

KEY INFORMATION

Ward Stobswell

Proposal

Erection of medical centre with associated parking

Address

Land South of Clepington Road West of Mains Loan
Dundee

Applicant

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Agent

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Registered 29 Mar 2006

Case Officer Julie Young



Proposal for New Medical Centre in Mains Loan

The erection of a medical centre with associated parking is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with the policies in the Dundee Local Plan Review 2005. The objections are not supported and there are no material considerations that merit refusal of the application. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey medical centre with associated parking on land to the south of Clepington Road and west of Mains Loan.
- Policies 1 and 66B are of relevance to the determination of the application. It is considered that the proposal complies with these policies.
- Four letters of objection were received with the main concerns relating to traffic and parking problems and the appearance of the proposed medical centre.
- The applicant submitted a supporting statement which provides background to the proposal, summarises the design ethos for the building and allays concerns of local residents.
- It is considered that the proposal complies with Local Plan Policies and the objections are not supported in these circumstances.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey medical centre with associated parking adjacent to The Dundee International Sports Complex, Mains Loan, Dundee. The medical centre will be located on two storeys with the main consulting, treatment and waiting rooms on the ground floor and offices and staff facilities on the first floor level.

46 car parking spaces will be provided and 3 staff cycle stands, 3 public cycle stands. The applicant proposes to re-open a former corner entrance to the site to pedestrians. Vehicular access will be taken from the existing access road off Mains Loan.

Existing stone walls along the north and east boundaries will be retained and made good and the south and west boundaries will be enclosed with 1.8m high paladin fencing.

The applicant proposes to plant some new trees within the site.

The applicant submitted a supporting statement which provides background to the proposal, its design, context and summarises concerns raised by residents during a community consultation exercise.

Background

The NHS Plan (July 2000) announced a proposal to invest £1billion of private investment monies to replace and refurbish over 3000 family doctor's surgeries to enable General Practitioners to cope with the growing demand for primary care services.

NHS Scotland "A Plan for Action a Plan for Change" and "Partnership for Care" Scotland's Health White Paper emphasises the requirement for a locally integrated system of care for patients with general practitioners and community nurses working alongside other healthcare and social work staff to provide a wide range of services.

There is a growing commitment within NHS to meet the needs of patients as close to their homes as possible, without reducing the effect of treatment and care. The Maryfield Practice wishes to develop integrated inter-agency and inter-professional work. This will involve closer collaboration with NHS Tayside, community and social services and appropriate commercial and voluntary agencies. This proposal is a relocation

from a practice at Morgan Street and an extensive public consultation exercise was undertaken.

The applicant proposes to include an element of public art on the site and a sum of money has been ring fenced for decorative metalwork to the main pedestrian entrance gates to the site and/or a backlit stained glass clerestory to the main waiting area.

SITE DESCRIPTION

The application site is located on the south side of Clepington Road and west of Mains Loan. It is on surplus land owned by the Council within the grounds and on the north side of the entrance to the Dundee International Sports Complex. To the east are private houses and to the north on Clepington Road are a series of small business accommodation including a taxi office. There is a stone wall over 2m high along the Clepington Road boundary of the site with a pedestrian



gate access onto Clepington Road and evidence of a former vehicular access (with original stone pillars) within the wall at the corner of Clepington Road and Mains Loan. There is a small sub-station at the north east corner of the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

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Policy 1: Vibrant and Sustainable Communities - The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 66B: Protection of Other Open Space

There will be a presumption against the development or redevelopment of all other open space within the Local Plan area unless:

- the broad principles of criteria listed in Policy 66A are satisfied; or
- the proposal are consistent with a park masterplan, strategy or programme approved by the Council to improve the management of open space.

Policy 56: Public Art

The City Council will continue to support Public Art through the adopted Public Art Strategy and the Percent for Public Art Policy by:

- implementing the "Percent for Public Art" policy where all new development in Dundee with construction costs of £1,000,000 or over will be required to allocate at least 1% of the construction costs for the inclusion of an art project/s in a publicly accessible/visible place or places within their development. The implementation of the policy will be delivered through the development control process by the imposition of appropriate conditions on planning permission and the conclusion of legal agreements; and
- involving the Dundee Public Art Programme at every opportunity in future environmental improvements and building developments; and
- encouraging and developing the role of the artist within private sector developments; and
- promoting the development of the community arts in residential areas; and

e identifying sites through Development Briefs where public art would make a contribution to the streetscape, City image or local environment.

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

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

LOCAL AGENDA 21

Key Theme 7: Access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all is relevant to the determination of the application. Key Theme 8: Health is protected by creating safe, clean, pleasant environments and health services which emphasise prevention of illness as well as care for the sick. It is considered that the proposal meets these aims.

SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

The application was advertised as a potential departure to Policy 66B of the Dundee Local Plan Review 2005 on 17th April 2006.

