**

- 25 The Council will seek to protect areas of known archaeological interest and their settings. Where development is proposed there is a presumption in favour of preservation in situ. If this is not feasible appropriate conditions may be

attached to planning permission to make provision for survey, excavation and recording prior to development.

### **OTHER COUNCIL POLICIES**

- 26 Draft Sustainable Design and Zero Carbon Development Supplementary Guidance 2012.
- 27 Development Brief - Duchlage Farm Area, Crieff April 2006.

### **SITE HISTORY**

- 28 There is no relevant planning history for this site.

### **CONSULTATIONS**

- 29 **SEPA** has no objection to the proposal.
- 30 **Scottish Water** has no objection to the proposal. There is currently capacity for water and waste water connection. Developer may need to carry out certain works to ensure connection and no loss of service to existing population.
- 31 **Sport Scotland** have commented on the proposal and following some additional information raised no objection subject to appropriate conditions being applied to any consent.
- 32 **Environmental Health** has no objection to the proposal subject to appropriate conditions being applied to any consent.
- 33 **PKC Heritage Trust-Archaeology** has identified that because of a Scheduled Monument to the south east that there is high potential for some archaeological deposits within the proposed site. They have recommended an appropriate condition be imposed with any planning consent.

### **REPRESENTATIONS**

- 34 Letters of representation have been received from Crieff and East Strathearn Community Councils. Whilst both are supportive of the proposed new primary school they do raise a number of concerns regarding pedestrian and traffic safety. They raise the following issues and each will be dealt with in the assessment section of this report:

- Impact of HGVs on Duchlage Road and Duchlage Court;
- Insufficient parking for parents or visitors;
- Parents won't park at the adjacent Tesco car park;
- Broich Road is busier than indicated in the Transport Statement;
- Unclear how the Broich Road will be improved especially for pedestrians;
- Impact of increased bus traffic;
- Increased safety hazards for cyclists;

- Roads in the area require upgrading to accommodate all the proposed development on Broich Road.

35 No other representations have been received.

### ADDITIONAL STATEMENTS

36	Environmental Statement	Not required
	Screening Opinion	Yes
	Environmental Impact Assessment	Not required
	Appropriate Assessment	Not required
	Design Statement or Design and Access Statement	Submitted
	Report on Impact or Potential Impact.	Transport Statement; Tree Survey; Ecology Report; Acoustic Report; Ground Investigation Report; Low & Zero Carbon Technology Report submitted

### APPRAISAL

#### Development Plan Policy

37 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. In terms of the Development Plan, it is within the Crieff settlement boundary of the Perth and Kinross Local Development Plan and the site has been identified for use as a primary school. The proposal therefore complies because it involves the development of a new school in an area where its use is compatible with both current and future surrounding land uses.

38 The proposal will not adversely impact on the amenity of current and future surrounding land uses. Its high design standard, sensitive landscaping and improved recreation opportunities ensure it complies with Policy 2 of TAYplan 2012.

#### Local Development Plan

39 Within the LDP, the site is located immediately south of an area of primarily residential use and **Policy RD1 Residential Areas** provides support for the improvement of community and educational facilities in such areas. In addition the LDP has allocated the site for the provision of a primary school and it will be immediately west of the Community Campus and will add to the current facilities the campus provides.

- 40 The proposed design, siting, materials and energy technology complies with **Policy PM1 Placemaking** as its modern design, layout and materials will make a positive contribution to the surrounding built and natural environment. The proposed materials and energy technology (Biomass) also responds positively to mitigating and adapting to climate change and carbon reduction targets and as a result complies with **Policy EP1 Climate Change, Carbon Reduction and Sustainable Construction**.
- 41 The proposed development will be easily accessible to all modes of transport, in particular sustainable modes of walking, cycling and public transport. It is expected that most pupils will use the existing pedestrian route that serves the Community Campus. A dedicated bus parking and turning area will be provided and will also benefit the Community Campus with a pedestrian linkage. Various traffic and pedestrian improvements along Broich Road associated with this planning application and the approval for a Tesco foodstore (08/01955/FLM) will result in improved pedestrian and cycling safety at this location. The footpath in front of the school is proposed to be widened to 2 metres and will link in the approved 2 metre wide footpath in front of the Tesco scheme. The Tesco approval requires new signalised lights and crossing points at the Broich Road/King Street junction. A signalised crossing point in conjunction with improved signage and high friction road surface treatment will also be provided as part of the Tesco approval at the nearby St Dominic's Primary School and Fire Station on Broich Road. Coupled with the transport infrastructure improvements that are to be provided by Tesco, the proposed development is therefore considered to be compliant with **Policy TA1 Transport Standards and Accessibility Requirements**.
- 42 The proposed development proposal will result in improved leisure and open space provision for the pupils with new sports pitches, new MUGA and playground areas for the pupils. In addition it will also link up with the existing sports facilities at the Community Campus. As a result the proposal complies with **Policy CF1A Open Space Retention and Provision – Existing Areas**.

