



## Planning and Access Committee

Meeting: 25 November 2024

### Agenda item 4: 2023\_0427\_DET Committee Report

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**SUBMITTED BY:** DIRECTOR OF PLACE

<b>APPLICATION NUMBER:</b>	2023/0427/DET
<b>APPLICANT:</b>	Stirling Council Infrastructure and Delivery
<b>LOCATION:</b>	McLaren High School Callander FK17 8JH
<b>PROPOSAL:</b>	Erection of primary school building, relocation of astroturf pitch, formation of new car parking and outdoor spaces with associated hard and soft landscaping (for dual education and community use)
<b>NATIONAL PARK WARD:</b>	Ward 3 - Callander
<b>COMMUNITY COUNCIL AREA</b>	Callander
<b>CASE OFFICER:</b>	Name: Jennifer Paton Tel:01389727738 E-mail: Jenniferpaton@lochlomond-trossachs.org

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### 1. Summary and reason for presentation

- 1.1. This application has been submitted by Stirling Council who are the statutory education authority. It is for the erection of a new primary school building, relocation of astroturf pitch, formation of new car parking and outdoor spaces with associated hard and soft landscaping.
- 1.2. This application requires to be determined by the Planning and Access Committee in accordance with para.2.1 of the National Park Authority's Scheme of delegation because the development is classed as major development within the category of "major" as defined under the 2009 Regulations; para 2.1.5 because Callander Community Council have objected on valid planning grounds and the officer recommendation is to approve; and para 2.1.6 as the application has been the subject of a significant level of valid objection.

### 2. Recommendation

- 2.1. That Members **APPROVE** the application subject to the imposition of the conditions set out in **Appendix 1** of the report.

### 3. Background

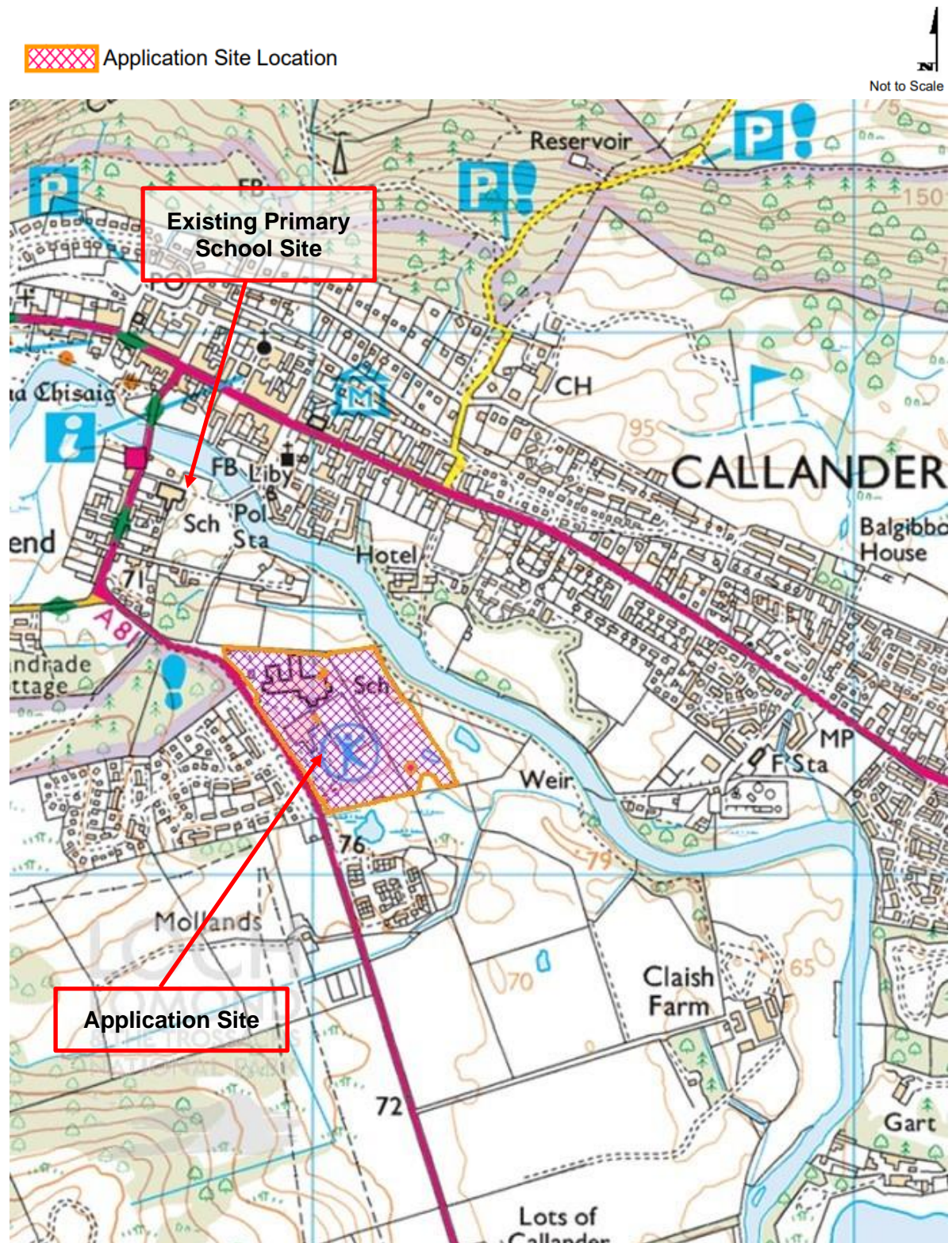
#### Introduction

- 3.1. Callander Primary School currently operates within a category C listed building at Bridge End. The building has reached capacity and is within a constrained site. Stirling Council, as the statutory education authority, has statutory compliance obligations and has successfully secured a conditional offer of grant funding from the Scottish Government's Learning Estate

Investment Programme (LEIP) to relocate the primary school, approx. 400m southeast. The proposal aims to establish a community campus which will serve as the education hub for the town of Callander.

- 3.2. Stirling Council undertook extensive consultation into the relocation of Callander Primary School, the details of which can be viewed within the supporting Pre-Application Consultation Report (PAC) and the supporting Design Statement as part of the planning application file. The PAC Report identifies that the consultation process has been an integral part of the development proposal. The feedback received, negative and positive, directly impacted the design development. Stirling Council state that they have had regard to their legal obligations and advise that the current position regarding property acquisition is set out in s20 of the Education (Scotland) Act 1980.
- 3.3. Having regard to site selection and design and layout, the relocation of Callander Primary School requires to conform with relevant governing legislation which is "School Premises (General Requirements and Standards) (Scotland) Regulations 1967 (updated 1975) (the Regulations). This Regulation includes space requirements and Stirling Council has produced a statement (within the supporting Design Statement) that the new primary school by means of its site, classroom size and outdoor provision will comply with the Regulations. These criteria require to be met to achieve the Scottish Government's funding programme.

## Application Site Description



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**Figure 1 Site Location Plan**



- 3.4. The application site is located approximately 400m to the southeast of the existing Callander Primary School site, southwest of the River Teith. It encompasses the McLaren Leisure Centre and its associated car parking in the southwest, the McLaren High School on the northern section of the site and the Callander Nursery at the centre.
- 3.5. The area of land to the east of the existing High School campus remains undeveloped and is of gently undulating topography comprised of agricultural fields which stretch to the River Teith. A line of trees defines the existing High School boundary along the east of the existing sports pitches, with trees on the southern boundary and an area of scrub grassland beyond. The A81 bounds the west of the site. The northeast corner of the site lies close to the River Teith, and the northern site boundary is flanked by a stone field boundary wall.



**Figure 2** Aerial image of application site (extract from LDE Flood Risk Assessment May 2024)

- 3.6. The planning application site measures 5.13ha in area of which 1.25 hectares is proposed for the new primary school and associated play areas. The site of the new primary school is an area of open land. At its centre, the site is level with the high school on the west then falls away to the north and east towards the River Teith.
- 3.7. There are two points of vehicular access from the A81 which serve the existing buildings; one to the south providing access to the Leisure Centre, and one to the north providing access to the staff car park, bus drop off,

visitors for the high school and the building servicing yard (**Figure 3**). There is also separate pedestrian access from the A81 (**Figure 4**).



**Figure 3** Vehicular Access to existing Leisure Centre Access and associated car park



**Figure 4** Pedestrian Access to the Leisure Centre and the High School



- 3.8. A total of 144 car parking spaces are currently available to serve the school, nursery and leisure centre on the site. A full sized 3G astroturf pitch is located east of the leisure centre and a grass pitch used for rugby is located south of the 3G pitch which measures 0.588ha in area (see Figure 5).



*Figure 5 Photo of existing pitch and leisure centre from the south looking north*



*Figure 6 Photos looking towards the school site from the direction of the River Teith*

## Strategic Planning Context

- 3.9. The application site is allocated in part for mixed-use development along with land to the south known as Claish Farm (ref. MU2). This is a 23-hectare site allocated in the Local Development Plan for housing (90 homes) and mixed uses including visitor experience, economic development and playing fields. 50 affordable houses been delivered on part of the allocation, separated from the site by a play park. On the northern boundary lies an area of land known as 'Churchfields', which is allocated for housing (30 homes) within the Local Development Plan (ref. H3). The allocations are shown in figure 7.

### *Figure 7 Local Development Plan Allocations Plan/Map*

- 3.10. The updated South Callander Masterplan Framework provides further guidance on the allocation and infrastructure requirements. This is shown in Masterplan Overview (Figure 8) - the application site is allocated for new playing fields and a primary school. This is discussed in the Planning Assessment at Section 8.

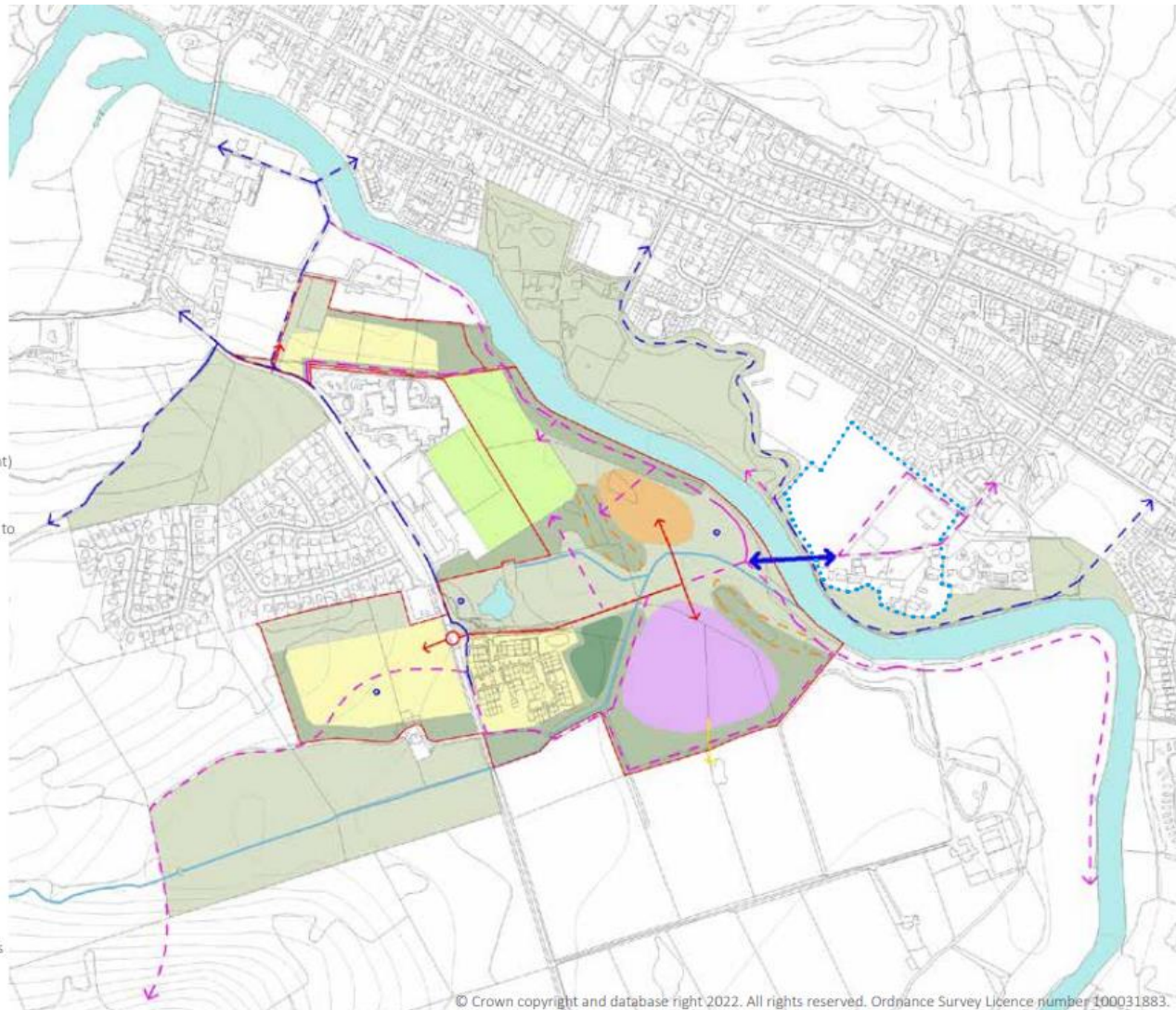


## Masterplan Overview

The masterplan is designed as a vibrant and active extension to Callander, with a variety of uses, extensive new public green space, comprehensive walking and cycling routes, and balancing the town through providing a new centre of gravity and activity in the south-east of the area.

