

KEY INFORMATION

Ward Lochee

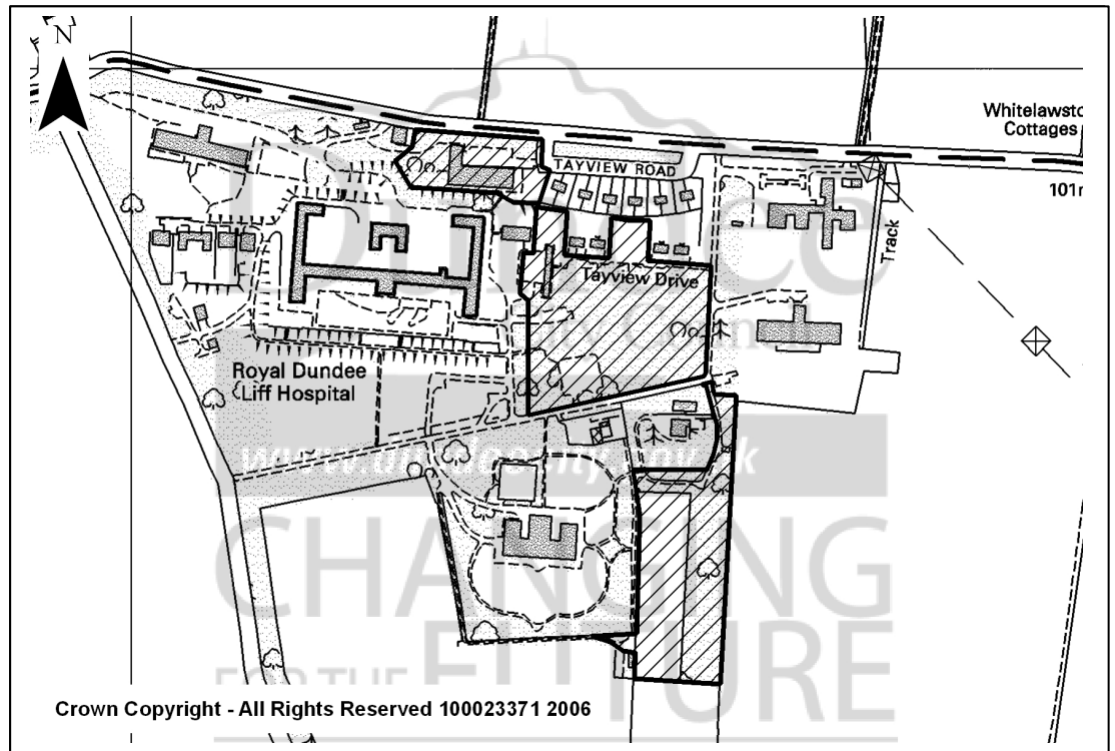
Proposal

Substitute house types for 54 plots at West Green Park

AddressWest Green Park
Royal Dundee Liff Hospital
Dundee**Applicant**Duncarse Ltd
Sales Centre
West Green Park
Liff
DD2 5NF**Agent**

Registered 11 Sep 2007

Case Officer Eve Jones



Proposed Alterations to House Types in West Green Park

The substitution of house types for 54 plots at West Green Park is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the proposals comply with Dundee Local Plan Review 2005: Policy 4 - Design of New Housing, Policy 20 - Funding of On and Off Site Infrastructure Provision and Policy 72 - Trees and Urban Woodland. There are no material considerations which would justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of two storey detached houses on 54 plots in the grounds of the former Royal Dundee Liff Hospital. The plots comprise 3 of the areas granted planning permission by the Development Quality Committee on 28 March 2005 (04/00622/FUL) for the redevelopment of the site for residential use. The revised proposals require to be the subject of a Section 75 agreement with the City Council.
- The application is for the replacement of the 5 approved house types by 10 house styles ranging in size from 173m² to 246m². All have a minimum of 4 bedrooms and the majority (49) have double garages. They will be finished in smooth cement render, with feature stonework, slate roofs and white windows and doors.
- Dundee Local Plan Review 2005 - the following policies are of relevance: Policy 4 - Design of New Housing, Policy 20 - Funding of On and Off Site Infrastructure Provision and Policy 72 - Trees and Urban Woodland.
- The design of the ten different house types and the layout which is proposed will result in an attractive development on the 3 parts of the site which remain to be developed for new build housing. The new houses will contribute to the overall quality of the redevelopment of the former hospital site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of two storey detached houses on 54 plots in the grounds of the former Royal Dundee Liff Hospital. The plots comprise 3 of the areas of new build housing which were approved by the Development Quality Committee on 28 March 2005. The original permission was for a total of 62 new build plots with the remainder of the residential development in 4 converted Listed Buildings. Due site circumstances, the total number of new build units to be constructed has been reduced to 61 and some plots have been relocated. These changes were approved as a non-material amendment to the layout in December 2006. 7 units have already been completed. The remaining 54, the subject of this application, are to be constructed in the following locations:

- 1 7 plots to the west of Tayview Road on the northern edge of the grounds.
- 2 29 plots on the largely open ground to the east of the main building.
- 3 18 plots on land at the south east corner of the grounds, east of Gowrie House.

The plots were approved as detached two storey dwellings of 5 different styles. The application is for the replacement of the approved house types by 10 house styles ranging in size from 173m² to 246 m². Only 18 of the proposed houses are below 200m² of floorspace. All have a minimum of 4 bedrooms and the majority (49) have double garages, the other 5 have a single garage. Most have an additional family room or study. 5 of the houses only have one en-suite bedroom, the remainder have at least 2 en-suites. The new house types have a very high standard of accommodation and will be finished in smooth cement render, with feature stonework, slate roofs and white windows and doors.

The main changes from the original approved plans are the relocation of some plots, the provision of more conventional house styles, the reduction in the individual and often

quite decorative timber detailing and sunrooms.

The revised proposals require to be the subject of a Section 75 agreement with the City Council in respect of developer contributions towards Education provision in accordance with the agreements which are required for all developments in the Western Gateway; continuing compliance with the strategy for the protection of Red Squirrels on the site and tree protection measures.



SITE DESCRIPTION

The 3 sites total 5.07 hectares and form part of the larger former hospital grounds (approximately 20ha) to the west of Dundee, south east of Liff Village. The grounds slope gently



from north to south and the elevated location provides views through the surrounding trees across the Carse of Gowrie to the Tay estuary. The whole site is bounded by public roads to the north and west connecting the site in several directions to Gourdie Brae/Kingsway to the east, Muirhead to the north and the Swallow junction

on the A90 to the south. The internal road and footpath network is private.

The mature trees form a high quality parkland setting for the buildings and the tree belts, which surround the whole site, screen it from long distance views. The trees on the site are the subject of a Tree Preservation Order.

3 of the original Listed Buildings have been converted to residential use and are almost fully occupied. The Trust Offices have remained in office use to date. The largest of the proposed new build housing sites contains trees which have previously been granted permission for removal as part of the overall masterplan for 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:

Policy 4 - Design of New Housing

Policy 20 - Funding of On and Off Site Infrastructure Provision

Policy 72 - Trees and Urban Woodland

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

04/00622/FUL Planning permission was granted for the redevelopment of the former Royal Dundee Liff Hospital for residential use comprising the conversion of 4 buildings to provide 83 units and the construction of 63 new build houses. The proposed development also included a leisure facility, a children's nursery and a restaurant/cafe. The application was approved by the Development Quality Committee on 28 March 2005 subject to a Section 75 legal agreement to cover a number of issues including phasing, education contributions, protection of red squirrels, trees and the restoration of two Alberto Morocco murals.

There were companion listed building applications for the conversion of each of the Listed Buildings.

06/00261/FUL Planning permission for conversion of the proposed leisure facility to form 8 flats and 2 townhouses in June 2006.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. There were no objections.

CONSULTATIONS

The Forestry Officer sought tree protection measures and replanting details.

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.

Appendix 1 to Policy 4 details the standards to be met by new housing developments in the villages of the Western Gateway. The proposed

revised house types exceed the minimum requirement in respect of the size of the houses, the parking and garaging provision, protection of privacy and the private usable garden ground.

It is considered that the proposals comply with the guidelines and therefore comply with Policy 4.