### **Visual Impact**

- 43 The introduction of a new school will create a change to the local streetscene along Broich Road. The proposed building when viewed in the context of the existing Community Campus and the approved Tesco food store is considered to have a positive visual impact, with the development of a structure of high design standards that will be sensitively landscaped. It is regrettable that the existing stone wall along Broich Road will have to be removed, but it is required to ensure that vehicle sightlines can be achieved.

### **Impact on Residential Amenity**

- 44 In terms of the impact on existing residential amenity, there will be minimal impact on the nearby residential area. The buildings location and orientation should mean there will be no potential overlooking, loss of privacy or loss of light as a result of the development. The separation distances are consistent

with the Council standards to ensure none of the aforementioned matters occur to any significant level.

- 45 Concern was expressed by both Crieff and Strathearn Community Council about the impact on residents of Duchlage Court. It is considered that the impact of increased pupils and vehicles entering the school from the north will be minimal. It is predicted that there will be just 10 deliveries per week will occur and most are expected to be non HGVs. An average of 2 deliveries per day is not considered to be significant to have an adverse impact on the residential amenity of the surrounding neighbourhood.
- 46 All plant and equipment will be installed to ensure that no noise from these installations will be audible from any adjacent residential property. In terms of playground noise, in the event that noise arising from the playground area is above a level which is considered to be acceptable, the Council will investigate and implement additional mitigation if it considers it reasonable and necessary.
- 47 In addition, In terms of the MUGA, this site does not potentially raise any issue regarding noise or anti-social behaviour. To ensure any potential noise nuisance or anti-social behaviour does not occur, the proposed MUGA will be subject to appropriate conditions (including monitoring). The proposed MUGA should not have an adverse impact on residential amenity.

#### **Impact on recreation and open space**

- 48 The proposed new school will be located on a greenfield site that is used for animal grazing and not as an area of open space. The two new grass playing fields and an additional MUGA area will increase the playing capacity available to the current primary school above its current levels, and deliver more opportunities for outdoor sports provision. The proposal is in line with the requirements of the Scottish Planning Policy 2010 and Sport Scotland, the lead agency for the development of sport in Scotland, has raised no objection to the proposal.

#### **Road & Pedestrian Safety**

- 49 Results of transport modelling is awaited examining the cumulative impact of the proposed developed, the approved Tesco foodstore and the LDP allocation for 300 dwellings and employment land south of Broich Road. However Transport Planning is confident that the transport network will be able to absorb the impact of this particular proposal. In addition because the ultimate client is Perth and Kinross Council then the Council has the necessary Planning, Roads and Education powers to ensure there will be adequate access, bus parking, links with the community campus and safe pedestrian footpaths. A number of conditions have been proposed to ensure pedestrian and access safety is maintained.
- 50 In relation to the transport related concerns expressed by both Crieff and East Strathearn Community Council, they have been examined and a response to each issue is as follows:



- 51 Impact of HGVs on Duchlage Road and Duchlage Court: As mentioned earlier it is considered that the impact of 10 deliveries per week (majority will not be HGV's) will have a negligible impact on both Duchlage Road and Duchlage Court. Some timetabling may be required to ensure there is minimal impact on pupils walking to school along the same route.
- 52 Insufficient parking for parents or visitors: It is considered that 15 drop off/pick up spaces; 18 separate nursery spaces and 5 drop off/pick up spaces for pupils with special needs is more than adequate provision to meet the anticipated demand. Staff will also have their own parking spaces and any visitors can use the drop off/pick up spaces during the day.
- 53 Parents won't park at the adjacent Tesco car park: The project does not require parking within the Tesco proposal to meet the predicted demand. However parents could decide to park there and with the footpath links would allow pupils easy passage to the school.
- 54 Broich Road is busier than indicated in the Transport Statement: This is more of a perceived issue. In purely traffic engineering terms the figures show Broich Road to be relatively quiet. It is agreed that the road will get busier with the planned future development and this is why transport modelling work is underway to assess the cumulative impact. As stated earlier, Transport Planning is confident that the transport network can absorb the impact of the current proposal and certain conditions will help ensure traffic and pedestrian safety is maintained.
- 55 Unclear how the Broich Road will be improved for pedestrians: The submitted plans show that the pedestrian footpath along Broich Road will be upgraded and widened to 2 metres and has been designed to connect with the 2 metre wide footpath that is to be provided as part of the Tesco foodstore approval. The Tesco approval requires certain additional pedestrian and vehicular safety improvements along Broich Road including a new signalised junction and crossing point at Broich Road and King Street. A signalised crossing point, high friction road surfacing and new signage will also be provided at the nearby St Dominic's Primary School and fire station to help improve pedestrian and cycling safety.
- 56 Impact of increased bus traffic: It is considered that the provision of the dedicated bus parking area on Broich Road will provide considerable benefit to the primary school and in particular the Community Campus with its footpath link. It will help alleviate congestion issues that occur along Pittenzie Road where school buses currently pick up and drop off.
- 57 Increased safety hazards for cyclists: Prior to the occupation and use of the school a School Travel Plan (STP), must be submitted for approval by the Council. It will be required to have particular regard to provision for safe walking, cycling and public transport access to and within the site.

- 58 Roads require upgrading to accommodate all development on Broich Road: As stated above the submitted plans show that the pedestrian footpath along Broich Road will be upgraded and widened to 2 metres and has been designed to connect with the 2 metre wide footpath that is to be provided as part of the Tesco foodstore approval. The Tesco approval requires certain additional pedestrian and vehicular safety improvements along Broich Road including a new signalised junction and crossing point at Broich Road and King Street. A signalised crossing point, high friction road surfacing and new signage will also be provided at the nearby St Dominic's Primary School and fire station to help improve pedestrian and cycling safety.

### **Ecology**

- 59 The submitted tree survey has confirmed there are 26 trees within the site and all are located in a small woodland area at the northern edge of the application site and the footpath link to the Community Campus runs past it. The majority of the trees are considered to be low quality but both the tree survey and the submitted ecology report recommends that no trees should be removed as they may provide some bat roosting opportunities as well as provide both visual and weather screening. Additional tree planting is proposed within the site in particular at the north and south access points.
- 60 No badgers, hedgehogs or bats were recorded during the ecology survey but may pass through or over the site. Badgers and hedgehogs will be able to continue to cross the site. The small woodland area will continue to provide potential bat roosting and foraging opportunities.
- 61 The loss of grassland will cause a loss of some bird nesting opportunities. The impact will however be minimal because of the number of alternative nesting areas outside the site.

### **Landscaping**

- 62 The proposed hard and soft landscaping as part of the proposal will be to the benefit of both the staff and pupils and will provide outdoor educational opportunities. It will also provide a significant improvement to the visual and residential amenity.

### **Archaeology**

- 63 The Council's Archaeologist confirmed there was high potential for archaeological deposits within the application site because of prehistoric sites to the south east and is a Scheduled Monument. As a result he has recommended a condition requiring a programme of archaeological works including a watching brief be applied to any planning consent. The applicant has confirmed the proposed condition can be met.

## **Contamination**

- 64 A geo-environmental ground investigation confirmed there are no known contamination issues with the site.

## **Recycling & Waste**

- 65 Recycling and waste collection facilities will be stored within the service yard at the northern end of the school, alongside the proposed sprinkler tank and pump house. All will be surrounded by a 2.4 metre high timber fence. The service yard will allow adequate space for refuse vehicles to turn. Specific details of the facilities will be requested prior to the occupation of the building.

## **Climate Change, Carbon Reduction and Sustainable Construction**

- 66 The submitted Low and Zero Carbon Technologies Report confirm that Biomass technology will make significant contributions (59.4%) to the thermal demand of the new primary school. The use of Biomass will result in a reduction of CO2 emissions of 15.4% when compared to gas and electricity. The payback period for Biomass is 5.8 years and is therefore considered a cost effective method of providing heat to the school.

## **PLANNING AUTHORITY WITH AN INTEREST IN THE LAND**

- 67 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 proposal is policy compliant a recommendation of approval is not a significant departure from the Development Plan, a notification to the Ministers is not required.

## **LEGAL AGREEMENTS REQUIRED**

- 68 No legal agreement is required for this proposal.