- Existing key pedestrian/cycle routes.
  - - - Proposed and enhanced key pedestrian/cycle routes.  
(Dashed lines indicate the principle of the route, not the precise alignment)
  - Proposed new roads
  - Potential vehicle access points into sites, subject to consents
  - Vehicle safeguard to neighbouring allocated long term development sites to south.
  - ↔ New footbridge across River Teith in this vicinity. Precise location to be confirmed at next stage.
  - Safeguard for potential new roundabout on A81
  - Key green space.
  - River and wetland
  - Burn
  - Eskers
  - Indicative areas of enhanced and new native tree planting
  - Residential use.
  - New playing fields and primary school
  - Community growing space
  - Mixed use
  - Tourism/Visitor Experience
  - Indicative locations for new play parks
  - Development opportunities on the north bank of the River Teith to be reviewed and co-ordinated with the LDP process.
  - 1 in 200 year functional floodplain (approx.)
- 31 Refer to Claish Farms FRA and SEPA maps for details. Refer to Claish Farms masterplan proposals for flood plain mitigation

Note: not all items on key appear on all diagrams



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Figure 8 South Callander Masterplan Framework - Masterplan Overview

## **Description of Proposal**

3.11. The planning application includes:

- The development of a new school building
- relocation of the existing All Weather 3G pitch further south on the site and the development of a new flexible grass playing field to the east
- Access enhancements, additional car parking
- Outdoor amenity areas and new landscaping.

3.12. Figure 9 shows the different elements of the proposal.



*Figure 9 Proposed Site Plan*



### Proposed New School Building

- 3.13. The new school building and associated play area is proposed on a site area of 1.25 hectares to the northeastern side of the application site. The design of the new school utilises the site topography, with some regrading required to create a level plinth. The building extends to two levels in height at the northern end including a games space and dining room. The building reduces to single storey at the southern end. The alignment of the footprint of the building allows it to respond to site levels and increase potential solar gain.



*Figure 10 Photo Elevation of building from northeast corner*

- 3.14. The roof form is proposed as a shallow pitch roof with varying pitch angles. At the northwestern end, the roof over the games room would accommodate 127 m<sup>2</sup> of photovoltaic panels, orientated south westwards. The roof above the service facilities is flat to accommodate any necessary external plant. This section of the roof is enclosed by a parapet screen. Roof lights are proposed along the extent of the roof as Polyester Powder Coated (PPC) aluminium triple glazed roof lighting system.
- 3.15. Full height PPC aluminium triple glazed windows with integrated PPC louvres are proposed along the length of the building. There is access to a balcony along the eastern elevation of the building.
- 3.16. The building would be finished predominately with a corrugated profiled metal sheet roof and rainscreen cladding of a rusted metal colour finish. Vertical profiled dark grey metal sheet is proposed on the southwest corner to delineate the two front entrances to the building (Figure 11). One entrance is specifically allocated to the Additional Special Needs (ASN) Unit and a second would be the main school lobby entrance, all level and accessible. At lower ground floor level, a mix of grey rainscreen cladding vertical profiled metal sheet and grey facing block work is proposed.



*Figure 11 Photo of front entrance detail viewed from the southwest*

- 3.17. There would be 11 flexible classrooms for mainstream pupils and two classrooms for Additional Support Needs (ASN) pupils which will accommodate the current school roll of 317 mainstream pupils and 12 ASN pupils. To the north of the new primary school an area of land has been identified by the school for potential future expansion should the school roll increase.

#### Playing Pitches

- 3.18. The application proposes the relocation of the existing all-weather 3G pitch further south on the site and the relocation and enlargement of the rugby pitch to a flexible flat grass play pitch on the southeastern corner of the site. The proposal will increase playing field provision on the site by an additional 0.182 hectares to 1.507 hectares, an overall increase of 14% in playing fields. A 5m high ball stop fence is proposed around the relocated 3G football pitch.
- 3.19. It is noted here that Stirling Council has recently delivered a programme of upgrades to the existing playing pitch to the rear of the existing primary school at Bridge End. This is discussed further in the Planning Assessment at Section 8.

#### Proposed Access

- 3.20. The proposal segregates vehicle and pedestrian access to the site. The main vehicle access to the new primary school for teachers and visitors will utilise the existing access from the A81 that also serves the McLaren Leisure Centre and its car park. This will remain separate from the existing High School Access. The existing service access to McLaren High School at the northwest corner of the site is proposed to be extended along the northern boundary to provide a segregated service vehicle access to the new Primary School.





3.21. The application site is currently accessed by a network of footpaths. A new segregated pedestrian access along the northern edge of the site is proposed from a northern access point off the A81 and will be constructed south of the existing stone field boundary wall. The existing pavement on the A81 has dropped kerb crossing points over the existing access roads, the application proposes the upgrade the pedestrian access at the southern vehicle access.



- 3.22. The application safeguards routes to connect to a future footbridge over the River Teith. See paragraphs 8.7 to 8.11 of Section 8 of this report for discussion about the footbridge.

#### Proposed Car Parking

- 3.23. Parking provision is based on Stirling Council's Parking Standards and includes an increase in car parking spaces within the existing Leisure Centre car park. The proposal includes 43 additional staff spaces (2 of which will be EV) and 3 DDA spaces (1 of which will be EV) bringing the total on site to 190 spaces.

#### Amenity/Landscaping

- 3.24. The siting of the proposed new school and the relocation of the existing 3G pitch to the southern side of the site will result in a new plaza space which doubles up as a drop off area with DDA compliant parking and an additional cycle shelter.
- 3.25. Indicative plans identify that the school playground can accommodate a running lap track of 400m, an informal games court, a formal playground and informal gardens and orchards with seating and play equipment using natural materials such as timber sleepers. The boundaries to the northeast and south of the school site are proposed to be developed as naturalised zones with wildflower and mixed shrubs proposed as naturalised zones with wildflower and mixed shrubs to enhance biodiversity and provide high value landscaping.
- 3.26. The primary school site and associated playground will be secured by 2.4m high welded mesh fence. A 1.8 m welded mesh fence is proposed to secure the service yard and teaching spaces.

### **Planning History**

- 3.27. Planning history for the site is summarised as follows:

- 2018/0402/DET -Approve - 13 March 2019: Alterations of existing facility, part of the wider McLaren High School, to form a nursery facility. Works include the amendment of some external windows and doors; an additional window opening introduced; the erection of fencing and gates; landscaping works; and alteration to an existing external escape route ramp.
- 2012/0283/DET -Approve - 5 December 2012: Installation of third generation synthetic games pitch including floodlighting and perimeter fencing
- 2011/0094/PPP -Approve - 23 February 2012: Installation of third generation synthetic games pitch
- 2006/0208/DET - Approve with Conditions - 11 July 2006: Formation of temporary vehicular access
- 2004/0470/DET - Approve with Conditions - 24 May 2005: Extension of, and alterations, to High School and grounds

## **Pre-Application Consultation**

- 3.28. On 10th February 2023 a presentation of initial proposals was made to Stirling Council Education Group and Callander Primary School staff. A pre application notification (PAN) was submitted on 27 March 2023 commencing the 12-week public consultation on the forthcoming planning application. Public consultation events were hosted on 24 April 2023 and 31 May 2023, these were advertised in the Stirling Observer. Further consultation was undertaken through Stirling Council's "Engage Stirling" website. On 24 May 2023 a presentation was made to members of the Callander Community Council, Callander Enterprise and McLaren Leisure Centre. The consultation events were undertaken in line with relevant legislation and regulations.

## **4. Environmental Impact and Habitat Regulations Assessment**

### **Environmental Impact Assessment (EIA)**

- 4.1. The National Park is identified as a 'Sensitive Area' within the Environmental Impact Assessment (EIA) (Scotland) Regulations 2017. The National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process. In this case the proposal was screened as it comprises development listed in Schedule 2 under category 10 (b) Urban development projects. The screening process concluded that there would not be any likely significant environmental impacts as a result of the development proposed and EIA is not therefore required. The screening opinion can be viewed as part of the planning application file.

### **Habitat Regulations Assessment (HRA)**

- 4.2. The Habitats Regulations require that where an authority concludes that a development proposal is likely to have a significant effect on a European site (Special Protection Area (SPA) or Special Area of Conservation (SAC)) it must undertake an Appropriate Assessment (AA) of its implications for the European site in view of the site's conservation objectives. In this case an AA is required because the development proposal lies close to a designated site the River Teith. This SAC has qualifying interests for lamprey and salmon with Conservation Objectives that include ensuring that there is no deterioration or significant disturbance of the habitats or qualifying species.
- 4.3. A Habitat Regulation Assessment has been completed by the National Park Authority with resultant Appropriate Assessment. It has concluded that there will not be an adverse effect on the integrity of the River Teith SAC. This is supported by NatureScot. The full details are set out in Appendix 3.

## 5. Consultations and representations

### Responses to Consultations

- 5.1. The following is a summary of the responses from consultees (in alphabetical order):

#### Callander Community Council

- 5.2. Objection with 33 reasons of concern. The Community Council endorse the concerns of residents in respect of infrastructure and access. They endorse the submissions by SEPA, Primary School Parents Council, Leisure Centre and Climate Action Callander. The reasons are included within the summary of representations in objection.

#### Scottish Environment Protection Agency (SEPA) 24 October 2024

- 5.3. No objection. SEPA originally submitted a holding objection to the application pending submission of further information regarding extent of the flood area and detailed modelling as well as compensation storage. Following submission of this information, SEPA is satisfied that the building is sited outwith the flood extent (based on precautionary assumptions) and that volume of compensatory storage area for flood water will be equal to or greater than the volume of land raising within the flood risk area.

#### Scottish Water (Glasgow)

- 5.4. No objection. Water Capacity – currently sufficient at the Turret Water Treatment Works to service the development. Waste Water Capacity Assessment – currently sufficient capacity for a foul only connection in the Callander Waste Water Treatment works to service the development. There is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets.

#### Sportscotland (Edinburgh)

- 5.5. Sportscotland raised no objection to the proposal. They advise that the proposal satisfies part (a) iii of NPF4 Policy 21 as it would provide a facility which would be comparable to the existing on-site provision. There would be an increase in recreational land available to pupils and a wider mix of facilities including the trail, playground area and long jump. The upgrading of the pitch at the original Callander Primary School would also help to mitigate for the loss of the grass pitch at the high school. Sportscotland has recommended a condition be attached with regards to the surfacing material of the relocated 3G pitch.

#### Stirling Council Environmental Health (Stirling)

- 5.6. No objection subject to external plant specification.

#### Stirling Council Flood Prevention (Stirling)

- 5.7. No response received.



#### Stirling Council Roads (Stirling)

- 5.8. The Roads Authority raised no objection subject to conditions in respect of uncontrolled pedestrian crossing at the Leisure Centre access, pedestrian access and pedestrian paths, visibility splays at the leisure centre access, traffic signage and road marking, parking details, internal vehicle circulation, school travel plan and CTMP.

#### Transport Scotland - Trunk Road Network (Glasgow)

- 5.9. No objection.

#### West Of Scotland Archaeology Service (WOSAS) (Glasgow)

- 5.10. No objection following the submission of the Archaeological Evaluation dated 29<sup>th</sup> July 2024. WoSAS are satisfied with the Archaeological Evaluation dated 29<sup>th</sup> July 2024 and no further assessment or planning conditions are required in this regard.

### **Representations Received**

- 5.11. Representations received comprise:

- 16 letters of objection including from Climate Action Callander, McLaren High School Parent Council and McLaren Community Leisure Centre,
- 9 letters in support, and
- 7 letters neither in support or objection including Callander Primary School Parent Council.

- 5.12. In summary the matters raised in **support** are:

- The proposal will enrich the local community.
- Welcome a modern well equipped educational environment.
- The proposal will provide the improved learning environment that the children deserve.

- 5.13. In summary the matters raised as neutral comment are:

- Could support the relocation if a footbridge to the east end of Callander over the River Teith is provided; the new bridge should be wide and well lit.
- The proposal could include additional facilities such as a hockey pitch, small pods with free access for local families, a decent rugby pitch, proper athletic facilities.
- The proposal should allocate a community growing space within the campus.

