

KEY INFORMATION

Ward Lochee

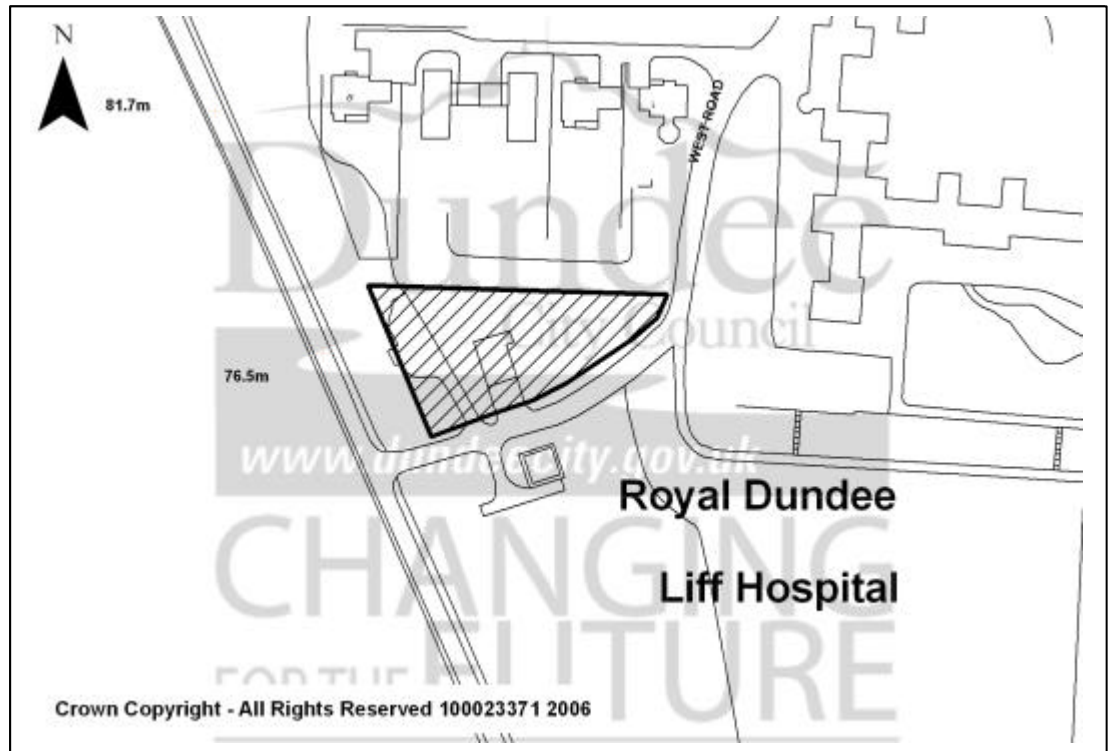
Proposal

Erection of dwelling house

AddressLand to North of
West Road
Liff**Applicant**Duncarse Ltd
Sales Centre
Middle Road
West Green Park
Liff
Dundee**Agent**

Registered 9 Jan 2008

Case Officer E Jones



New House Proposed at Former Liff Hospital

The erection of a dwelling house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed large detached house on a very large plot will replace an existing workshop and yard in the grounds of the redeveloped hospital. The proposal complies with all of the relevant policies. It is therefore recommended that planning permission be granted with conditions subject to a Section 75 agreement as detailed in the report.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey detached 5 bedroom house with a double garage on the site of an existing workshop in the grounds of the former Royal Dundee Liff Hospital. The house will have a slate roof with buff smooth cement render and white painted timber detailing. The design and materials of the proposed house are of high quality and match 2 of the 5 houses which have been constructed on the land to the north. They are also similar to the other new build houses which are to be constructed elsewhere in the former hospital grounds.
- This large site is triangular and extends to almost 2,000 square metres. There are trees on the east and west sides of the building which are the subject of a Tree Preservation Order.
- 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 and Policy 72 - Trees and Urban Woodland. The proposal complies with the policies.
- There were no objections to the application. It is referred to Committee for determination as the developer is required to enter into a Section 75 legal agreement with the Council in line with the approach which has been taken to all the developers in the Western Gateway.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey detached house on the site of an existing workshop in the grounds of the former Royal Dundee Liff Hospital. The house will have 5 bedrooms, 3 public rooms and a large kitchen with a porch extension and covered deck. It will have a double garage. The proposed materials are slate roof with buff smooth cement render and white painted timber detailing.