## **DIRECTION BY SCOTTISH MINISTERS**

- 69 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**

- 70 The proposal complies with the adopted Local Plan, TAYplan 2012 and the proposed LDP. It will provide significant community and educational benefits to the area without any adverse impact on the residential amenity. Its location,

design, materials and sustainability credentials warrants support for the proposal.

## **RECOMMENDATION**

### **A Approve subject to the following conditions:**

- 1 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
- 2 Prior to the occupation of the school, all matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Council as Planning Authority.
- 3 Prior to the occupation and use of the approved development a bus park shall be constructed to the standard and specifications required by the Council's Public Transport Unit and to the satisfaction of the Planning Authority.
- 4 Prior to the occupation and use of the approved development, a 2.0m wide footway constructed to the standard and specifications required by the Council as Roads Authority shall be provided along the site frontage with Broich Road. This footway should tie-in to any existing footway within the immediate vicinity of the site.
- 5 Prior to the occupation and use of the approved development a School Travel Plan (STP), aimed to encourage more sustainable means of travel, shall be submitted and approved in writing by the Council. The STP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan.
- 6 Deliveries into the site shall be limited from 07.00 to 19.00hrs Monday to Friday only. A delivery timetable shall be submitted to and agreed in writing by the Council as Planning Authority.
- 7 Details of the proposed cycle facilities shall be submitted and agreed in writing by the Council as Planning Authority. The accommodation shall provide a secure, waterproof facility and be constructed before the school is operational to the satisfaction of the Council as Planning Authority.
- 8 All external lighting within the site shall be sufficiently screened and aligned to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to the satisfaction of the Planning Authority.
- 9 Details of pitch specification including drainage and maintenance shall be submitted and agreed in writing by the Council as Planning Authority in

consultation with sportscotland, prior to the commencement of development of pitches.

- 10 Prior to the use of the MUGA, a detailed management plan to control, monitor and react to noise nuisance and anti-social behaviour arising from the active use of the MUGA shall be submitted for the approval in writing by the Council as Planning Authority. The plan shall include specific details of acceptable activities on the MUGA, details of the users, operation times, details of an operational protocol that all users must agree to and details of the mechanism for dealing with breaches of the operational protocols. The approved plan shall be implemented in full, to the satisfaction of the Council as Planning Authority and shall be reviewed at any time at the discretion of the Council as Planning Authority.
- 11 All existing trees proposed to be retained in the submitted Tree Survey shall be protected during the proposed development with all works adhering to British Standard "BS 5837 2012 - Trees in Relation to Design, Demolition and Construction" to the satisfaction of the Council as Planning Authority.
- 12 Prior to the commencement of development, a detailed planting scheme shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full, to the satisfaction of the Council as Planning Authority.
- 13 The sound insulation properties of the structures and finishes shall be such that no airborne or impact noise from the normal operations of the premises, and the control of all amplified sound including music and speech is audible within nearby residences.
- 14 All plant or equipment including any ventilation system associated with operation of the commercial areas be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential premises, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.
- 15 Prior to any works commencing on site precise details of the proposed biomass boiler shall be submitted for the approval in writing to the Council.
- 16 An effective ventilation system commensurate with the nature and scale of cooking to be undertaken shall be installed, operated and maintained such that cooking odours are not exhausted into or escape into any nearby dwellings, to the satisfaction of the Council as Planning Authority.
- 17 A sample of the proposed external wall finishes shall be submitted for the approval of the Planning Authority prior to the commencement of the development.

- 18 Prior to the commencement of works, precise details of all boundary fences and security fences within the site and along its perimeter shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full, to the satisfaction of the Council as Planning Authority.
- 19 Prior to the commencement works, precise details of all temporary site compounds and other temporary structures shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full, to the satisfaction of the Council as Planning Authority.
- 20 Prior to the occupation of the building, precise details of the proposed recycling and waste collection facilities shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full to the satisfaction of the Council as Planning Authority.
- 21 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.

**Reason:**

- 1 To ensure that the development is carried out in accordance with the plans approved.
- 2-5 In the interest of protecting road and pedestrian safety.
- 6 In the interest of protecting residential amenity.
- 7 In the interest of cycling safety.
- 8 In the interest of protecting residential amenity.
- 9 To ensure the sports pitches are constructed and maintained to an acceptable standard.
- 10 In the interest of protecting residential amenity.
- 11 In the interest of protecting visual and residential amenity.
- 12 In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.
- 13-16 In the interest of protecting residential amenity.