5.14. In summary the matters raised in **objection** are as follows (these have been grouped under subject headings for ease):

Location/Accessibility (safe routes to school)

- The proposed site for the new primary school is too far for young children to walk, no school bus is provided for Primary School Children.
- The footways are not in excellent condition as quoted in the Transport Statement.
- The design will create a safety blackspot.
- The Transport statement is flawed and inaccurate.
- The proposal is contrary to NPF4 Policy 13 Sustainable Transport.
- The proposal will become car reliant and traffic congestion will increase, with too many cars to access the site, along with future development of Claish Farm for housing.
- The present car park and access was designed for the leisure centre and is inadequate at peak times. The nursery added increase usage without consideration. Afterschool clubs and activities add to congestion.
- The car park drainage in McLaren Leisure Centre car park is currently inadequate and floods.
- There is no safe school pedestrian access from east and north of Callander
- Narrow pavement on A811 proves difficult for cyclists and wheelchairs/buggies, difficult to pass safely, together with the High School and nursery up to 1000 children will be walking to school.
- The condition of the high wall bordering the pavement on the A81 (north of the site) is of concern.
- Topography issue for footpaths, difficult negotiating the gradients of the Creep Path.
- Flooding and freezing makes the Creep path difficult in icy weather.
- Pollution /air quality issues from increased traffic to school affecting children's health.
- Disability access not possible by pavement or via the Creep.
- No safe cycling routes to school.
- Access to the cycle shed is through a car park and is not safe.
- There is a need for maintenance of the old pedestrian bridge.
- The proposal lacks vision and understanding of the community needs.
- The proposal should include a new pedestrian crossing from the Mollands housing estate

- The site is too far to walk to Robertson Way on the east side of Callander is over 2 miles away.

#### Masterplanning & Supporting Infrastructure

- The proposal should exemplify its commitment to addressing the twin crises of the global climate emergency and biodiversity loss. The lack of robust supporting infrastructure puts Callander's ability to transition to a climate-conscious ready and resilient place at risk. The proposal will increase the town's carbon footprint contrary to national and local policy.
- Not acceptable to propose a new public service that omits considering supporting infrastructure to provide safe, accessible, and sustainable travel choice. The LLTNP Partnership Plan 2024-2029 states a vision that *"by 2045... the National Park is a thriving place that is nature positive and carbon negative"*.
- The proposal is contrary to NPF4 – Policy 18 infrastructure first, access matters should be addressed upfront.
- The Transport Statement does not refer to Callander Place Plan or South Callander Master Plan which support accessible upgrades to the Creep footpath and the delivery of a pedestrian bridge.
- The proposal contrary to NPF4 – Policy 15 Local Living and 20-minute neighbourhoods does not comply with 20 min neighbourhoods – significant distance for children from Vorlich Crescent and Robertson Way (in excess of 2km).
- The proposal does not comply with the aspirations of the Callander South Masterplan and the infrastructure phasing requirements expected from this site. The bridge and the riverside path from the west could provide an accessible route as an alternative to the Creep and avoid the dangerously narrow pavement from Bridge end.
- The proposal lacks commitment or indicative timeline/phasing to support delivery of the pedestrian footbridge, any new bridge should be wide and well lit. The current pedestrian bridge requires maintenance
- The pedestrian bridge should be ready at the same time as the school.
- Lack of provision for future proof concerning an energy masterplan for the area.

#### School Building Design

- Disappointing that the proposal is not aiming to achieve best practice of the Net Zero Public Building Standard.
- Proposal lacks the necessary resources and community facilities.
- Design and phasing will impact on pupils.
- Conflict between drop off area and informal games area appears unsafe.

- Proximity of the accessible parking spaces adjacent to the drop off area is of concern.
- Loss of nurseries will have impact on future primary school size as people will move to places with suitable nurseries and primary schools.
- Clarification needed over drainage and sewage and ongoing maintenance and liability as the McLaren Leisure Centre car park currently floods.

#### Sports Facilities

- Proposal is contrary to LDP Open Space Policies.
- Proposal is contrary to NPF 4 Policy 21 – Play, recreation and sports section (a) iii and iv and (g).
- Loss of pitch facilities throughout construction works will impact on community-based clubs and users wellbeing.
- No new pitches are proposed.
- The proposal should include full size pitches.
- As proposed the proposal will limit access to sports and disadvantage the rural community.
- The design and phasing of works will adversely impact on McLaren High School pupils by removal of the sports fields.
- Removal of the astro turf all weather pitch for a long period during construction. This is the only all-weather facility within 20 miles of Callander.
- The proposal constrains the McLaren Leisure Centre's capacity for future adaption and sustainability.

#### Amenity

- Removal of astroturf impacting both children and neighbours.
- The insufficient car parking will impact on neighbours with respect to noise and irritation.
- Disturbance throughout construction - noise and dust.

#### Other matters (non-planning / non material)

- Stirling Council failed to engage with sport governing bodies early in the design process to secure potential funding options.
- Concern that the new pedestrian bridge could be on land subject to flooding.
- Loss of sub-lease land which is part of McLaren Leisure Centre lease from Stirling Council.
- Missed opportunities to support place-based improvements and community supported initiatives.



- Proposed School is not large enough and does not provide enough classrooms - designated open spaces will become teaching areas.
  - Concern regarding modelling predicting future primary school numbers, maximum capacity for the new school is shown as 292 with and optimum capacity of 254 (a figure below the schools' present roll figure). Parent Council suggest that a maximum capacity of 317 is more likely, dependent upon future housing developments. The Council should provide further reassurance that the new school meets the demands of the local community in terms of roll capacity.
- 5.15. The full content of the representations is available to view on the National Park Authority's Public Access website at <https://eplanning.lochlomond-trossachs.org/OnlinePlanning> <http://www.lochlomond-trossachs.org/planning> by entering the search criteria as 2023/0427/DET.
- 5.16. As the application is for major development, representatives of the following were notified of the application: Stirling Scottish Parliament Constituency, Mid Scotland and Fife Scottish Parliament Electoral Region and Stirling Westminster Country Constituency. No response was received from any representatives.

## 6. Policy context

### The Development Plan

- 6.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan comprises National Planning Policy Framework 4 (NPF4), the Loch Lomond & The Trossachs National Park Local Development Plan (LDP) (adopted 2017) and Supplementary Guidance (SG).

#### National Planning Framework 4 (NPF4) (Feb 2023)

- 6.2. NPF4 is the fourth National Planning Framework for Scotland. It sets out the Scottish Governments priorities and policies for the planning system up to 2045 and how the approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 supports the achievement of six overarching spatial principles (just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development, and rural revitalisation) through the planning and delivery of sustainable, liveable and productive places. NPF4 contains 33 policies to guide development management decisions. The following NPF4 policies are relevant to this proposal:
- Policy 1 - Tackling the climate and nature crises
  - Policy 2 - Climate mitigation and adaptation
  - Policy 3 - Biodiversity
  - Policy 4 - Natural places

- Policy 5 - Soils
- Policy 6 - Forestry, woodland and trees
- Policy 7 - Historic assets and places
- Policy 9 - Brownfield land, vacant and derelict land and empty buildings
- Policy 12 - Zero waste Policy
- Policy 13 - Sustainable transport
- Policy 14 - Design, quality and place
- Policy 15 - Local living and 20-minute neighbourhoods
- Policy 18 - Infrastructure first
- Policy 20 - Blue and green infrastructure
- Policy 21 - Play, recreation and sport
- Policy 22 - Flood risk and water management
- Policy 23 - Health and Safety
- Policy 29 – Rural Development

#### Loch Lomond Trossachs National Park Local Development Plan

- 6.3. The Local Development Plan (LDP) sets out the vision for how the National Park should change over the next 20 years. The LDP covers the period from 2017 to 2026 is updated every 5 years.
- 6.4. The following LDP Policies are relevant to the determination of this application:
- OP1 – Overarching Policy 1: Strategic Principles.
  - OP2 – Overarching Policy 2: Development Requirements.
  - TP1 - Transport Policy 1: Safeguarding Sites to Improve the Transport Network.
  - TP2 - Transport Policy 2: Promoting Sustainable Travel and Improved Active Travel Options.
  - TP3 - Transport Policy 3: Impact Assessment and Design Standards of New Development.
  - NEP1 - Natural Environment Policy 1: National Park Landscapes, seascape and visual impact.
  - NEP2 - Natural Environment Policy 2: European sites - Special Areas of Conservation and Special Protection Areas.
  - NEP4 - Natural Environment Policy 4: Legally Protected Species.
  - NEP5 - Natural Environment Policy 5: Species and Habitats.
  - NEP6 - Natural Environment Policy 6: Enhancing Biodiversity.

- NEP8 - Natural Environment Policy 8: Development Impacts on Trees and Woodlands.
- NEP 9 - Natural Environment Policy 9: Woodlands on or adjacent to development sites.
- NEP11 - Natural Environment Policy 11: Protecting the Water Environment.
- NEP12 - Natural Environment Policy 12: Surface Water and Wastewater Management.
- NEP13 - Natural Environment Policy 13: Flood Risk.
- NEP16 - Natural Environment Policy 16: Land Contamination.
- HEP1 - Historic Environment Policy 1: Listed Buildings.
- HEP2 - Historic Environment Policy 2: Conservation Areas.
- HEP3 - Historic Environment Policy 3: Wider Built Environment and Cultural Heritage.
- HEP4 - Historic Environment Policy 4: Gardens and Designed Landscapes.
- HEP7 - Historic Environment Policy 7: Other Archaeological Resources.
- OP1 - Open Space Policy 1: Protecting Outdoor Sports Facilities.
- OP2 - Open Space Policy 2: Protecting Other Important Open Space.
- OP3 - Open Space Policy 3: New Open Space Opportunities.
- CFP1 - Community Facilities Policy 1: Supporting New and Existing Community Facilities.
- WMP1 - Waste Management Policy 1: Waste Management Requirement for New Developments.

6.5. Full details of the policies can be viewed at <https://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

#### Supplementary Guidance

6.6. The adopted Supplementary Guidance provides support to the policies of the LDP and carries the same weight in the determination of applications. The following Supplementary Guidance of relevance to this application:

- Design and Placemaking

#### Other Material Considerations

##### National Park Aims

6.7. The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:

- to conserve and enhance the natural and cultural heritage of the area;

- to promote sustainable use of the natural resources of the area;
- to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- to promote sustainable economic and social development of the area's communities.

6.8. Section 9 of the Act states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

#### National Park Partnership Plan (2024-2029)

6.9. The National Park Partnership Plan (NPPP) is the overarching vision to guide how all those with a role in looking after the National Park will work together to ensure a successful, sustainable future. By 2045 the NPPP aims to deliver nine outcomes by focussing on 31 objectives from 2024-2029 which are listed under three themes: Restoring Nature, Creating a Low Carbon Place and Designing a Greener Way of Living. The following key outcomes and priorities of the Partnership Plan are relevant.

Section 2.3: Low Carbon Travel for Everyone - 2045 Outcome: Low Carbon Travel for Everyone.

1. Develop a new strategic transport partnership approach.
2. Make sustainable travel choices more attractive.
3. Improve travel routes and services.

Section 3.2: Supporting Thriving Rural Communities - 2045 Outcome: More Resilient Rural Communities.

1. Enable more local living and working.
2. Meet housing needs.
3. Build community wealth.

Section 3.3: Developing and Investing in the National Park - 2045 Outcome: A responsive approach to new development.

1. Deliver strategic development needs.
2. Adapt to climate change and restore nature.
3. Make the best use of land and assets.

#### Planning Guidance

6.10. Adopted Planning Guidance of relevance includes:

- Callander South Masterplan Framework (updated). The original Callander South Masterplan Framework (2015) was informed by a Callander Charette held as part of the Scottish Government's Scottish Sustainable Communities Initiative in 2011. Further community engagement was undertaken as part of the Masterplan Framework



update which was adopted as Planning Guidance by the National Park Authority on 25 September 2023.

- Listed Buildings and Conservation Areas
- Developer Contributions.
- Sustainable and Active Travel.

#### Callander Local Place Plan 2022-2032

- 6.11. The Callander Local Place Plan 2022 - 2032 was registered with the National Park on 29 May 2023. Planning Circular 1/2022: Local Place Plans confirms the primary role of Local Place Plans is to influence local planning policies however, the circular also advises that Community Bodies may wish to consider whether the proposals contained within the Local Place Plan may reasonably form a part of representations on individual planning applications.

#### Callander Conservation Area Appraisal

- 6.12. The Callander Conservation Area was originally designated in 1981 by Stirling Council. The Callander Conservation Area was extended in August 2011 to include the McLaren Playing Fields which lie east of the current Callander Primary School. The LLTNP Callander Conservation Area Appraisal was finalised in 2016. The summary of historic and architectural interest within the Appraisal advises that apart from its spectacular setting the “*key characteristics of the town’s Conservation Area include its linear 18th century plan along the low and long Main Street punctuated by a civic square and the strong vertical emphasis of the former St Kessog’s Parish Church, a planned linear satellite village at Bridgend; narrow lanes and vennels leading off Main street, leaf villa suburbs, maximising the use of light and views on the rising ground to the north and west of the town.*”

## **7. Summary of Supporting Information**

- 7.1. The applicant has submitted the following documentation in support of the planning application:
- 7.2. Arboricultural Impact Assessment October 2023 - The Arboriculture Impact Assessment details the findings of the desk study, field data interpretation, quantification of tree constraints, descriptions of predicted impacts on arboricultural interest, and recommendations for avoidance, mitigation and compensatory strategies.
- 7.3. Archaeological Evaluation July 2024 - The Archaeological Evaluation reports that no archaeological remains have been found and that no further archaeological work is necessary.
- 7.4. Bat Survey Report October 2023 - The Bat Survey did not identify any bat roosts. The Bat Report recommends consideration is given to installing bat boxes within the site and that exterior lighting should follow Bat Conservation Guidance to reduce artificial light impacting on bats.
- 7.5. Cultural Heritage Assessment February 2024 - Baseline information was gathered by desktop and from a site walkover survey. The report concludes

that beyond the construction phase the overall impact of the development on the setting of the Callander Conservation Area would be negligible in effect.