Policy 20 - Funding of On and Off Site Infrastructure Provision states that the City Council where necessary and appropriate will seek developer contributions towards infrastructure costs. In this case, Council will seek, by means of a Section 75 legal agreement, the payment of a specific, index linked sum per dwelling house completed towards education provision. This payment is the subject of a current agreement with this developer for the original development on the larger site and will be the subject of future legal agreements with other housing developers in the Western Gateway.

It is considered that the proposal complies with Policy 20.

Policy 72 - Trees and Urban Woodland. The policy requires that new developments have regard to existing healthy mature trees, the survival and retention of which are strongly encouraged through sensitive site layouts.

The larger former hospital site is the subject of a Tree Preservation Order and an Arboricultural Assessment was been carried out on behalf of the developer as part of the original masterplan application. The Assessment suggested that the site contains in excess of 2,000 trees the majority of which are single aged and mature but the Forestry Office estimates between 3 and 4,000 trees.

The majority of the trees which were originally proposed to be removed were to allow new development and are located in the larger of the 3 sites which are the subject of this application. The justification for the loss of the trees was accepted in the context of the large areas of the whole site which were identified as unsuitable for development. The tree belts around the whole site ensure that any development in this location will not be visible from areas outwith the site.

The specimen trees within the new build area are of such a scale that they cannot be incorporated into conventional house plots without overshadowing the housing or significantly reducing the usable garden ground. Given the large areas of the site which are protected from development and the proposed replanting within the existing woodlands, the gardens and the amenity areas, it is considered that a limited degree of tree loss (approximately 130 trees) can be justified in the interests of the creation of a high quality residential development.

It is considered that the objectives of Policy 72 have been met with regard to the larger former hospital site of which these development sites form a part.

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

Other Material Considerations

There are no other material considerations to be taken into account.

Design

The design of the ten different house types and the layout which is proposed will result in an attractive development on the 3 parts of the site which remain to be developed for new build housing. The new houses will contribute to the overall quality of the redevelopment of the former hospital site.

CONCLUSION

It is concluded from the foregoing that there are no material considerations which would 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 subject to a Section 75 agreement as detailed above.

RECOMMENDATION

Recommendation 1

This planning permission shall not be issued unless and until an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 between the Council and all parties with appropriate interests in the land has been recorded. This agreement

will relate to developer contributions towards Education provision; continuing compliance with the strategy for the protection of Red Squirrels on the site and tree protection measures.

Recommendation 2

It is recommended that consent 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 Prior to the commencement of development the access of East Road with Liff Road shall be improved in accordance with details which have previously been submitted to and approved by the City Council as Roads Authority.
- 3 Construction traffic shall access the development sites via Liff Road. For the avoidance of doubt, no construction traffic shall enter or leave the development sites via South Road to Dykes of Gray Road.
- 4 Prior to the commencement of development, tree protection fencing in accordance with BS5837:2005 ref 9.3, shall be erected on site around the tree belts and individual trees in accordance with a Tree Protection Plan which has previously been submitted to and approved by the City Council. The fencing shall be to the satisfaction of the City Council and shall be retained in place throughout the construction period. Relocation of any fencing to allow any construction or excavation works to proceed shall be agreed with the Forestry and Enforcement officers prior to any movement of the fencing.
- 5 Three clear working days notice shall be given to the City Council of the erection of the tree fencing required by Condition 04 to allow the site to be inspected.
- 6 The garden boundary fencing shall be constructed in accordance with NJUG 10 guidelines and prior to the installation of the fencing, a method statement shall be

submitted to the City Council for approval and if approved, the fencing shall be installed only in accordance with such details.

- 7 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details. The scheme shall include replacement tree planting to a standard and of species to be agreed in consultation with the Forestry Officer.
- 8 The landscaping scheme as detailed in condition 07 shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 9 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
- 10 Prior to the commencement of development, full details are required of the proposed surface water drainage for roads and other hard surfaces and the agreement of both Scottish Water and SEPA to the submitted details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure the safe movement of vehicular traffic onto the public highway.
- 3 In order to comply with the on-going Red Squirrel Management Strategy which seeks to protect and enhance the habitat of the indigenous red squirrel population and prevent

disturbance in the course of the construction.

- 4 To protect those trees which are the subject of Tree Preservation Order 06/2003; and are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
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- 7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 8 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 9 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 10 To ensure that the site can be drained appropriately and in a sustainable manner.