

KEY INFORMATION

Ward Tay Bridges

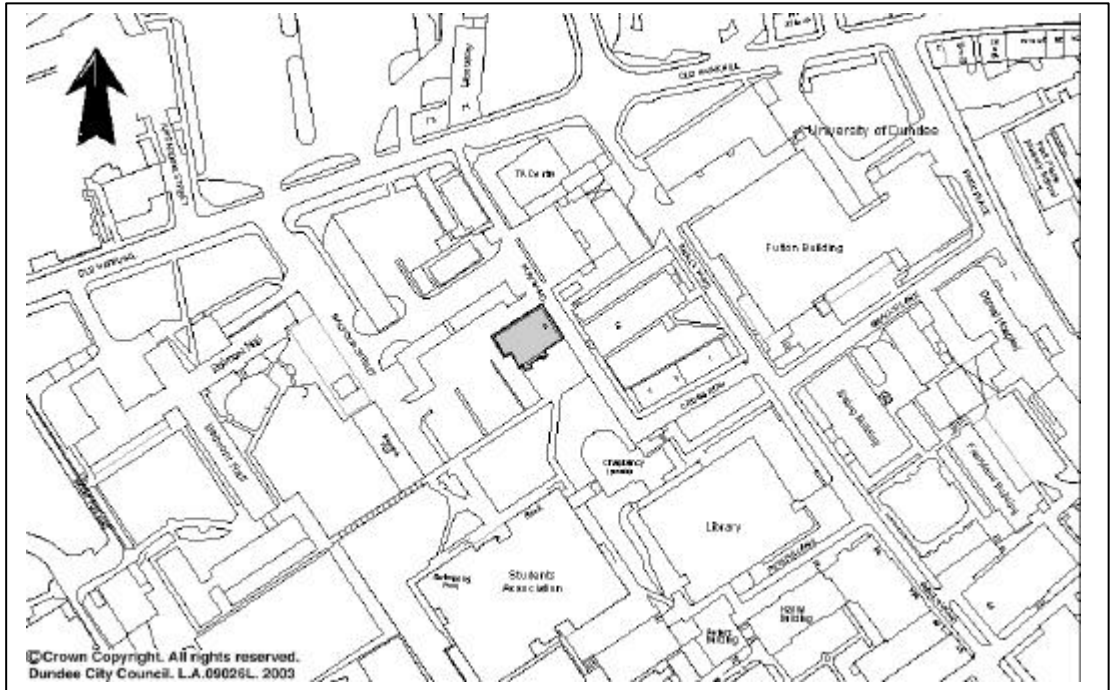
Proposal

Demolition of Factory building

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Registered 23 May 2005

Case Officer D Gordon



Proposed Demolition of Former Factory in Park Wynd

The demolition of a factory building is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The demolition of the building is required for the formation of the proposed new "campus green". This new area of open space is viewed as a crucial element of the ongoing redevelopment of the University campus area. The proposal will not detract from character or the setting of the conservation area.

SUMMARY OF REPORT

- Permission is sought to demolish an unlisted building in the campus area of the University of Dundee. The site is located within the University Conservation Area. The removal of the building is required for the formation of the new 'campus green'.
- The proposal was advertised in the local press as demolition in a conservation area. An objection to the proposal has been received.
- It is considered that the proposal will not significantly detract from the character of the setting of the conservation area.
- There are no development plan policies or other material considerations, including the submitted objection, which would justify the refusal of this application.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the demolition of a former industrial building (jam factory) that is located within the University of Dundee campus area. The building is currently occupied and used for University purposes (Applied Computing).

The demolition of this unlisted building is required for the creation of a new central "Campus Green".

SITE DESCRIPTION

The site is located to the west of Park Wynd and to the east of Balfour Street. The property in question is a 2 - 3 storey building that has been altered and extended over the years. The building accommodates a stone block frontage on the east elevation with the remaining elevations being brick (painted white).

Surface car parking is located immediately to the south and west sides of the building. Further to the south is the University Library and the Students Union buildings, to the west is the new Belmont Halls student accommodation that is currently under construction and to the east is a 3 storey flat roof building. Located immediately to the north west of the site is the new Queen Mother Applied Computing building that is now nearing completion.

The wider area is also predominantly educational in character. The site is located within the University Conservation Area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 28 (Higher Education Development). The City Council will support higher education development generally and particularly in association with relevant business and research expansion. Development proposals in the Blackness area will be

encouraged subject to other Local Plan policies and the agreed Masterplan.

