

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE - 19 FEBRUARY 2008

**PLANNING APPLICATION – WEBSTER’S HIGH SCHOOL, 11 GLAMIS ROAD,
KIRRIEMUIR
Grid Ref. No: 338445 : 753662**

REPORT BY THE DIRECTOR OF INFRASTRUCTURE SERVICES

Abstract: This report deals with planning application No. 08/00006/FUL for extension to High School to form additional teaching accommodation and changing facilities for Angus Council at Webster’s High School, 11 Glamis Road, Kirriemuir. This application is recommended for approval.

1 INTRODUCTION

- 1.1 Full planning permission is sought for extension to High School to form additional teaching accommodation and changing facilities at Webster’s High School, 11 Glamis Road, Kirriemuir.
- 1.2 The existing High School is located to the west of Glamis Road, with the main vehicular access to the school being from Prosen Road to the south-west of the site. The application site is surrounded to the east, west and south by predominantly residential properties with predominantly public car parking areas to the north-east. The school buildings are located on an elevated site and are partly visible at a distance from the town centre to the north-east. The existing school buildings are of relatively modern design and two-storey. The school buildings are located in the southern portion of the site, with school playing fields in the northmost section of the site.
- 1.3 It is intended to erect a two-storey extension to Webster’s High School. This extension will be located on the north-east elevation of the existing building, and will be attached to the sports centre. The new accommodation will consist of additional changing rooms and three classrooms at ground floor level, with predominantly art rooms above. The extension will sit no higher than the existing buildings and will be in a modern design and finishing materials to complement the existing school buildings. The extension will sit within an established grassed area surrounding the school buildings and will not result in the loss of school playing fields.

2 RELEVANT PLANNING HISTORY

- 2.1 An application for Notice of Intention to Develop to construct a new Southmuir Primary School and extend Webster’s High School was deemed approved by the Scottish Executive on 29 June 2000 (Ref. No. 00/00521/NOI). This approval has now been implemented on site.

3 APPLICANT’S CASE

- 3.1 The applicant has not submitted a case in support of the proposals.

4 CONSULTATIONS

- 4.1 The Head of Roads has stated no objections to the proposals.
- 4.2 The Head of Environmental and Consumer Protection has stated no objections to the proposals.

5 LETTERS OF REPRESENTATION

- 5.1 The neighbour notification procedures were carried out and no letters of representation were received.

6 PLANNING CONSIDERATIONS

- 6.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 required that determination of this application for planning permission is made in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 In this case the development comprises: -
- Dundee and Angus Structure Plan (Approved 2002);
 - Angus Local Plan (Adopted 2000)

The Development Plan is current and up-to-date and in this respect merits considerable weight in the determination of the proposal.

- 6.3 Although the Development Plan is current and up-to-date, Angus Council has been undertaking a review and roll forward of the ALP and the Finalised Angus Local Plan Review (2005) (FALPR) was approved by Angus Council at their meeting on 15 December, 2004. The FALPR establishes policies and proposals for the period to 2011, taking into account the guidance from the DASP. Although not yet part of the statutory Development Plan, the FALPR (including Committee approved modifications) has reached the stage where it is a material consideration to be taken into account in the determination of this planning application. In this report policies of the FALPR have been referred to when the said policy is materially different to the ALP to the extent that, as a consequence the recommendation contained within this report has been substantially influenced.
- 6.4 In the Angus Local Plan, 2000 the following policies are relevant.

Policy INF20 : School Facilities - Community Use

Angus Council will encourage and protect the use of school facilities, including associated open space as shown on the proposals map for extra curricular sporting and recreational purposes and other community uses. Development proposals affecting school facilities will only be permitted where:

- (a) it can be demonstrated that they will not be required in future by either the school or local community;*

- (b) *there is an excess of recreational open space provision in the local area and redevelopment of part of the site would not affect its sporting, recreational, community or amenity value;*
- (c) *the use is compatible with the existing use or activity;*
- (d) *it can be demonstrated that alternative provision of facilities of equal community benefit can be made to serve the same locality.*

Policy H21: Residential Character and Amenity

Development proposals which have a significant adverse affect on the character and amenity value of existing housing will be resisted. Applications will only be acceptable where they are compatible with established housing use.

- 6.5 In terms of Policy INF20 of the Local Plan the proposals involve a sizeable two-storey extension to Webster's High School. This will be to provide additional teaching accommodation for the school and additional changing facilities for the adjacent sports centre. The extension is to be constructed on part of existing grassed area around the school building and will not involve the loss of any school playing fields. In this respect, the proposals are considered in accordance with this policy.
- 6.6 In terms of Policy H21 of the Local Plan, the proposed extension will be on the north-east elevation of the existing building and will be well away from existing housing to the north-west, south-west and south-east of the application site. In this respect, it is considered that existing residential amenity will not be adversely affected by the proposals. Therefore, the development is considered in accordance with this policy.
- 6.7 In conclusion, the proposed extension to Webster's High School is considered acceptable and should be approved. There have been no objections to the proposals and it is in compliance with development plan policy, therefore, there is no need to refer this application to the Scottish Ministers for their approval.

7 HUMAN RIGHTS IMPLICATIONS

- 7.1 The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

8 RECOMMENDATION

8.1 It is recommended that the application be approved subject to conditions.

1. That the development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In order to comply with the requirements of the Town and Country Planning (Scotland) Act 1997.

2. That no alterations or amendments be made to the details contained in the approved and docqueted plans unless so indicated by conditions attached to this consent or agreed in writing with the Planning Authority.

Reason: For clarification purposes and for the avoidance of any possible misunderstanding.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

P&T/ND/IAL
6 February 2008

Eric S. Lowson
Director of Infrastructure Services