

KEY INFORMATION

Ward Baxter Park

Proposal

Replacement of turf reservoir roof with membrane and gravel

Address

Scottish Water
Stobsmuir Road
Dundee
DD4 7UJ

Applicant

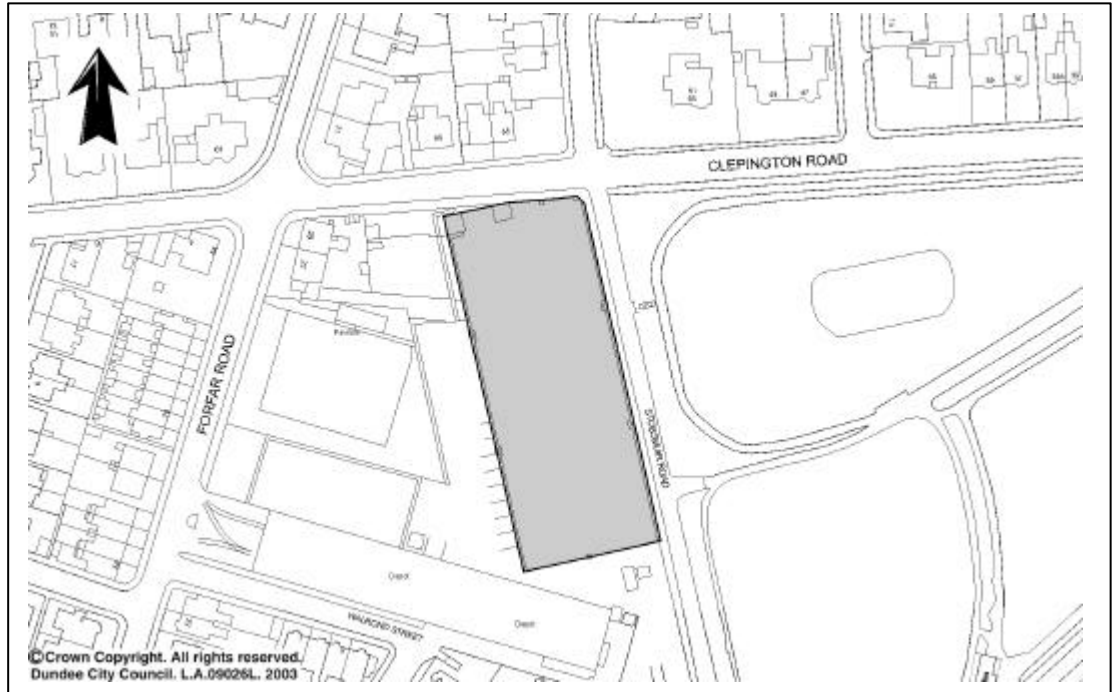
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Agent

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Bearsden G61 1NG

Registered 22 Nov 2004

Case Officer C Walker



Proposal to Re-roof a Reservoir in Stobsmuir Road

The replacement of turf reservoir roof with membrane and gravel is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

Due to the concealed nature of the roof of this reservoir, the proposed development will not detract from the visual amenities of local residents nor from the character or appearance of the Maryfield Conservation Area or the Category B listed reservoir. The application is therefore recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought to re-roof the Scottish Water Reservoir, repairing the existing concrete roof and removing the turf and replacing it with a membrane covered in gravel. The use of gravel as opposed to turf is designed to reduce the loading on the roof and to reduce the risk of contamination due to material leaching through the soil. The Scottish Water Reservoir is an imposing Category B listed building in the Maryfield Conservation Area.
- A letter of objection was received stating concerns about the removal of a large area of grass and its replacement with gravel which the objector considers will damage the natural environment and have adverse ecological implications and will adversely affect the character of the conservation area.
- It is considered that the proposed change in roofing material will not have an adverse impact on residential amenity protected by Policy H1, and will not detract from the setting of the Maryfield Conservation Area or the Category B listed reservoir itself.
- This application was deferred by the January Development Quality Committee to ascertain the views of Historic Scotland on the proposal. In fact the parallel application for listed building consent for this development was referred to Historic Scotland and formally cleared by them on 25 January 2005. The listed building consent was subsequently issued.

DESCRIPTION OF PROPOSAL

Planning permission is sought to re-roof the Scottish Water Reservoir, repairing the existing concrete roof and removing the turf and replacing it with a membrane covered in gravel. This reservoir serves some 32,000 people and provides local emergency storage in the event of a disruption of the supply from Clatto Reservoir. The existing concrete roof was added to the reservoir in the 1920's and is now in need of repair. It is proposed to remove the turf and replace it with a membrane and gravel both to reduce the loading on the roof (the turf is some 4.5 times heavier) and to reduce the risk of contamination due to material leaching through the soil. It is also proposed to carry out waterproofing to the interior of the reservoir but these works do not require planning permission.

SITE DESCRIPTION

The site comprises the Scottish Water Reservoir at the junction of Stobsmuir Road and Clepington Road. It is an imposing Category B listed building with castellated stone boundary walls and towers. It has a concrete roof which is covered in grass. The land to the south and west of the reservoir is also in Scottish Water ownership and comprises an overgrown disused tennis court, a vacant listed brick tramway depot (also Category B listed) and vacant sheds.