Policy 61 (Development in Conservation Areas). All development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.



Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas). Applications for the demolition of a listed building or building that is worthy of retention in a Conservation Area must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use.

Where applications for demolition of buildings are permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

The Campus in the City - Agreed Masterplan for the emerging development of the Campus Area for the University of Dundee. This Masterplan is a material consideration in the determination of planning applications for new developments within the campus area.

LOCAL AGENDA 21

The development will result in a brownfield site being used as a Campus Green and is therefore considered to be sustainable and consequently consistent with the aims of Local Agenda 21.

SITE HISTORY

The campus area of the University has been the subject of a number of applications for development in recent years. There are no planning applications that are direct relevance to the site now under consideration.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure is not required for applications for the demolition of unlisted buildings

in conservation areas. However, the proposal to demolish the property was advertised in the local press on 07.06.2005. An objection to the proposal has been received on the grounds that this listed building, that is part of Dundee's heritage, should be retained in educational use.

A copy of the objection is available for inspection in the Members Lounges. Comments on the issues raised are discussed in the "Observations" Section below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. No adverse comments have been received.

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.

Also, in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving and enhancing the character or appearance of the 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

The proposal involves the demolition of a 2 - 3 storey former industrial building. This property is located within the campus area of the University of Dundee and is currently used for educational purposes (Applied Computing). The structure supports a stone block facade on the east elevation with the remaining elevations being brick that is painted white. The property is a stand alone structure with new educational buildings in evidence in the immediate surrounding area ie Belmont Halls student accommodation and the new Queen Mother Applied Computing Centre. The building is unlisted and is contained within the University Conservation Area.

The applicants have advised that the demolition of this building is required for the formation of the proposed "campus green" that will form the centrepiece of the emerging campus area for the University of Dundee. The principle of the provision of such an area in the heart of the new campus area was established by the approved University Campus Plan. This Plan is supported by the Council and forms the basis for the determination of applications for development in this local area. This Plan is currently under going a review, with Council involvement, and the campus green still remains a crucial element in the future success of the redevelopment of this area of the University. This redevelopment is fully supported by Policy 28 of the Dundee Local Plan Review 2005 (Higher Education Development).

With regard to Policy 61 (Development in Conservation Areas), it is considered that the removal of the building will not detract from the

preservation or the enhancement of the conservation area. The building is not a listed building and it does not, to any significant degree, form part of a building group that contributes to the character and appearance of the conservation area. The removal of this stand alone structure and its replacement with an area of quality open space will not contravene the terms of Policy 61.

With regard to Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas), as the principle of the use of the site for open space purposes has been accepted by the approval of the Campus Masterplan, the applicants have not submitted reports on the feasibility of retaining the building in active use. The Policy requires that where demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site. As advised above, the principle of the use of the site for a campus green has been established by the approval of the Campus Plan. Consequently, it is considered that the proposal does not contravene the terms of Policy 62.

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

It is also concluded from the foregoing that the statutory duty set out in the relevant Sections of the Planning (Listed Buildings and Conservations Areas) (Scotland) Act 1997 is discharged in this instance.

Other Material Considerations

The other material considerations to be taken into account are as follows:

The Campus in the City. This document advises of the principles of the redevelopment of the University of Dundee Campus Area. This Council has agreed that this Plan will form the basis for the determination of all planning applications for development that are located within the area of the University. The Plan advises that the site is contained within the area of the proposed new campus green.

With regard to the submitted objection, that related to the removal of the building from the site, it is considered that the issues raised have been discharged in the 'Observations' Section above.

It is concluded from the foregoing that insufficient weight can be accorded to the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

There are no new building design implications with regard to this proposal. The details of the proposed new campus green are currently being finalised by the applicants.

CONCLUSION

It is concluded that the application for the demolition of the building will not detract from the setting or the character of the University Conservation Area. The proposal is in accordance with the requirements of the Dundee Local Plan Review 2005 and is also in accordance with the approved development principles of the Campus Plan that is supported by this Council. The proposed new campus green is viewed as being a crucial element of the redevelopment of the area of the city and the demolition of this building forms an integral part of these redevelopment proposals.

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 That the demolition works hereby granted permission shall not be commenced until a scheme, in the form of a planning application, for the redevelopment of the site for University Campus Green purposes has been submitted to and approved in writing by the planning authority.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In order to avoid the any unnecessary and premature demolition of the building and to ensure that the replacement

proposals for the site are of a nature that is appropriate for its setting within the University Conservation Area.