- 7.6. Design and Access Statement - updated 1 March 2024 - The Design and Access Statement sets out the brief and the planning context. It presents the design development with a supporting access and maintenance statement. The Appendices evaluate the Sports and playground provision, the phasing programme and classroom provision.
- 7.7. Drainage Strategy Report and Appendices October 2023 - The Drainage Report assesses Surface Water Treatment and Attenuation, Surface Water Network and Foul Drainage.
- 7.8. Ecological Appraisal 25 August 2023 - The Report sets out the survey scope and includes both desk and field study with recommendations for Biodiversity Enhancements within the site.
- 7.9. Energy Statement - The Energy Statement identifies the design approach for energy efficiency and makes a comparison of the chosen building components against the Passivhaus assessment. The renewable technologies to be used in the build include solar panels and zero emission heating and hot water.
- 7.10. Environmental Management Plan November 2023 - The EMP identifies specific environmental issues associated with the proposal and stipulates procedures to be used to manage them. The Management Plan assesses site specific project requirements having regard to the proximity to the operation of McLaren High School and Leisure Centre, the trees on the site and bird and bat breeding season, and the potential for otter holt. Pollution prevention survey will be undertaken to manage water runoff into the River Teith, to be agreed with SEPA.
- 7.11. Flood Risk Assessment and Drainage Impact – May 2024 (with revisions) - The Flood Risk Assessment considers the site to be at low flood risk from all sources including River Teith and reservoir Loch Venacher, surface water flood risk, climate change, flooding from groundwater and from sewers. The proposed finished floor level of the new school will provide adequate protection. Safe and dry access to and from the site will be available at all times and run off will be restricted and appropriate surface water attenuation measures provided.
- 7.12. Callander Flood Model – Hydrology Update and Sensitivity Runs – July 2024 The report assesses new flow estimates and new climate change values (56%) (agreed with SEPA on 8/5/24) to provide inputs to the hydrology and hydraulic modelling for the Flood Risk Assessment. The modelling was re-run with additional data which provided a higher level of confidence in the Flood Risk Assessment.
- 7.13. Otter Survey Report October 2023 - The survey found two possible otter holts on the eastern bank of the River Teith, however further surveillance did not show any otter or other protective species using the site. The report includes recommendations for construction management to avoid any potential impact.

- 7.14. Pre-Application Consultation Report (PAC) Report - Sets out the methods of engagement pre application which included a series of workshops, design charette and online engagement
- 7.15. Planning Statement and NPF4 Policy Appraisal - The Planning Statement sets out the key objectives of the development and aligns them with existing national, regional and local policies. This includes National Planning Framework 4 (NPF4), Loch Lomond and the Trossachs National Park Local Development Plan (2017-2021) LLTNP LDP, and additional supporting documents including the Design and Placemaking Supplementary Guidance, the Callander South Masterplan, the Listed Buildings and Conservation Areas Planning Guidance, the Callander South Masterplan Framework and the Callander Local Place Plan.
- 7.16. Preliminary Ecological Appraisal Report August 2023 - The preliminary Ecological appraisal was undertaken to identify the likely key ecological constraints and opportunities for the project and highlight mitigation and good practice recommendations for project progression. No protected species were found on site or the surrounding area.
- 7.17. Transport Assessment (TA) - Considers, within the context of local and national policies, the site's suitability for access via a hierarchy of modes, alongside assessing the site's potential trip generation, traffic impacts upon road junction capacities, road safety effects, and the trip-end facilities required to support school users. The Transport Assessment reports that the level of relocated traffic generated by the proposal will have a minimal impact on the operation of the surrounding road network. There is existing access for pedestrians and cyclists which will be enhanced. The Assessment concludes that the relocation of the school will reduce conflicts currently experienced at the existing school as the proposal includes a formal drop off area.
- 7.18. Tree Survey Report and Plan July 2023 - The Tree Survey was carried out on 20 June 2023 and recorded data on 23 individual trees and six tree groups. The tree survey concludes that the tree stock on site is generally in good health and form and provides high quality arboricultural value to the greater landscape. The tree report recommends that woodland habitat on site could be enhanced through new planting that creates connectivity between existing woodland parcels.
- 7.19. Landscape and Visual Appraisal - The LVIA identifies and assesses the likely effects of the development on the landscape character and visual amenity of the site and the surrounding area
- 7.20. Surface Water Management Plan - This supporting document provides details on the Surface Water Treatment and Attenuation, Surface Water Network and Foul Drainage having regard to Local Authority Guidelines.
- 7.21. Site Investigation Survey - No elevated concentrates were found within the soil. No asbestos was recorded within the made ground deposits across the site. No major sources of contamination were identified within the ground investigation. The Site Investigation Survey identifies the site as low risk.

## 8. Planning assessment

8.1. The material planning matters for consideration in the determination of this application are:

- Principle of the Development
- Play Pitch Provision
- Transport and Sustainable/Active Travel
- Landscape and Heritage
- Siting Scale and Design
- Impact on Neighbouring Residential Amenity
- Landscaping (including Impact on Trees)
- Biodiversity Enhancement
- Flood Risk

8.2. Each is considered in turn under the above headings.

### Principle of Development

#### Spatial Strategy and Masterplan

- 8.3. The Local Development Plan (LDP) identifies the future development strategy for the community of Callander. The application site comprises part of allocation MU2 in the Local Development Plan. The MU2 allocation (see Figure 7 in Section 3) extends to 23 hectares and is for mixed use development including up to 90 homes, Visitor Experience, Economic Development and a playing field.
- 8.4. Specific Planning Guidance was adopted within the updated Callander South Masterplan Framework (“the Masterplan Framework”) which has further developed key principles for the site. The principle of a primary school on the application site, new playing fields and the landscape principles for the site are supported within the current Masterplan Framework.
- 8.5. The Local Development Plan (LDP) (page 42) identifies that the community holds aspirations to “*accommodate a replacement pedestrian bridge over the River Teith, a long-term road bridge and associated road improvements*”. The LDP states that all development within or adjacent to Callander will contribute towards a strategic infrastructure fund with details within the associated Callander South Masterplan Framework which will clarify the amount of developer contributions proposed per development based on future strategic infrastructure assessments.
- 8.6. The South Callander Masterplan Framework contains a ‘Shared Infrastructure Phasing’ strategy (Figure 14) which identifies the infrastructure that it is envisaged will be delivered in tandem with the development of the Primary School (Plot A within the Masterplan Framework).



## Shared Infrastructure Phasing Plot A

Plot use: New McLaren Primary School, New  
Playing Fields

Item	Infrastructure Description	Who Leads	Priority (1 = lowest, 10 = highest)
A1	New footbridge over River Teith, plus 200m footpaths to north and 100m footpaths to south	Stirling Council / National Park Authority	10
A2	Upgrade footpath to south side of River Teith between new and existing footbridges, with connections up into MU2 sites	Stirling Council / National Park Authority	8
A3	Enhance landscape buffer to south bank of River Teith	Stirling Council / National Park Authority	4
A4	Enhance and extend landscape buffer to south of McLaren Campus	Stirling Council / National Park Authority	4
A5	Upgrade and refurbish existing footbridge over River Teith	Stirling Council / National Park Authority	4

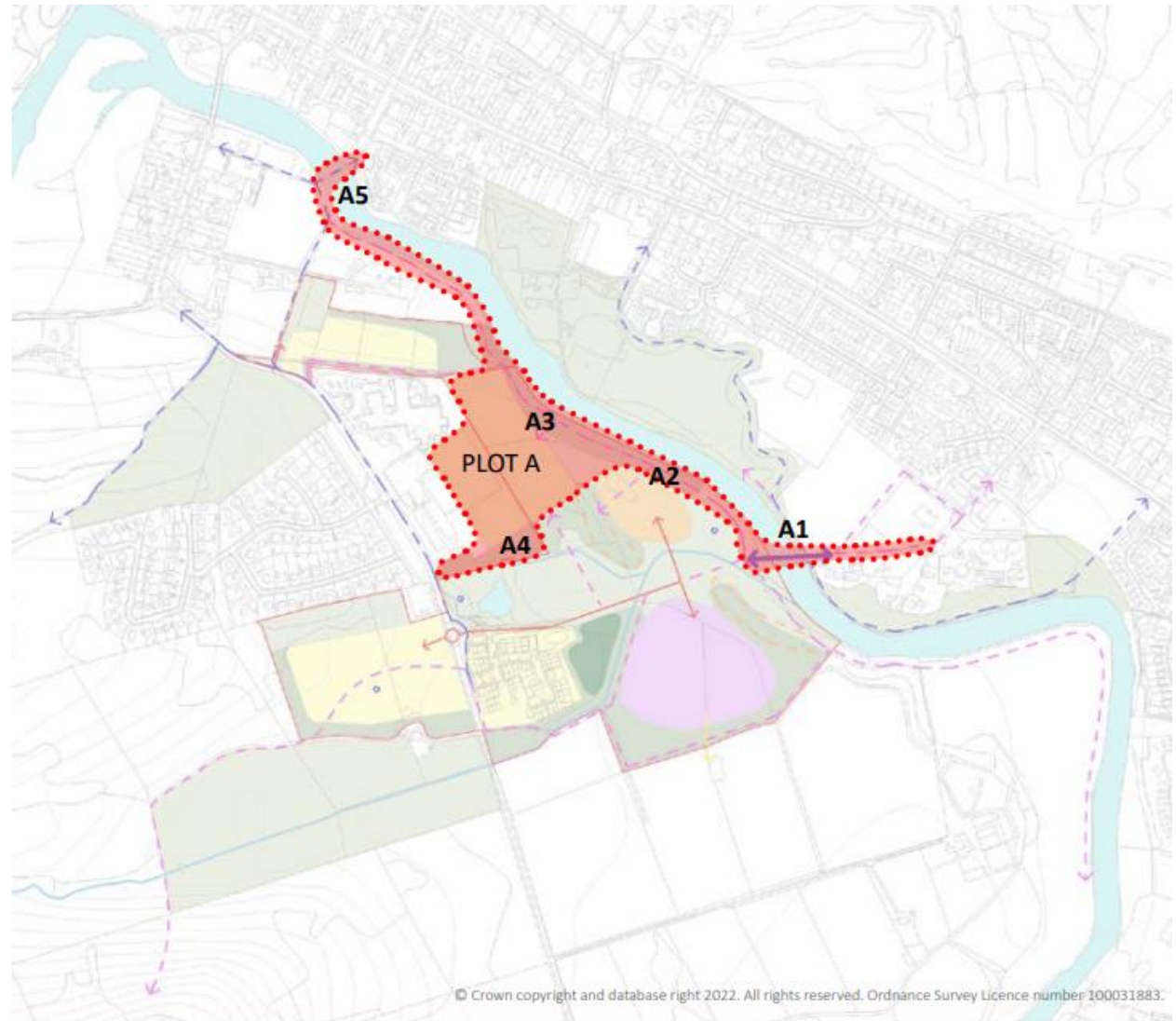


Figure 14 Shared Infrastructure Phasing from Plot A: Extract from Callander Master Plan

- 8.7. The highest priority piece of infrastructure to support strategic development on the south side of the town is a new pedestrian and cycle footbridge across the River Teith (A1 in Figure above and see blue arrow in Figure 8) together with a pedestrian and cycle connection (A2). The delivery of this, and the associated link would make the whole town a connected “20-minute neighbourhood” and provide a better connection to South Callander and the campus for those at the east end of the town to bring them within 20 minutes walking distance from the sports and education campus. These infrastructure aspirations are echoed within the Callander Local Place Plan together with the proposal that the Creep footpath is updated to become fully accessible, that there should be a formal review of all pavements and paths in Callander, and that a site for a safe crossing should be provided between Mollards Estate and the High School.
- 8.8. The Masterplan Framework enshrines the principles of local living, and 20 minute neighbourhoods as set out in NPF4 Policy 15, the intent of which is *“To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options”*. The Policy requires development proposals to contribute to local living and states consideration will be given to the existing settlement pattern and the level and quality of interconnectivity of the proposed development with the surrounding area.
- 8.9. Concerns have been raised in representations that the planning application fails to deliver the bridge and associated link or provide any funding towards these and is therefore contrary to planning policy (including the South Callander Masterplan Framework, NPF4 ‘Local Living and 20 Minute Neighbourhoods’ (Policy 15) and ‘Infrastructure First’ (Policy 18).
- 8.10. Stirling Council, acknowledge the importance of Safer Routes to School and has advised that they have commenced discussions with Scottish Government in relation to funding the Callander South Masterplan requirements. They recognise that the bridge and connecting footpath link (A2) (together with upgrades and refurbishments to the existing footbridge over the River Teith (A5)) are key community and local policy aspirations, but state that funding availability means that the timing of the planning application for the new primary school and these infrastructure items are not aligned.
- 8.11. The delivery of the new bridge over the River Teith is reliant on government capital funding which is not available through the Scottish Government’s Learning Estate Investment Programme (LEIP) which is providing the funding for the new primary school. The Council is in active discussions with Scottish Government regarding funding and is committed to delivery of infrastructure to support development within the wider Callander South Masterplan area. With regards to the Creep path, Stirling Council recognise that upgrades cannot be reasonably made within the current land area and that there is no willingness from the landowner of the Churchfields site to support a solution. Stirling Council has therefore commissioned a design engineer to develop options of

extending into the wooden side of the path, this will need further discussion with that landowner. In the meantime, the proposals safeguard land within the site layout to provide a future connecting route to the bridge and will deliver a new all-abilities segregated connection from the A81 into the campus along the northern side. It is recognised that the proposal does not include delivering the infrastructure identified for this phase in the Callander South Masterplan Framework Planning Guidance and Callander Local Place Plan. However, it is considered, on balance, that there are material considerations that support delivery of the school in the absence of these important links. These include the need to relocate the Primary School from the present, compromised location to a new, modern, purpose-built facility as well as the benefits derived from co-locating the primary school with McLaren High School and Callander Nursery School and Leisure Centre that will provide greater opportunity for shared travel and educational experiences.