Statutory neighbour notification was carried out and four letters of objection were received from neighbouring residents on the grounds of:

- 1 The appearance of the building does not fit in with surrounding buildings;
- 2 Traffic, parking and access problems for pedestrians and vehicles;
- 3 Adverse impact on residential amenity due to noise and pollution and overlooking;
- 4 Adverse effect on trees;

- 5 Adverse impact on Conservation Area;
- 6 Loss of open space;
- 7 Anti -social problems due to the type of people using the medical facilities;

Other invalid planning objections have been raised including devaluation of property and loss of view.

Copies of the objection letters are available for viewing in the Members' Lounges and will be considered in more detail in the Observations below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has concerns about potential noise disturbance for neighbouring residents and requires a condition to restrict noise levels.

The Head of Parks, Sports and Leisure is satisfied that sufficient parking is being provided with the development.

The Council's Forestry Officer requires a condition to ensure that the proposed new trees will be of an acceptable size when planted and that retained trees are adequately protected during construction works.

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.

The Development Plan

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

Policy 1 seeks to protect the amenity of local residents by virtue of design, layout, parking and traffic movement issues, noise and smell. The applicant considered the massing, materials and heights of surrounding buildings in the design process of the proposed medical centre. A traditional design approach which echoes the classic treatment of the surrounding stone buildings has been combined with more

contemporary materials and forms. Feature elements such as the stairwells and the waiting space have been picked out in coloured render to orientate material to achieve the fine lines of the monopitch roofs creating a more dynamic roofscape above the 2.1m high surrounding boundary wall.

The massing of the building was determined by several factors including the slope of the site, the need to reinforce the corner entrance, the consideration of overlooking neighbours and the functions within the building particularly where privacy is required. Glazing has been maximised on the west elevation, where overlooking into residential properties is not an issue. It is proposed to remove some trees from the site but new trees will be planted within the car park and this will provide a screen of foliage between the new building and existing residential neighbours to the east.

The number of parking spaces provided complies with current Council standards and the use of the existing access road of Mains Loan is considered acceptable. The applicant carried out a traffic survey and considers that the increase level of traffic will not be noticeable within the existing highway infrastructure.

A condition will be attached to ensure that noise from mechanical and electrical plant equipment is controlled.

Given the above, it is considered that the proposal complies with Policy 1.

Policy 66B refers to the protection of other public open space. The site is not laid out as an official playing field or public open space area. It is a grassy area to the north side of the entrance to the DISC leisure centre and is landscaped with trees and shrubbery. The proposal will provide a community facility and this site was identified during consultation meetings with the applicant as an opportunity for the proposed relocation of Maryfield medical centre. It is determined that the site does not fall within the terms of Policy 66B.

The applicant proposes to provide an element of public art within the site and is allocating a specific amount of money for this provision which will be equal to 1% of the construction costs. Therefore the proposal complies with this policy.

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 as follows:

Objections

Appearance of the building

The applicant took into account the massing, scale and materials of surrounding buildings and the topography of the site. It is considered that the building fits well into this environment and its contemporary use of materials is acceptable.

Traffic, parking and access problems for pedestrians and vehicles

46 car parking spaces are being provided within the cartilage of the site and this is acceptable for the size of the development, staff and visitor numbers.

Adverse impact on residential amenity due to noise and pollution and overlooking

A condition will be attached to control the noise emitted from any mechanical and electrical equipment on the building. There is a high stone wall along the east boundary and trees will be planted within the car park area to screen residents to the east from potential overlooking.

Adverse effect on trees

Although it is proposed to remove some trees from the site, there will be replacement planting, which the Council's Forestry Officer considers adequate and acceptable.

Adverse impact on Conservation Area

The applicant has taken into account the surrounding buildings and environment and it is considered that the proposed building is of a high quality design and scale for its environment.

Loss of open space

The land is surplus to the Council's requirements and is not used as formal recreational space.

Anti-social problems due to the type of people using the medical facilities

This is not a valid planning issues but will be dealt with through the management of the services at the medical centre. No drugs will be kept

within the building and so it will not become an attraction for theft.

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. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed building will fit within the context of the area and takes into consideration the massing and materials of surrounding buildings.

CONCLUSION

It is concluded that the proposal complies with Policies 1 and 66B of the Dundee Local Plan Review 2005. The objections are not supported and conditions have been attached which address some concerns. The proposal will result in a high quality community facility at this location. There are no material considerations that justify refusal of the application. Therefore the proposal is recommended for APPROVAL subject to 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 Noise from all mechanical and electrical plant shall not exceed NR35 as measured 1 metre from the façade of any residential property.
- 3 Samples of the finishing materials 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 samples.
- 4 Full details of the proposed tree removal, retention, protection and replacement planting as per BS5837: 2005 shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

- 5 Details of a proposed public art scheme within the application site shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To protect the amenity of nearby residents from unacceptable noise levels
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 5 Policy 56 of the Dundee Local Plan Review 2005 seeks to implement the "Percent for Public Art" policy for major new development proposals and it is considered that the provision of public art would help to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.