SITE DESCRIPTION

This large site is triangular and extends to almost 2,000m². It lies on the north side of West Road, on the west side of the former Liff hospital grounds. The site is currently occupied by a large workshop/store with a hardstanding/yard to the west side. There are trees on the east and west sides of the building. The remainder of the site is open grassland which slopes up to the north. The trees on the site are the subject of a Tree Preservation Order.

The former hospital is currently being redeveloped for housing. 3 of the original Listed Buildings have been converted and are almost fully occupied. The land to the north of this site, formerly a bowling green has now been redeveloped for 5 new houses. Further new build housing is also underway elsewhere on 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. 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 education contributions.

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.

07/00823/FUL Planning permission for change of house types for 54 plots was approved by Committee on 17 December 2007 subject to a Section 75 legal agreement including education contributions. The legal agreement is currently being concluded.

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 house, the parking and garaging provision 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 towards education provision, when the dwelling house is completed. This payment is the subject of a current agreement with the developers of 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 carried out 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.

An additional Arboricultural Assessment has been carried out which specifically includes this proposed housing site. The assessment identifies a group of 12 mature trees on the east side of the site which form "a cohesive group of good landscape and amenity value". On the edge of this group, there is a small clump of younger cherry and sycamore trees. It is proposed to remove one tree in the mature group, which is in very poor condition due to internal decay, and the small clump of 6 younger trees to facilitate the development of the site. This will allow the site of the house to be fairly open with a southerly aspect and will minimise any future pressure for trees to be removed if they are retained too close to the house. The site is sufficiently large to allow compensatory planting for these trees and this can be the subject of an appropriate condition. As the site is large and development will not be likely to impact on other trees within the wider site, it is considered that tree protection measures can be the subject of appropriate conditions, in accordance with the recommendations of the Arboricultural Assessment, rather than inclusion within the Section 75 agreement. Replacement planting and tree protection measures will be monitored in consultation with the Forestry Officer.

It is considered that the objectives of Policy 72 have been met with regard to the larger former hospital site of which this development site forms a small 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 and materials of the proposed house are of high quality and match 2 of the 5 houses which have been constructed on the land to the north. They are also similar to the other new build houses which are to be constructed elsewhere in the former hospital grounds.

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.

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, tree protection fencing in accordance with BS5837:2005 shall be erected on site in the positions shown on the plan in the submitted Arboricultural Assessment dated October 2007, to the satisfaction of the City Council and such fencing shall be retained in place throughout the construction period. Relocation of any fencing to

allow construction works to proceed shall be agreed with the Forestry and Enforcement officers prior to any movement of the fencing.

- 3 Prior to the commencement of construction, 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 at least 5 heavy standard trees min. 18 - 25 cms rootballed of species to be agreed, planted in accordance with BS 4043.
- 4 The landscaping scheme as detailed in condition 4 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.
- 5 The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the remediation measures proposed.
- 6 Verification shall be provided by the applicant or his agent, on completion, that any remediation as required by condition 05 has been undertaken in accordance with, and to the standard specified in the agreed remediation scheme.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect those trees which are of significant amenity value to the area and which would

ensure an enhanced and satisfactory standard of appearance of the development.

- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 In the interests of the amenities of the future occupants of the residential accommodation.
- 6 In the interests of the amenities of the future occupants of the residential accommodation.