- 8.12. In relation to NPF4 Infrastructure First (Policy 18), it is noted that this policy is primarily concerned with plan making rather than placing specific requirements on developments to provide infrastructure. While the collective aspiration for wider improved infrastructure is recognised, it must be acknowledged that the proposal is suitably serviced and accessible. It is also recognised that the school is part of the requisite infrastructure needed to support future housing development at South Callander in line with Infrastructure First principles.
- 8.13. The matter of access and safe routes to schools, including sustainable transport, and compliance with NPF4 Policy 13 is assessed in more detail in the Transport section below. The landscape aspirations (A3 and A4) are delivered in part and considered further in the landscape section below.

### **Play Pitch Provision**

- 8.14. The proposal for relocating Callander Primary School requires to conform with relevant governing legislation “School Premises (General Requirements and Standards) (Scotland) Regulations 1967 (updated 1975) (the Regulations). This Regulation includes space requirements for classroom size and outdoor provision. Many of the objections received, including from The McLaren High School Parent Council, consider the level of play pitch provision proposed on the new site to be inadequate. It is documented that when the McLaren High School was developed it did not comply with the Regulations in relation to playing field provision. The objections argue that this planning application is the last opportunity available to Stirling Council to rectify this historic situation and provide the requisite outdoor provision including additional pitch provision.
- 8.15. The planning application proposes the relocation of the existing 3G pitch and the relocation and upgrade of the existing grassed rugby pitch to the east of the site which would become a flexible-use grass pitch. In regard to overall outdoor provision Appendix 1 of the Design and Access Statement provides an assessment of the needs and demands for sport and recreation requirements within the Callander community. This assessment was informed by community engagement events and by the relevant departments with Stirling Council. The figures submitted in support of the planning application

advise that the reconfiguration and upgrade of the 3G pitch will extend its life by 10 years. With the relocation of the rugby pitch to a 'flexible flat grass space' and in combination with the other proposed grassed and amenity spaces, the proposal will result in an overall 14% increase in outdoor space available for use by both primary and secondary school pupils. The new primary school playground will include a 400m running lap track and an informal games court together with informal play space. The primary school pupils will also have access to the new all-weather pitch.

- 8.16. In addition to the proposed onsite provision, Stirling Council, has recently upgraded the existing pitch at the rear of the existing primary school (completed Summer 2024) and are currently in the process of creating temporary toilets and changing facilities which are due for completion in early November 2024. The proximity of this upgrade facility to the relocated school meets with the relevant regulations. This upgrade will further supplement the green spaces suitable for sports that are available to the schools and the wider community.
- 8.17. Policy guidance in relation to play pitch provision associated with schools is set out by Sportscotland. The applicant has met with Sportscotland to discuss the playing pitch and outdoor space requirements for this site. Sportscotland raise no objection to the proposals with the knowledge that the upgrades to the existing primary school playing fields have been undertaken and are satisfied that the proposal meets part (a) iii of NPF 4 Policy 21 Play recreation and Sport. They have recommended a condition to agree the surfacing material for the 3G pitch.
- 8.18. Concerns have been raised about unavailability of the 3G pitch during construction. The application includes a Construction Phasing Plan (Appendix 2 of the Design and Access Statement) which aims to minimise disruption to pitch facilities over the duration of the construction works. This anticipates that the development will necessitate complete closure of the 3G pitch for 2 weeks initially then 50% will be available for the following 28 weeks at which point it will be completed and available for use. The sports facilities will be reserved for school use during the school day with access for community groups after hours available via a proposed new community booking system. This will ensure provision will be accessible to the wider Callander community.
- 8.19. In addition to the formal sport and play pitch provision, the application includes a diverse range of accessible, multifunctional open spaces within the development including new gardens and amenity spaces as described in Section 3. Existing natural spaces within the High School grounds (Figure 15) includes growing space, greenhouse, beehive, apple trees and amphitheatre space these will be replicated within the application site. These aspects satisfy Open Space Policy 3 which requires developments, where appropriate, to incorporate accessible multifunctional open space of the appropriate quantity and quality.



*Figure 15 Existing amenity open spaces within the campus*

## **Transport and Sustainable/Active Travel**

- 8.20. Many of the objections received in response to the application raise concerns with respect to highway safety, and the lack of safe, accessible routes to school. The planning policies of relevance to highway matters are NPPF 4 – Policy 13 – Sustainable Transport policy - the intent of which is to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. NPF 4 – Policy 15 – Local Living and 20-minute neighbourhoods requires applications to facilitate the application of the Place principle and create connected and compact neighbourhoods, consider the level of interconnectivity and local access to sustainable modes of transport.

### Traffic Generation

- 8.21. The Transport Assessment (TA) (revised 21 March 2024) assesses that the anticipated levels of additional vehicular trips to the site. In practice, it is likely that the majority of trips generated by the new school are existing trips. The TA concludes that the new school will have minimal impact upon the operation of the public road and that both access junctions to the site would operate well within their capacities. The TA also contains an assessment of accident record history within the vicinity of the site and reports that there has been no recorded casualty generating accidents involving vehicles within the immediate vicinity of the site within the past 5 years. Given there are no new road junctions or major changes proposed to the public road network, no Road Safety Audit has been undertaken, or been requested, in support of the development.



- 8.22. Transport Scotland and Stirling Council Roads Authority are satisfied with the assessment contained within the Transport Assessment, and neither have raised any objections on highway matters.

#### Vehicular Access

- 8.23. The application proposes to utilise the existing vehicular access to the High School, with the main access being shared with the Leisure Centre. The use of the existing access points is supported as it reduces the need for further junctions and minimises land take. An assessment of visibility at both access junctions has confirmed suitable splays exist and the existing Leisure Centre junction exceeds Stirling Council standards for junction visibility splays. Stirling Council Roads has requested a condition to ensure that there is no obstruction to visibility 0.6m above carriageway level within the visibility splays.
- 8.24. A Swept Path Analysis confirms the access and internal circulation layout would accommodate the relevant vehicle types including for emergency service vehicles.
- 8.25. The Roads Authority has advised that beyond the infrastructure proposed within this planning application, they understand that Stirling Council plan to install a controlled pedestrian crossing (Zebra) on the A81 within the vicinity. To compliment this, the Roads Authority advise that the vehicular access to the leisure centre should be upgraded to provide tactile paving. A condition to secure this is recommended.

#### Active Travel and Safe Routes to School

- 8.26. Concerns have been raised in representations regarding the distance of the proposed new school which is located further away than the existing school from the centre of Callander. Concerns have also been highlighted about the condition of the existing footpaths, including the Creep path (the footpath that runs north/south connecting the existing pedestrian bridge to the footpath on A81), and general safety of these existing routes.
- 8.27. The TA contains an analysis of the walking distance from the new school to the centre of Callander and its various facilities which vary in distance up to 1.6km. A large part of Callander town remains within 20 minutes' walk of the application site. Although it is recognised that the houses at the far eastern end of the town would be approximately 2km walking distance (about a 30-minute walk) from the new school, the additional distance is approximately 300m (4 minutes) further in comparison to the existing primary school location, assuming access is taken from the centre of Callander over the pedestrian bridge.
- 8.28. The pathway network that will serve the new primary school currently serves the existing High School, Leisure Centre and nursery. Whilst generally considered safe, and offering appropriate dropped kerb crossing points, Stirling Council Roads Authority advise that the walking and cycling connections linking the school with the wider Callander settlement fall below current national standards for successful active travel infrastructure. This is primarily due to the restricted width of the section of footway on the A81 north of the Creep path, and the excessive gradient of the Creep path (Figure 16).



*Figure 16 Photo – The Creep path looking from north to south towards the A81*

- 8.29. There is currently no dedicated, segregated cycle route connection to the site, apart from an on-road section of the A81 at Bridgend which is part of the National Cycle Network (NCN) Route 7 (recent improvements to the mini roundabout to the west of the site aid cyclists in moving through this junction).
- 8.30. The South Callander Masterplan Framework proposes enhanced active travel connections to improve cycle connectivity including the new pedestrian footbridge and associated foot and cycle path connections (discussed above). The Callander Local Place Plan also identifies a need for pavement improvements and the Creep path to be upgraded to an accessible gradient.
- 8.31. In a written statement, Stirling Council acknowledge the importance of safer routes to schools and advise that the infrastructure requirements specified within the Callander South Masterplan Framework are not within the scope of funding for the new primary school. It is also expressed that there are land ownership constraints to delivering improvements to the Creep path at the present time, but that Stirling Council is actively engaging with landowners in this regard. The application does, however, propose a new, segregated pedestrian/cycle access along the northern edge of the site from the A81. It also proposes the enhancement of internal pedestrian circulation and permeability and safeguards routes to connect to the future footbridge and wider development proposed within the Masterplan Framework. Stirling Council report that they are actively reviewing options to deliver improvements to the Creep path, as well as delivery of a new pedestrian bridge and will share proposals with the community when they are further developed.

- 8.32. To support cycling as a mode choice, cycle parking is provided within the design layout. A condition is recommended to ensure that this provision meets the requirements of Stirling Council Roads Authority.
- 8.33. The TA presents options for public transport to the site, with it being noted that bus stops are present on the site frontage on the A81. Public bus services are limited along this route (running to / from Stirling Bus Station); however, a more frequent hourly service is provided along the A84, offering an opportunity for onward travel on foot. School transport services are provided for eligible children, and buses for this service will make use of the existing High School access and bus circle.
- 8.34. Stirling Council Roads Authority recommends a detailed Travel Plan is prepared prior to the transition of staff and pupils to the new school, to establish and communicate opportunities for sustainable travel with the school community before less sustainable travel patterns to the new school become embedded. A condition to agree the details of this is recommended.