- 17-18 In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- 19-20 In the interest of protecting residential amenity.
- 21 In the interest of protecting archaeological interest within the site.

## **B JUSTIFICATION**

The proposal is considered to accord with the Development Plan with significant community and education benefits that justify approving the planning application.

## **C PROCEDURAL NOTES**

None.

## **D INFORMATIVES**

- 1 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).
- 2 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 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.
- 4 The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
- 5 No work shall be commenced until an application for building warrant has been submitted and approved.
- 6 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.

Background Papers: None

Contact Officer: Steve Callan– Ext 75337

Date: 29 January 2014

**Nick Brian**  
**Development Quality Manager**

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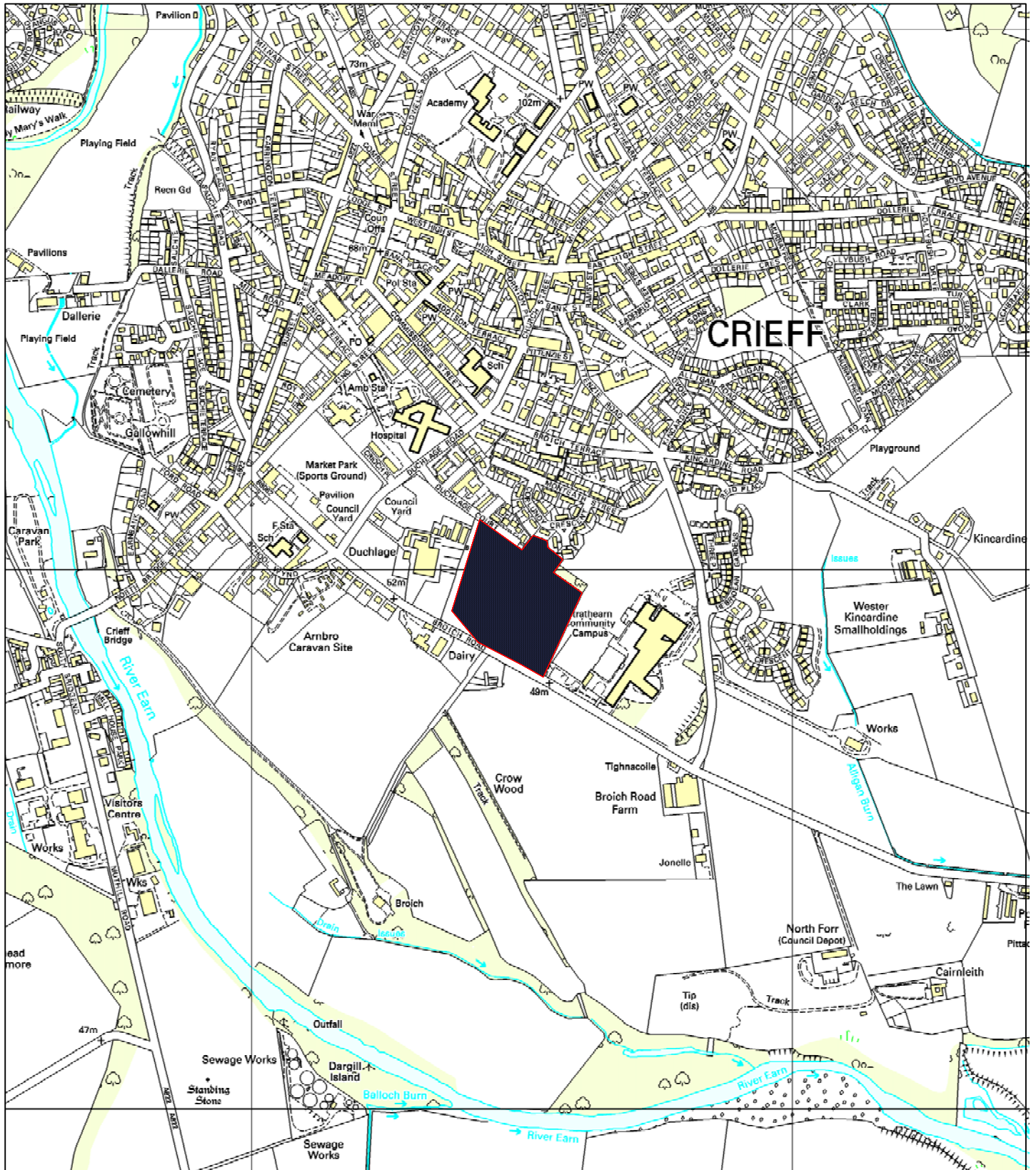


