

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Extension to Existing Toilet Facilities

**Address**

Crows Nest  
Camperdown Park  
Coupar Angus Road  
Dundee

**Applicant**

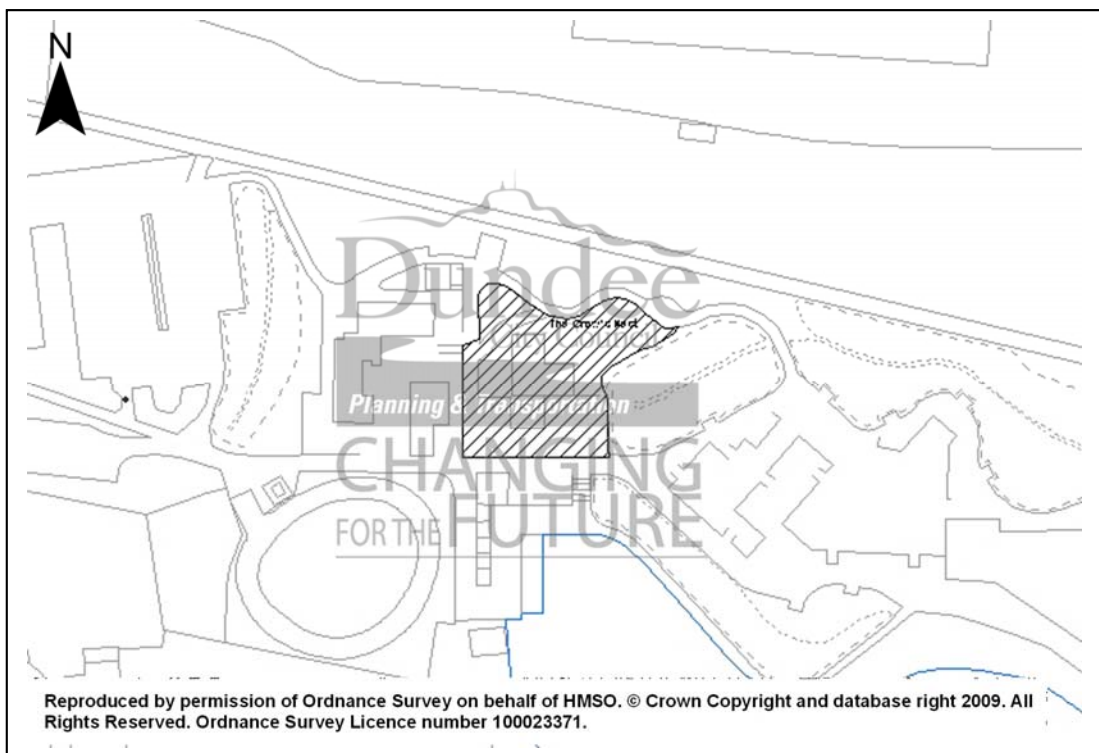
Director of Leisure & Communities  
Dundee City Council  
Central Library  
Dundee

**Agent**

City Architectural Services  
Officer - Dominique Macintosh  
Dundee City Council  
Tayside House  
Dundee DD1 3RQ

**Registered** 30 Dec 2009

**Case Officer** D Gordon



## Proposed Toilet Extension in Camperdown Park

An extension to existing toilet facilities is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

**RECOMMENDATION**

The design, appearance and materials of the proposed extension are considered acceptable and appropriate for the area. It is concluded that the proposal is in accordance with the relevant provisions of the development plan. There are no material considerations of sufficient weight that would justify the refusal of the application contrary to these provisions. Therefore the application is recommended for Approval subject to conditions.

**SUMMARY OF REPORT**

- Permission is sought for a small extension on the north elevation of the existing Crows Nest toilet facility located within Camperdown Park. The proposal forms part of an upgrade of the facility to replace vandalised toilets located on the north side of the Park.
- No objections to the proposal have been received.
- The development is considered to be consistent with the requirements of the relevant policies of the development plan.
- The application is recommended for approval subject to conditions. There are no other material considerations that would justify the refusal of this application contrary to the provisions of the development plan.
- The application is made by a Council Department on land which is in the ownership of the Council. In this respect, the application is prohibited from being determined by an 'appointed officer' under the Council's Scheme of Delegation.

## DESCRIPTION OF PROPOSAL

The proposal under consideration involves an extension to (and a refurbishment of) the Crows Nest toilet facility at Camperdown Park. This upgrade and extension will serve as a replacement for the vandalised toilets located at the north end of the Park.