#### Car Parking

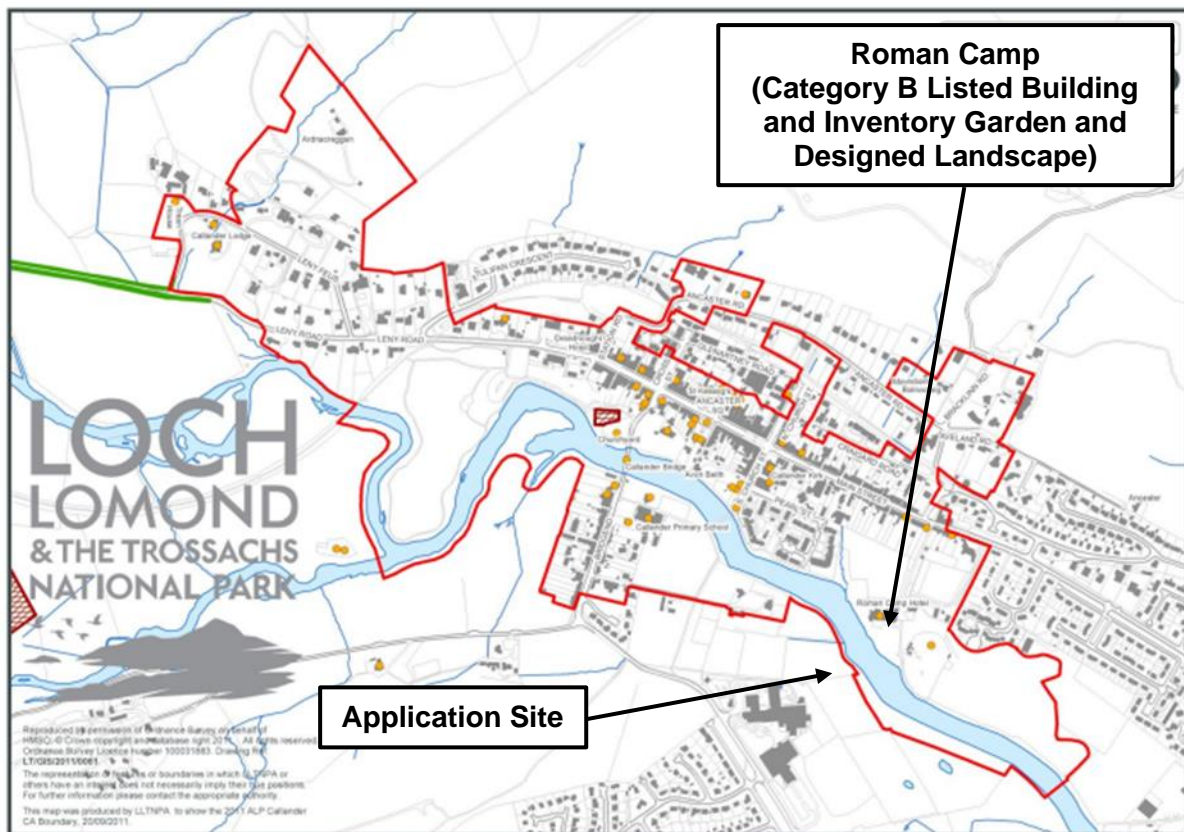
- 8.35. The existing Leisure Centre car park would be reconfigured to increase the number of spaces as well as provide a dedicated drop off point. Stirling Council Roads Authority confirm that the level of overall parking provision proposed within the shared Leisure Centre / Primary School car park is sufficient to serve the Leisure Centre, whilst also providing the required level of additional parking for the Primary School.
- 8.36. EV charging is proposed although a condition is recommended to increase the number to a rate of 1 in every 10 spaces for the new parking bays. 46 new parking spaces are proposed which will require 5 new EV chargers, bringing the total within the site to 7 EV chargers. Additionally, futureproofing is required at a rate of 1 in every 2 spaces which must have ducting infrastructure installed to aid future charger installation.
- 8.37. It is concluded that subject to the recommended conditions that the proposal will not have a detrimental impact upon highway or pedestrian safety. The location of the new school would not significantly increase existing journey times on foot compared to the existing primary school location and it is not considered therefore that the proposal would materially increase reliance on the private car. The proposal would make use of available off-road connections to the school and leisure centre. Although it is recognised that these are not optimum in terms of cycle and wheelchair accessibility standards, they are sufficient to satisfy policy on sustainable transport and active travel choice. Further, the Council is committed to and actively working to secure funding for improvements and new paths to be delivered as soon as is feasible and connecting routes within the site to the future pedestrian bridge and onward connections are safeguarded. Appropriate EV charging, and cycle parking are also provided. It is therefore considered overall that the proposal satisfies NPF4 Policies 13 and 15.

## **Landscape**

- 8.38. A Landscape Visual Impact Assessment (LVIA) is submitted in support of the application which appraises the potential landscape and visual impact of the development. Seven key viewpoints of the school were assessed within a 2km study area around the site including from The Craggs and the Queens Cairn to the northeast, to more local impacts from the River Teith footpath and the Roman Camp Garden.
- 8.39. The development proposals and the site benefit from a mature landscape setting which either fully screens or heavily filters the views from most locations and the building materials are recessive within the landscape. The site topography results in the site sitting within a shallow basin which mitigates any potential impact, the proposed building does not breach the skyline. It is assessed that the proposed development would form a natural extension to the existing development as the components, both built and part of the open space/playground/ sports and landscaping, are of similar scale and type to the existing. The summary of potential visual effects therefore concludes that from the majority of locations there are either limited views or no views towards the site with the potential for adverse visual effects on the visual amenity of receptors being low or negligible with no adverse effects predicted. The proposal would not therefore adversely impact on the Special Landscape Qualities of the National Park and is acceptable in landscape terms.

## **Heritage**

- 8.40. The application is supported by a Cultural Heritage Assessment, as required by NPF4 Policy 7a. This highlights assets potentially sensitive to change within the study area, including the Callander Conservation Area, the Roman Camp Designated Garden and four scheduled monuments at Claish Farm.
- 8.41. The scheduled monuments are below ground features and, although in close proximity to the site, there is no clear intervisibility and the proposed development would not adversely impact upon their setting.
- 8.42. The application site is not within the Conservation Area however the northeastern corner of the application site abuts the Conservation Area boundary (see Figure 17). The natural setting of the planned town is a characteristic which is identified as of high regional significance in the Conservation Area Appraisal.



*Figure 17 Callander Conservation Area Boundary (red outline) and Heritage Features*

- 8.43. The site is also within close proximity to the Inventory Garden and Designed Landscape at Roman Camp Hotel (also Category B listed building) which is located on the opposite bank of the River Teith (see Figure 17 above and photograph in Figure 18). The existing school buildings are visible in the backdrop.





*Figure 18 Photo of the application site from Roman Camp Hotel Garden*

8.44. The proposal necessitates some tree removal around the eastern side of the High School to accommodate the development which will result in the new development being visible in views from the River Teith footpath and from the Roman Camp Hotel and Gardens, both within the Callander Conservation Area. The LVIA shows the impact in the visualisations in both the short term and after 10 years (see Figure 19).



*Figure 19 Viewpoint montage from LVIA – view from Roman Camp Garden (bottom image shows view after ten years of growth)*

- 8.45. When viewed from the Roman Camp and Gardens, the building would be visible through the gap in the treeline until the new landscape becomes established. The LVIA assesses these effects as slight to moderate adverse initially reducing to a slight perceptible change. The Cultural Heritage assessment concludes that the overall impact on the setting of these assets would be negligible in effect, which would result in a neutral effect. Overall, it is assessed that whilst there would be a change in view in the short term, this is not of such significance so as to detrimentally affect the setting of the Garden Designed Landscape of the Roman Camp.
- 8.46. In terms of the Conservation Area, NPF4 Policy 7d only supports proposals that affect a Conservation Area where the character and appearance of the conservation area and its setting is preserved or enhanced. The proposed new primary school building is a contemporary design and responds to the site topography, remaining relatively low in height and sited against the backdrop of the existing High School when viewed from the Conservation Area. The proposed design, density, built form and layout and material palette is considered sympathetic to the semi-rural setting and is of a high-quality design, befitting this Conservation Area edge location. Further, the relocation of the 3G pitch and associated fencing and lighting will have a positive impact upon the skyline when viewed from the riverside.
- 8.47. Having regard to the supporting information and the images within the LVIA, it is assessed that the views to the new school from the Callander Conservation Area will be localised and generally filtered by existing vegetation during the spring and summer months. Although there would be some short-term impacts, with the establishment of the new landscaping, the proposal would not detrimentally impact upon the character and appearance of the Conservation Area and will preserve the natural setting of the town.
- 8.48. It is concluded that the new primary school will sit as a sensitive addition to the school complex and will not be detrimental to the overall character of the Conservation Area. The National Park's Built Heritage Advisor is satisfied with the proposals in relation to the Conservation Area and heritage interests. The proposal therefore satisfies NPF4 – Policy 7 and Local Development Plan Historic Environment Policy 2 – Conservation Areas.

### **Design, Siting and Scale**

- 8.49. The Callander South Masterplan framework provides guidance for all developments within the allocated areas. It encourages developers to consider historical building typologies in the area, including agricultural buildings, and materials that are sympathetic to the immediate surroundings and the wider context of Callander and the National Park.
- 8.50. Additionally, NPF4 Policy 14 (Design Quality and Place) encourages development that makes successful places by applying the six qualities of successful places. The development is assessed against the Masterplan Framework design guidance and these six qualities as follows:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

- 8.51. The design and layout of the site will provide a new, safe and secure workplace which is accessible by the wider community. The proposal includes delineated play and teaching areas, with a good pedestrian network and lighting strategy. The proposal prioritises woman's safety with good surveillance provided over the car park and amenity spaces which will create a safe and inclusive public space which will contribute to improving mental health for teachers, parents, pupils and visitors to the site.

Pleasant: Supporting attractive natural and built spaces

- 8.52. The proposal responds well to the existing educational campus and through the design approach to the site and enhanced landscaping will create an attractive development. The proposal includes learning spaces within the natural landscape of the site and provides a visual connection with nature. The design and layout of the campus with a variety of public realm and play spaces will enable people to spend more time outdoors, an aim of the place making principle.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

- 8.53. The application includes new pedestrian access to the site and safeguards land for future active travel connections to the future pedestrian bridge over the River Teith (the future delivery of the which will help reduce car dependency to the development in the longer term).

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity.

- 8.54. The proposed design and layout of the development is considered appropriate to the site context. The scale and massing and orientation of the new school building utilises the natural topography of the site. The built form has regard to local architectural styles emulating a barn (as per the Callander South Masterplan Framework guidance). The proposed materials and finish are also considered to complement the adjacent High School, with facing block at ground floor level and the russet-coloured metal cladding in contrast to the timber finish of the High School. The material finish is distinctive and considered appropriate to the immediate semi-rural surroundings and the wider context of Callander.
- 8.55. The proposal includes a landscape strategy (figure 20) which details the proposed planting to help integrate the development into the natural surroundings. For security and safety reasons the playground of the new school will be fenced however the proposed landscape boundary tree planting will remove any negative visual impact of this. The stone walls along the northern boundary of the site will be retained which will ensure the rural character of the site is retained at this location. Within the amenity areas, the design includes orchard planting and creative play solutions using the natural landforms and wood from the felled trees (sculpted to play features in consultation with the school pupils and a local artist) to reinforce the community identity of the campus.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity outcomes.

- 8.56. The proposed design includes the use of natural and energy efficient materials within the build and technologies to provide green energy, including solar panels, which will assist with climate resilience. The orientation of the building allows for maximum solar gain. Additional energy efficiency includes a mechanical ventilation heat recovery system and solar power fan assisted heat recovery windcatchers. The design approach includes airtightness and fabric performance, and the proposal includes 100% zero on site emission heating, cooking and hot water (the supporting Energy Statement provides detailed information on the targets the building must reach in respect of energy use, heating, ventilation and daylight to benefit from Learning Estates Investment Program (LEIP) funding). The consolidation of resources and the sharing of onsite facilities within the community campus supports the transition to net zero. The new building will integrate positively with nature and offers biodiversity solutions assessed in the relevant section below. The creation of the consolidated campus will contribute to the community and local living.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different users over time.

- 8.57. The design of the building offers longevity and resilience; additional space is provided within the layout for future classrooms should the school roll increase. The flexible play pitch and layout of the spaces within the campus allows for flexibility and for different uses in the future. The proposal will create a community hub which will benefit all ages groups of the local community, with the space to adapt to changing local demands in education and sports facilities (the site has the capacity for two additional classrooms in the future if required). The long-term maintenance of the site is the responsibility of the Local Education Authority with community involvement.
- 8.58. The relocation of Callander Primary School to a new purpose-built facility will continue to ensure education provision within Callander which can be accessed by those of all socio-economic backgrounds within the community.
- 8.59. In conclusion, it is assessed that the design and siting of the new primary school is acceptable with an appearance and material finish that is both contemporary and distinctive but also is appropriate to the location. The proposal satisfies NPF 4 Policy 14 Design Quality and Place being of a high-quality design and layout that it is considered will contribute to a positive sense of place, and compliment local distinctiveness. The proposal also satisfies NPF4 Policy 2 (Climate Mitigation and Adaption) through delivery of a climate resilient and low emission, energy efficient development.

## Ecology and Biodiversity

### Designated Sites

- 8.60. The application site is not subject to any environmental designations however is within close proximity (approximately 20m) of the River Teith which is a Special Area of Conservation (SAC). The qualifying interests of the River Teith SAC are River lamprey (*Lampetra fluviatilis*) Brook lamprey (*Lampetra planeri*), Sea lamprey (*Petromyzon marinus*) and Atlantic Salmon (*Salmo Salar*). A Habitats Regulation Appraisal (HRA) and Appropriate Assessment were therefore carried out.
- 8.61. The species of fish present in the River Teith are vulnerable to sedimentation and reductions in water quality. They can also be affected by loss of spawning areas and artificial light directed on the river. They are dependent on a range of in-stream habitat features for varying stages of their life cycles.
- 8.62. The Appropriate Assessment requires planning conditions to secure a detailed Construction Method Statement (CMS) and Light Management Plan to ensure that the River Teith SAC will not be adversely affected by sediment or light pollution. The CMS requires to include a Pollution Prevention Plan detailing methods of discharge of water from surface water drainage systems to the water environment both during and after construction which must adhere to SEPA General Binding Rules 10 and 11 and Guidance for Pollution Prevention 5: Works and maintenance in or near water. This will ensure that adequate pollution control measures are implemented during the construction and operation of the development to protect the water quality and environs of the River Teith.