# Perth & Kinross Council

13/02026/FLM

Land 170 metres East of Duchlage Farm, Broich Road, Crieff

Erection of new primary school & nursery accomm. with assoc. works



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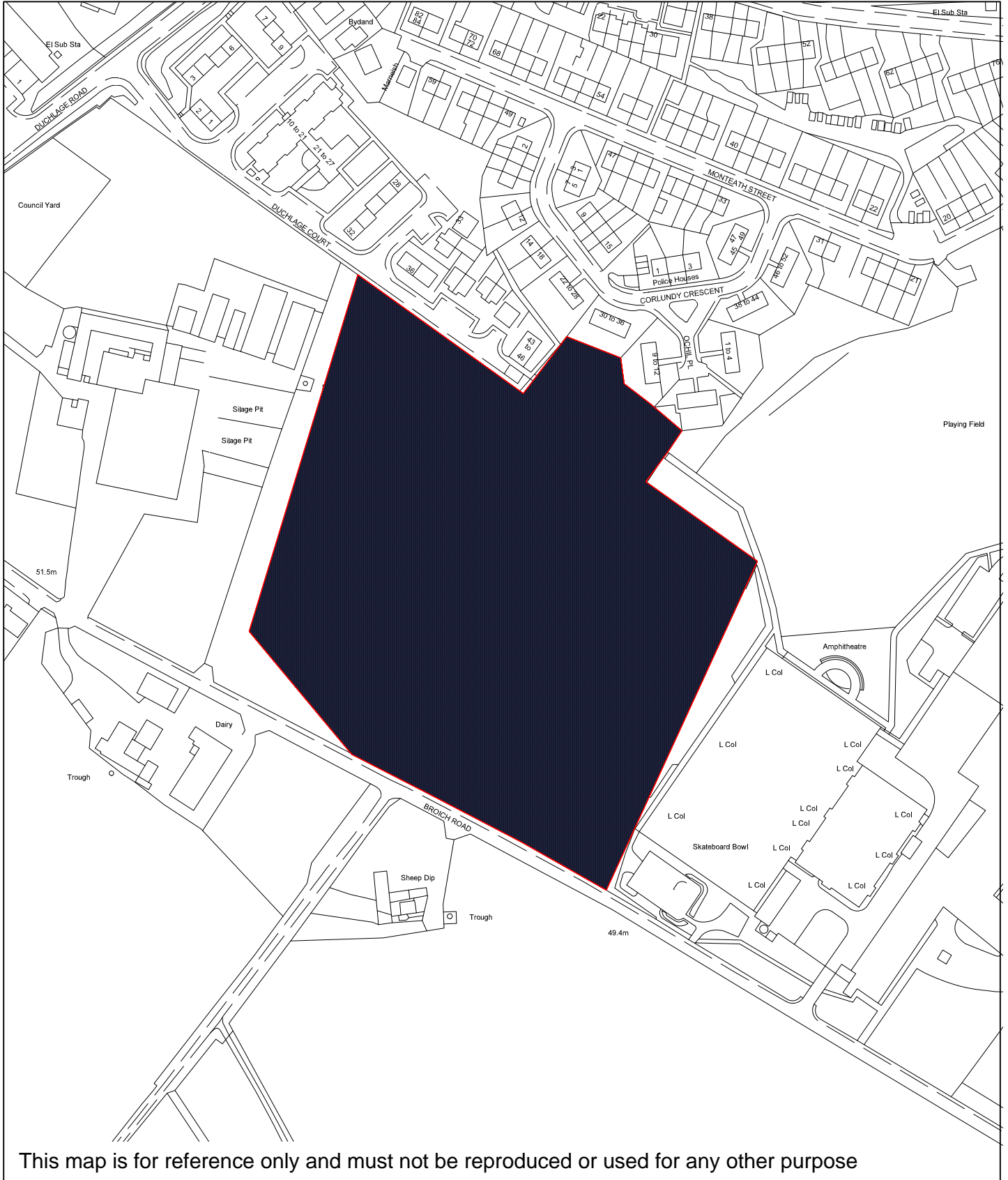
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# Perth & Kinross Council

## 13/02026/FLM

### Land 170 metres East of Duchlage Farm, Broich Road, Crieff

#### Erection of new primary school & nursery accomm. with assoc. works



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