To the east of the site, on the opposite side of Stobsmuir Road are the Stobsmuir Ponds. There are houses to the north of the site on the opposite side of Clepington Road and to the west at the junction of Clepington Road and Forfar Road. Due to the height of the enclosing walls, the roof of the reservoir is not generally visible from adjoining streets other than long distance views from Forfar Road (it is partially screened by trees from this direction) and very brief glimpses from Clepington Road. It would, of course, be more visible from the upper floors of houses on the opposite side of Clepington Road and on Forfar Road.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The site is allocated as falling within an existing residential area where policy H1 seeks to protect amenity. It is also within the Maryfield Conservation Area and Policy BE11 requires all development proposals to complement and enhance the character of the surrounding area. Finally Policy BE17 states that the alteration of a listed building will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character.



Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan Review

The relevant policies in this Plan are similar to those in the adopted Local Plan, namely:

The site is in an existing housing area and Policy 1 seeks to protect residential amenity. The site is also within the Maryfield Conservation Area and Policy 61 requires all development proposals to preserve or enhance the character of the surrounding area. Finally Policy 60 is similar in wording to Policy BE17 of the adopted Local Plan.

Scottish Planning Policies, Planning Advice Notes and Circulars

The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 is of relevance to this application as is NPPG 18: Planning and the Historic Environment.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

The development is considered to be sustainable as it involves the use of an existing reservoir.

SITE HISTORY

The applicants submitted a parallel application for listed building consent for this development and it was referred to Historic Scotland by the Council (application ref no 04/00992/LBC refers). Historic Scotland wrote to the Council on the 25 January 2005 clearing the application. The listed building consent was issued on 31 January 2005.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from a notified neighbour (copies available for inspection in the Members Lounges). The objector is concerned about the removal of a large area of grass and its replacement with gravel which he considers will damage the natural environment and have adverse ecological implications and will adversely affect the character of the conservation area. He is also concerned about the un-maintained state of the remainder of the depot.

These views are fully considered in the Observations section of this Report.

CONSULTATIONS

No adverse comments on the proposal were received from statutory consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

Furthermore in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) Act 1997 special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Maryfield Conservation Area.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Taking the various strands of Policies H1, BE4 and BE11 together, the issue to be resolved is whether the replacement of the grass roof with gravel would have an adverse visual impact such as to detract from the amenities of neighbours (Policy H1) or the character or appearance of the Maryfield Conservation Area (Policy BE11) or the listed building (Policy BE17).

Although a large expanse of ground is involved (some 5,700 sq. metres) the grass covering on this reservoir is not at all prominent. This is because the parapet walls on the reservoir screen it from adjoining streets. It cannot be seen from Stobsmuir Road, is almost completely screened from Clepington Road (there are just brief glimpses through trees) and the much longer views from Forfar Road (the average distance is over 80 metres) are well screened by trees and shrubs. Although it will be more visible from the upper floors of houses on Clepington Road and Forfar Road, not many houses are involved and there will still be some screening provided by trees and shrubs. Finally the proposed gravel finish will be designed to blend in with the landscape as much as possible. In these circumstances it is considered that the proposed change in material will not have an adverse impact on residential amenity protected by Policy H1, and will not detract from

the setting of the Maryfield Conservation Area or the Category B listed reservoir itself. This view is shared by Historic Scotland who cleared the parallel application for listed building consent for this development. Indeed if the roof was to be replaced with turf, this would require the construction of a new concrete roof to take the weight, and these substantial new construction works could have significant adverse impacts on the listed building and also on the conservation area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are the Finalised Dundee Local Plan Review, the statutory duty to preserve or enhance the character or appearance of the conservation area and the views of the objector. The policies in the Finalised Local Plan are almost identical in wording to those in the adopted Local Plan and it is considered that the proposed development complies with these policies for the reasons as stated above.

Section 64 of the Planning (Listed Buildings and Conservation Areas) Act 1997 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Maryfield Conservation Area.

The listed reservoir building is a visually attractive feature in the conservation area and has a dominant visual impact. However its roofing material is not readily visible from adjoining streets. There are long distance views from Forfar Road which are screened by trees and shrubs and a brief glimpse from Clepington Road to the north. The roof is also visible from the upper floors of a handful of nearby dwellings. As the integrity of the listed building is being maintained (and Historic Scotland have accepted this fact) it is considered that the proposed development will have a neutral impact on the appearance of the conservation area and the statutory duty has therefore been discharged.

The views of the objector focus on the same issue of visual amenity and again it is considered that the proposed development will not adversely impact on the residential amenities of the area

or the character or appearance of the conservation area.

The objector also expresses concerns about the impact of the development on the natural environment and that it will have adverse ecological implications. The site is considered not to have any special nature conservation value and the Dundee Urban Nature Conservation Subject Local Plan 1995 accords it no special status. Due to the limited depth of soil, this area can only sustain a grass covering with no trees or shrubs. The nature conservation value of this area of ground is therefore extremely limited and the proposed change to gravel will not have adverse ecological implications.

Finally the objector expresses concerns about the unmentioned state of the remainder of the Scottish Water depot. This is not directly material to the consideration of this planning application and the Council have separate powers to deal with any dereliction on the site should it be deemed necessary. It is the intention of Scottish Water to put this land on the market as a development opportunity in the near future and this should resolve the problem on a permanent basis.

It is concluded from the foregoing that insufficient weight can be accorded to the views of the objector such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The imposition of a planning condition to ensure that the type of gravel used will not be visually discordant will result in a satisfactory standard of appearance.

CONCLUSION

Due to the concealed nature of the roof of this reservoir, the proposed development will not detract from the visual amenities of local residents nor from the character or appearance of the Maryfield Conservation Area or the Category B listed reservoir. The application is therefore recommended for APPROVAL with conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 A sample of the gravel proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved sample.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.