### Protected Species

- 8.63. The application is supported by an Ecology Appraisal Report which surveyed for habitats, protected species and other notable species including Invasive Non-Natives (INNS) within 50m of the site boundaries and watercourses within 250m. Some signs of protected species were found during the survey and a separate bat survey and otter survey were undertaken to carry out a more detailed check for these species. No evidence of other protected species was found.
- 8.64. The Bat Survey Report reveals that the surveys undertaken identified a total of 69 foraging bats, 62 of which were soprano pipistrelle, but no roosts were identified. Only two locations within the existing school buildings were identified as having evidence of bats and these are not affected by the development. None of the trees surveyed showed any evidence of bat roosts and were concluded to be of low potential however the report encourages the retention of trees on the site where possible as these offer commuting and foraging habitats. Tree planting will be enhanced in the landscape proposals for the site together with additional ground flora and shrubs to encourage invertebrates and thus foraging bats.
- 8.65. Artificial lighting can result in the loss or degradation of commuting and foraging habitat. The application proposes the relocation of the existing football pitch with the associated lighting. It is assessed that the 3G pitch area



is in an existing open part of the site, away from the river and its tree belt and thus the works should not have any increased impact upon the habitats. In accordance with the Report recommendations a condition is applied to ensure that bat boxes are incorporated into appropriate locations within the school campus to provide additional habitat.

- 8.66. The Otter Survey Report EP Ecology Ltd was submitted in support of the application. The proposed site area was surveyed for possible otter resting places and other signs of otter including both spraint and feeding signs within watercourses to a 250m of the proposed works area. Two possible otter holts were noted on the eastern bank of the River Teith, but surveillance did not show any otter or other protected species use of the site. The report includes recommendations for project progression which will be secured by condition via the Construction Environmental Management Plan.
- 8.67. Regarding invasive non-native species, INNS. the Ecology Report identifies rhododendron plants along the eastern bank of the River Teith and some species to the north which should be removed where within the development site. Two bamboo stands were noted along the northern wall of the leisure centre, and these should also be removed. INNS removal forms part of the condition on ecological mitigation and biodiversity enhancement.
- 8.68. Detailed requirements and recommendations for the proposed development to avoid impacts on species are set out in Table 6.1 of the Ecology Report (EP Ecology Ltd) and a condition to ensure this practice is followed is applied.

### Trees

- 8.69. A Tree Survey was undertaken which is detailed in the submitted Arboricultural Impact Assessment. The trees on site are recorded as moderate to high quality but with some issues of biological tree disorders including ash dieback and fungal pathogens.
- 8.70. The Tree Survey has influenced the layout and siting of the proposed school, and the application includes a plan identifying trees to be removed and trees to be protected. The areas of proposed loss include:
- A group of trees (labelled TG2 in the survey) along the northern boundary to accommodate the proposed new segregated footpath. These are described as a mixed deciduous boundary treeline primarily comprised of young to early mature willow, ash, and sycamore (Category C).
  - The northern extent of tree group TG3, a mature and diverse strip of primarily broadleaved species that extends south as a treeline on the boundary separating the existing school site from the pastures to the east (including four significant Category A trees - two beech, a red oak and Norway maple). These trees have been removed (prior to the bird nesting season) to accommodate the school building. The southern extent of the group are being retained.
  - Part of tree group TG4 (category A) on the southern boundary to accommodate a pedestrian access on the south side of the existing Leisure Centre access and an area of 'flat recreational land' on the

south side of the relocated 3G pitch. This group is described as a mixed deciduous woodland that is diverse in its structure, age, and species composition.

- Two individual Ash trees where the new orchard is proposed (these trees have already been removed so as not to impact on the bird nesting season).

- 8.71. The Design and Access statement explains that whilst existing trees have been retained where possible, the site constraints mean that a number of existing mature trees will need to be removed to accommodate the school building. To compensate it is proposed that areas are identified for new woodland planting to include native species (holly, sycamore, birch, beech, oak, willow and cherry) along the northern and eastern boundaries of the site. There would also be areas of new orchard planting along with new semi-mature tree planting within the plaza and school grounds.
- 8.72. Given that options within the site to accommodate the school building and associated infrastructure are limited, removal of trees is accepted in order to secure provision of this important facility. However, this is subject to adequate compensatory tree planting within the site. The site boundaries provide appropriate opportunity to accommodate new boundary native trees and hedgerow species. A condition is recommended to secure a Compensation Tree Planting Plan to ensure that the number and species of new trees account for the ecological value of the trees to be lost.
- 8.73. The Arboricultural Impact Assessment identifies tree protection measures for retained trees and a condition is recommended to secure appropriate protection measures in accordance with the Tree Protection Plan therein.

#### Biodiversity Enhancement

- 8.74. NPF4 Policy 3(b) requires major development proposals to demonstrate that they will conserve, restore and enhance biodiversity including nature networks so they are in a demonstrably better state than without intervention (i.e. development). Part 7 of the supporting Ecology Report provides a table with measures for delivering biodiversity enhancements for the site. These include a variety of nature-based solutions in the form of repurposing the felled trees to create habitat for local species such as hedgehog and the installation of hedgehog boxes, bat and bird boxes and invertebrate hotel/log piles. Planting of trees/wildflowers is proposed to replace removed vegetation. There is potential to enhance bee keeping within the school grounds. Insect hotels, including solitary bee houses, would serve to increase the available habitat for invertebrate species which would benefit the wider ecosystem.
- 8.75. These recommendations have been incorporated into the planting proposal which is shown in the Landscape Strategy (Figure 20).



*Figure 20 Proposed Site Landscaping Strategy*  
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- 8.76. The landscape proposal includes tree planting, wildflower pollinator meadow mix to increase site biodiversity; pollinator and eco species rich grassland. Together with the proposed bat boxes, these measures are considered sufficient to achieve an overall biodiversity enhancement.
- 8.77. The detailed landscaping layout, including numbers and species of plants and trees, measures for protection until establishment and a timetable is recommended to be agreed by planning condition.

#### Conclusions on Ecology and Biodiversity

- 8.78. It is concluded overall that the proposal is acceptable in relation to designated sites (the River Teith SAC) and protected species subject to the mitigations identified within the Appropriate Assessment and the Ecology Survey Report which are secured by planning condition. There would be some unavoidable tree losses, however the compensation tree planting and proposed landscape strategy provides opportunity to significantly diversify and enhance biodiversity across the site, much of which is former grazing land with limited biodiversity value.
- 8.79. Nature based solutions have been integrated into the site design and the proposed compensatory tree planting around the site boundaries and wildflower meadows will create nature networks around and into the site to strengthen habitat connectivity. It is therefore assessed that the proposal will deliver positive effects for nature and therefore satisfies NPF4 Policy 3b.

### **Flooding and Drainage**

#### Flood Risk

- 8.80. The site is located adjacent to the River Teith with the northern corner of the proposed building being located on the margins of the mapped flood extents. The application is therefore supported by a Flood Risk Assessment and Drainage Impact (FRADI), Callander Flood Model – Hydrology Update and Sensitivity Runs and a Drainage Strategy Report.
- 8.81. SEPA requested the Flood Risk Assessment to be updated to include precautionary assumptions when modelling the flood extents (i.e. for a 200 year + climate change event) to confirm that the new building is sited wholly outwith the flood risk area. SEPA also noted that significant land raising is proposed within the flood risk area (to provide suitable ground levels for the building and the grassed playing pitch/amenity areas) and requested plans showing where compensatory storage is to be provided. Following submission of the requested information, SEPA has confirmed that they are content that the building is not at risk and that the compensatory storage proposals are appropriate. Safe and dry access to the site will be available at all times to the west of the site which is outside all mapped fluvial flood risk area. The proposal is therefore acceptable and complies with NPF4 Policy 22 in respect of flood risk.

### Surface Water Management

- 8.82. The Flood Risk Assessment identifies that aside from an isolated area of surface water at the eastern elevation of the leisure centre, the application site is largely permeable ground and there is little to no risk from surface water flood risk. The sustainable drainage measures proposed within the site have been selected in accordance with the SUDs manual CIRIA C753. This proposes that surface water will be discharged through an infiltration system underneath the proposed new playground. The remainder of the site will be discharged through an existing surface water outfall to the River Teith. The application proposes the storage of runoff water within cellular storage crates and an infiltration trench. Overall discharge to the River Teith would be 18l/s which is in line with SEPA policy.

### Waste Water Drainage

- 8.83. The proposed foul drainage has been designed in accordance with Sewers for Scotland 4 with connection to the existing Scottish Water network provided via a pump station and rising main. A predevelopment enquiry has been made to Scottish Water which confirms that there is currently sufficient capacity in the Callander Wastewater Treatment works to service the development.

### **Impact on neighbouring residential amenity**

- 8.84. Concerns with regard to amenity primarily relate to construction impacts (i.e. noise and disturbance) to existing users of the school and leisure centre and to neighbouring residents. To ensure minimal disruption a condition to ensure that contractors comply with the submitted Environmental Management Plan (EMP) is recommended. The EMP contains measures including pollution prevention and dust and noise control to minimise construction impacts on surrounding residential properties, the Roman Camp Hotel and the River Teith. A standard working hours condition is also proposed together with a detailed Construction Environmental Management Plan to provide further detail in this regard.
- 8.85. The new building will not generate air emissions, fumes or odours. Traffic increase is predicted to be minimal from the relocated proposal, with cycling and walking to the new primary school encouraged. The relocation of the 3G pitch will move it closer to residential properties but subject to appropriate lighting controls it is not envisaged that the impact overall will be greater than currently experienced. The existing landscape buffers will assist in mitigating light pollution in this locality. The location of the development is sited at a distance from residential properties such that it will not result in any privacy, overlooking, daylight or sunlight impacts. Plant would be located on the flat roof of the northern section of the building close to the existing service and bin store area and any noise generated would be distant from residential receptors.
- 8.86. The applicant has undertaken a Phase 2 Ground Investigation SI in support of the application which confirms the risk of ground contamination and ground gas assessment is a low. Stirling Council Environmental Health has raised no objection to the proposal.



## Conclusions

- 8.87. The principle of relocating the primary school alongside Callander High School and the McLaren Leisure Centre to create a community campus for Callander is supported by the allocations within the Local Development Plan and the adopted South Callander Masterplan Framework which expressly identifies this site for a new primary school and playing fields.
- 8.88. The objections raised by the Community Council and the public, principally relating to adequacy of playing pitch provision and safe routes to school, have been carefully considered. Despite the absence, at the present time of a new bridge across the River Teith and the constraints of the Creep path, the development can nevertheless be accessed safely and provides adequate opportunity for sustainable travel. Stirling Council is in active discussions with Scottish Government regarding funding and remains committed to the future delivery of these wider improvements. The proposed playing pitch and outdoor space provision, combined with improvements to the existing pitch at Bridgend, is assessed to be compliant with planning policy for outdoor sport provision for schools. There is no objection from Sportscotland.
- 8.89. The school is a priority project for Stirling Council and benefits from secured funding to ensure its delivery commencing in early 2025. The design of the building in terms of scale, siting and appearance is considered appropriate in respect of the character of the adjacent Callander Conservation Area and nearby heritage interests. It will provide a high-quality, energy efficient building to replace the present primary school, which is compromised in terms of its suitability and location, providing the necessary quantum and quality of primary school infrastructure that will support the community of Callander and wider future development within the South Callander Masterplan Area.
- 8.90. The proposal will be safe in terms of flood risk and will safeguard protected species and the River Teith SAC subject to the conditions and Construction Environmental Management Plan securing appropriate pollution control measures. The scheme itself incorporates a variety of nature-based solutions and play spaces within the site, offering a wealth of opportunities for recreation, biodiversity enhancement and interaction with nature.
- 8.91. There are no objections from statutory consultees, and it is concluded that the proposal is acceptable and in accordance with the Development Plan. It is therefore recommended that Members approve the application.

## Appendix 1: Conditions

- 1. Duration of Permission:** This permission lapses on the expiration of 3 years beginning from the date of this permission unless the development to which this permission relates is begun before that expiration.

REASON: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2. Phasing Plan:** Prior to the commencement of construction works within the development site, a detailed phasing timetable or plan shall be submitted to, and approved in writing by, the planning authority. The plan or timetable shall include the timings for the construction of the play pitch, the access upgrades and the school building.

REASON: To ensure the continuity of play pitch provision and that the construction programme provides minimal disruption to users of the site and the occupants of neighbouring properties.

- 3. Uncontrolled Pedestrian Crossing – Leisure Centre Access:** The development hereby approved shall not enter into active use until the existing pedestrian crossing of the Leisure Centre Access is upgraded to feature tactile paving over the length of the pedestrian crossing. The tactile Paving shall be in accordance with the Department for Transport's 'Guidance on Tactile Paving' document. Prior to implementation of this pedestrian crossing, a drawing shall be submitted for the approval of the Planning Authority, which details the proposed works to the public road. Thereafter, the pedestrian crossing shall be installed in full accordance with the approved drawing, or any future iterations approved by the Planning Authority.

REASON: In the interest of highway safety

- 4. Pedestrian Access Points and Pedestrian Paths:** The development hereby approved shall not enter into active use until the proposed pedestrian access paths within the site and their connections to the public road have been installed in full accordance with the approved drawings, or any future iterations approved by the Planning Authority. The paths shall be constructed to ensure no loose material or surface water is ejected onto, or ponds within, the public road. Once provided, the pedestrian access paths shall be permanently retained as such.