The extension to the existing facility is to be located on the north elevation of the building. It will measure approximately 5.7m x 5.7m, will support a mono-pitch roof and will be finished in larch timber boarding (walls) with a slate roof to match the existing.

## SITE DESCRIPTION

The site is located within Camperdown Park, to the south east of the main House and to the east of the Visitor Centre.

The immediate surrounding area is dominated by a large children's play area. To the west is a large car parking area. To the south are the nursery area/greenhouses for the Park.

The existing toilet facility is a single storey building (with higher central core) that is finished in natural stone and timber (walls) with a slate roof

## 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 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:

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

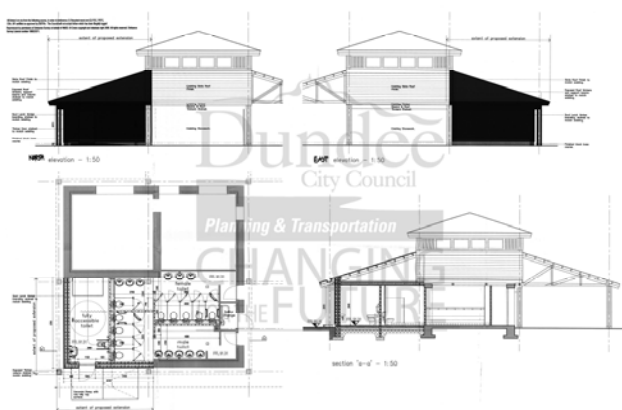
Policy 70: Semi-Natural Greenspaces - Local Nature Conservation Importance - there is presumption against developments that would adversely affect semi-natural green spaces within the city.

## 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

There is no recent history of planning applications for the development of this site that are of direct relevance to the determination of this application.

## PUBLIC PARTICIPATION

Due to the location of the application site within Camperdown Park there was no statutory requirement to notify neighbouring properties of this planning application.

No objections to the proposals have been received from members of the public.

## CONSULTATIONS

No adverse comments have been received from any of the statutory consultees.

## OBSERVATIONS

### Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless other material considerations indicate otherwise.

The application is made by a Council Department on land which is under the ownership of the City Council. In this respect, the application is prohibited from being determined by an 'appointed officer' under the Council's Scheme of Delegation.

### 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 under consideration involves a small extension on the north side of the existing Crows Nest toilet facility located within Camperdown Park. The extension will measure 5.7m x 5.7m and will be finished in materials to match the existing building, ie timber and slate.

Due to the scale and the location of the facility it is concluded that the development will not adversely impact on the open space provision of the local area. In this respect, the proposals are consistent with the requirements of Policy 66B (Protection of Other Open Space) of the Dundee Local Plan 2005.

Similarly, the scale of the proposed development will not impact on the nature conservation of the area. In this respect the details are consistent with the requirements of Policy 70 (Semi-Natural Green Spaces of Local Nature Conservation Importance) of the Dundee Local Plan 2005.

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:

Due to the location of the existing facility within Camperdown Park, recognition has been taken of the existence of bats in the local area. The Members are advised that bats are a 'European protected species of animal' and are fully protected by law. The applicants have carried out (December 2009) and submitted a bat survey to accompany their application. Following an inspection of the building all the areas suitable for use of roosting bats were recorded. No evidence of bats was found within the facility. However, impact and mitigation recommendations for the proposed development on the bat resource cannot be fully determined until further survey (night bat surveys) has been completed.

The applicants have advised that they are in agreement to an appropriate condition being attached to any permission granted that requires further recommended survey work to be undertaken prior to the commencement of development works on the site.

It is concluded that insufficient weight can be accorded to any other 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

The design, scale, massing, and materials of the proposed extension are considered to be acceptable and appropriate in this location. The single storey extension will complement the appearance and character of the existing building and will sit comfortably on the site without prejudice to the setting of the surrounding historical features.

## CONCLUSION

It is concluded from the above that the proposal is in accordance with the provisions of the development plan and that there are no other material considerations of sufficient weight that would justify the refusal of the application contrary to these provisions.

It is concluded that the proposed extension will significantly improve and enhance the visitor experience of the Park.

## RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
- 2 That the further recommended survey work as detailed in the supporting Bat Survey and Assessment by Heritage Environmental Limited, dated January 2010, shall be undertaken and the results agreed in writing with the planning authority, prior to development commencing on site.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.
- 2 To ensure that a full assessment of impacts on the potential bat resource is undertaken.