REASON: In the interests of Highway Safety

- 5. Traffic Signage and Road Markings:** Prior to the implementation of this planning permission, a drawing shall be submitted for the approval of the Planning Authority, in consultation with the Transport Development Team, which details all proposed traffic signage and road markings to serve the development site, including at the Leisure Centre Access (School Keep Clear markings) and as part of the new pedestrian crossing. All provisions shall be made in accordance with the guidance set out within TSRGD (Traffic Signs Regulations and General Directions) 2016. The development hereby approved shall not be occupied unless the approved traffic signage and road

markings have been installed in full accordance with the approved drawing, or any future iterations approved by the Planning Authority.

REASON: In the interests of highway safety

6. **Parking:** The development hereby approved shall not enter into active use until the parking facilities, as hereinafter detailed, have been provided in accordance with the plans submitted to, and approved by the Planning Authority. For the avoidance of doubt, the parking details referred to are as follows:
- a) **Car Parking:** A combined total of 137no. parking space shall be provided within the curtilage of the site, serving both the proposed development and the Leisure Centre. All bays shall measure a minimum of 2.5m x 5m and be provided with a minimum circulatory aisle width of 6m.
  - b) **Accessible Parking:** A minimum of 7no. accessible parking space shall be provided within the curtilage of the site. The accessible bay shall measure a minimum of 2.4m x 4.8m and be provided with a 1.2m hatched surround on 3 sides. The spaces shall be identified by providing markings and signage compliant with the standards set out in Transport Scotland's Roads for All and the Department for Transport's Inclusive Mobility guidance.
  - c) **Cycle Parking:** A minimum of 50. secure cycle parking spaces shall be provided within the curtilage of the site. Prior to its erection, a specification for the cycle parking facilities to accommodate this shall be submitted for the written approval of the Planning Authority, in consultation with the Transport Development Team. The specification shall be provided in accordance with the guidance set out within Transport Scotland's Cycle By Design.
  - d) **Electric Vehicle Charging Strategy:** Prior to the implementation of this planning permission, an Electric Vehicle Charging Strategy shall be submitted for the approval of the Planning Authority. The strategy shall detail the specification and provision of charging infrastructure for all appropriate vehicle and cycle parking areas within the site. A minimum of 7no. car parking spaces shall be provided with access to a charge point, with consideration given to the provision of sufficient ducting infrastructure to allow future charger installation at a rate of 1no. charger in every 2no. spaces. The approved scheme shall be implemented in line with the approved timescales.

REASON: To ensure adequate parking provision is provided to serve the development.

7. **Internal Vehicular Circulation:** The development hereby approved shall not enter into active use until the proposed vehicular circulation routes, including the service access and drop off area, have been fully formed.

REASON: In the interest of highway safety.

- 8. School Travel Plan:** The development hereby approved shall not enter into active use until a Travel Plan has been submitted to and approved in writing by the Planning Authority, in consultation with the Transport Development Team. The Travel Plan shall set out proposals for reducing dependency on private car journeys and identify measures to be implemented, the system of ongoing management, enforcement, monitoring, and review of the plan, and arrangements to sustain commitments for the duration of the plan.

REASON: To encourage sustainable modes of travel.

- 9. Construction Traffic Management Plan:** Prior to the implementation of this planning permission, a Construction Traffic Management Plan (CTMP) (including a routing plan for construction vehicles) shall be submitted for the approval of the Planning Authority. The CTMP shall, amongst other things, consider the provision of on-site parking provision throughout the construction phases, in an effort to minimise any short-term loss of parking availability for the Leisure Centre, and mitigate any overspill parking onto the streets in the vicinity of the site. Thereafter, the development shall be carried out in full accordance with the approved Construction Traffic Management Plan, or any future iterations approved by the planning authority, and remain in place until the development is complete.

REASON: To ensure that traffic associated with the development does not adversely impact on the safety and free flow of traffic on the neighbouring roads.

- 10. Samples of Materials:** Samples of all the external materials to be used in the development hereby permitted shall be submitted to, and approved in writing by, the Planning Authority before such materials are incorporated into the development and only materials of those types and colours shall be used.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development

- 11. Internal and External Lighting:** No external lighting (temporary or permanent) should be installed on site unless with prior written agreement from the Planning Authority. Prior to their installation full details of any lighting to include the location, type, angle of direction and wattage (degree of illumination as expressed by Ev and Eh) shall be submitted to and approved in writing by the Planning Authority. Any proposed internal lighting installed must not lead to light pollution (light spill, glare, intrusive light levels or sky glow).

REASON: In order to avoid light pollution in the interests of the visual and residential amenity of the area and the interests of biodiversity and to protect the quality of the dark skies from inadvertent intrusive light levels in accordance with Overarching Policy 2 of the Local Development Plan.

- 12. Protection of Existing Trees:** The trees for retention referred to in the approved Arboricultural Impact Assessment (AIA) produced by Envirocentre October 2023 shall be protected during the course of the development in

accordance with Section 4 and Appendix D of the Tree Protection Plan AIA, drawing no. 178170, or by such other means of protection as shall be agreed in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition.

REASON: To protect established trees against accidental damage during the course of the development.

- 13. Compensation Tree Planting Plan:** Prior to the felling of the trees hereby identified for removal, a Compensation Tree Planting Plan noting the size, siting and species of a replacement trees shall be submitted to, and approved in writing by, the Planning Authority. The replacement trees shall thereafter be planted on site in accordance with the approved details, in the first available planting season. Any tree that within a period of five years after planting, dies or, in the opinion of the Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Planning Authority

REASON: In the interests of visual amenity and to accord with adopted local development plan Natural Environment Policy 8: Development Impacts on Trees and Woodlands

- 14. Trenches for Services:** All trenches for services required within the canopy spread of any protected tree shall be excavated and backfilled by hand and any tree roots encountered which have a diameter in excess of 50 mm shall not be severed.

REASON: To minimise potential damage to protected trees during construction.

- 15. Details of Landscaping:** Not later than 12 months from the occupation of the building or the substantial completion of the development hereby permitted, whichever is the sooner, landscaping of the site shall be undertaken in accordance with the details of a scheme/plan which shall first be approved in writing by the Planning Authority. The said scheme/plan (at a scale of 1:500 or greater) shall include:

- a) proposed finished levels or contours
- b) any new hardstanding within the proposed playground
- c) any minor structures (e.g. furniture, play equipment, refuse or other storage units) and
- d) planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and
- e) a programme of implementation



REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

- 16. Maintenance of Landscaping:** Any trees or plants, to be planted in accordance with the approved landscape plan, which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.

REASON: To ensure the landscaping that is essential to integrate the proposal with its surroundings is maintained in the first instance to provide a chance for it to reach maturity.

- 17. Landscape Clerk of Works:** Prior to the commencement of construction works within the development site, an appropriately qualified landscape architect shall be appointed as a Landscape Clerk of Works by the developer to oversee the implementation of the development and the landscape proposals. Confirmation of appointment, qualifications, contact name and details shall be submitted to the planning authority prior to commencement of development. Within 2 weeks following the appointment, a detailed planned work programme shall be submitted and approved in writing by the planning authority. The programme shall include a commitment to close working with contractors and decide on exact specifications and location of plants and shrubs to ensure the best landscape fit and/or setting.

REASON: To ensure detailed landscaping of the site is achieved to a high standard to ensure the development integrates as successfully as possible with its surroundings.

- 18. Play Pitch:** The new 3G pitch will be surfaced as a synthetic pitch that will be designed and constructed by a recognised (e.g. The Sports and Play Construction Association SAPCA) registered specialist pitch contractor, details of the contractor and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of the surfacing of the new sports pitch.

REASON: To ensure that the replacement pitch is of a quality that compensates for the loss of the existing synthetic grass pitch.

- 19. Compensatory Storage:** Prior to the operation the building hereby approved, compensatory storage, in accordance with the volumes set out in drawing number 092018 P05 shall be provided and thereafter maintained in perpetuity, to the satisfaction of the Planning Authority in consultation with the Scottish Environmental Protection Agency.

REASON: To provide appropriate compensatory storage for any flood water displaced by the proposed land raising.

**20. Species Protection:** The development shall be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal Report EP Ecology Ltd 25 August 2023 Table 6.1 unless otherwise approved in writing by the Planning Authority.

REASON: To safeguard protected species and nature conservation interests and to accord with the first statutory aim of the National Park to conserve and enhance the natural heritage of the area.

**21. Biodiversity Enhancement:** The development shall be carried out in accordance with the recommendations for General Biodiversity Enhancement in Part 7 of the Preliminary Ecological Appraisal Report EP Ecology Ltd 25 August 2023, unless otherwise approved in writing by the Planning Authority.

REASON: To ensure the development delivers biodiversity enhancements and strengthens nature networks in accordance with NPF 4 Policy 3 biodiversity.

**22. Construction Environmental Management Plan:** Prior to commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Planning Authority. The CEMP shall detail the following:

- (a) The maintenance recommendations as specified within the submitted Environmental Management Plan by Keir dated 20/11/23 which details procedures for construction staff on site.
- (b) As specified within the Curtins Drainage Strategy Report October 2023; provide full details of a Pollution Prevention Plan detailing adherence to General Binding Rules 10 and 11 regarding discharge of water from a surface water drainage system to the water environment from construction sites and also discharge into a surface water drainage system, and work in line with Scottish Environmental Protection Agency, Guidance for Pollution Prevention 5: Works and Maintenance in or near water (February 2018) and any other relevant Guidance for Pollution Prevention (GPP) Pollution Prevention Guidance (PPG). This Plan should include a timetable of works to ensure regular maintenance of pollution prevention measures are carried out and recorded.
- (c) Method of working and mitigation measures to control pollution control, dust and vibration/ measures to control the emission of dust and dirt during construction;
- (d) Method of controlling surface water during construction;
- (e) The location of the site compound and the parking area for vehicles of site operatives and visitors and loading and unloading of plant and materials
- (f) Details of all ecological, tree and landscape mitigation measures that must be complied with by site operatives;
- (g) Contact details of the Landscape and Ecological Clerk of Works;
- (h) Details of the construction lighting plan that avoids direct light to the adjacent Special Area of Conservation (SAC) River Teith;

- (i) The location of the storage area for plant and materials used in constructing the development;
- (j) The erection and maintenance of security hoarding;
- (k) Details of wheel washing facilities for vehicles joining the public road;
- (l) A scheme for recycling/disposing of waste resulting from the construction works;
- (m) Arrangements for responding to complaints including contact details;

Thereafter all works shall be carried out in accordance with the agreed Construction Environmental Management Plan.

REASON: To ensure adequate pollution control measures are implemented during the construction and operation of the development to protect the water quality of the River Teith and to minimise disturbance to the amenity of the occupants of neighbouring properties during construction.

### **Construction Hours**

Hours of Construction: Unless otherwise agreed in writing by the Planning Authority no construction shall take place outwith these hours:

Monday to Friday 8.00am - 6.00pm

Saturday 8.00am - 1.00pm

Sundays and Public Holidays – no construction permitted.

REASON: To protect the occupants of nearby dwellings from excessive noise and disturbance associated with construction works.

## Informatives

1. Notification of Initiation of Development - 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. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. Notification of Completion of Development - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.
3. Roads Consent - The applicant is advised that in terms of Sections 21 and 56 of the Roads (Scotland) Act 1984 he/she/they must obtain from the appropriate Council as Roads Authority consent to construct a new or to alter, open or extend an existing road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
4. Contact should be made with SEPA's local regulatory team regarding any proposals to undertake alterations to or works on the bank or bed of the watercourse as this may constitute an activity which requires to be authorised under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR). It should be noted that any and all work affecting the bank or bed of a watercourse must comply with the General Binding Rules of the above legislation. Details of regulatory requirements and good practice advice can be found on SEPA's website at [www.sepa.org.uk/planning.aspx](http://www.sepa.org.uk/planning.aspx). If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at Balloch Office, Carrochan, Carrochan Road, Balloch G83 8EG (Tel no. 01389 727770).
5. Protected species in vicinity – Bats are known to be in the vicinity of the proposed development. Please be aware that they are fully protected, and it is an offence to deliberately, capture, injure or kill them or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places.

## Appendix 2: List of Plans

<b>Title</b>	<b>Reference</b>	<b>Date Received</b>
Location Plan	001901 REV P1	27/11/23
Existing Site Plan	001902 REV P1	27/11/23
Existing Context Sections	001903 REV P1	27/11/23
Proposed Site Plan	001903 REV P1	27/11/23
Fencing Drawing	001904 REV P1	27/11/23
Trees to be retained-removed	001905 REV P1	27/11/23
GA Lower Ground Floor Plan	001910 REV P1	27/11/23
GA Upper Ground Floor Plan	001911 REV P1	27/11/23
GA Roof Plan	001912 REV P1	27/11/23
GA Elevations	001920 REV P1	27/11/23
Context Sections	001921 REV P1	27/11/23
Elevation Bay Study	001922 REV P1	27/11/23
GA Sections	001930 REV P1	27/11/23
Proposed Finished Ground Levels Layout	91005 REV P07	27/11/23
Compensatory Flood Water Storage Plan	092018P05	24/10/24



### **Appendix 3: Appropriate Assessment (Separate Document)**