

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 MARCH 2014
REPORT ON: BROUGHTY FERRY CONSERVATION AREA APPRAISAL
REPORT BY: DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 134-2014

1 PURPOSE OF REPORT

- 1.1 Reference is made to Report 415-2013 to the City Development Committee meeting on 28 October 2013 wherein the Committee agreed to remit the Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisal and to report back with the results of the consultation process.
- 1.2 The purpose of this report is to present the findings of the consultation process.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Conservation Area Appraisal as supplementary guidance to the Local Development Plan; and refers the Appraisal to the Development Management Committee for approval as a material planning consideration;
 - b remits the Director of City Development to cancel the existing Broughty Ferry Conservation Area Boundary;
 - c remits the Director of City Development to give notice to the Scottish Government of the designation of the new Broughty Ferry Conservation Area boundary; and
 - d remits the Director of City Development to advertise the designation in the Edinburgh Gazette and Evening Telegraph newspapers.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this report.

4 BACKGROUND

- 4.1 Report 415-2013 to the City Development Committee meeting on 28 October 2013 remitted the Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisal and to report back with the results of the consultation process.
- 4.2 The Consultation process commenced on Friday 13 December 2013 and was concluded on Friday 24 January 2014. A total of 6 formal responses were received as a result of the consultation process.
- 4.3 Five of the responses were extremely positive, supporting the proposed comprehensive extension to the Conservation Area boundary. The comments were as follows:
- a Historic Scotland
“The layout and presentation is similar to the Dundee Central Conservation Area Appraisal and it works well. It gives a good understanding of the importance and significance of the Conservation Area.

The proposed changes in the boundary are welcomed (taking in more of the grid street pattern up to the railway line) and a more comprehensive approach is better for completeness."

b Broughty Ferry Community Council

"We are pleased to see that the core retail frontage of Broughty Ferry is included in this appraisal.... It is desirable to consider the importance of the area as a whole giving preference and more weight to the much larger areas of greater merit.

The Community Council suggested further possible extension to the boundary of the Conservation Area;

"It is suggested the conservation area can be further extended to include a part of Gray Street north of the railway line. This would take in an attractive tenement block with a post office, hairdresser and chemist on the ground floor. The C-listed Cabmen's Shelter on the opposite side of the road would also be included.

We think that the "east character area" should be extended along the Esplanade to include the house Eastcott and its listed neighbour the Glass Pavilion.

This is an opportunity to include an area of attractive Victorian and early Twentieth Century housing by extending the boundary along the south of Monifieth Road from St Vincent Street to just before Panmure Street and then south to the railway line."

After review of the consultation responses it has been proposed to further extend the Conservation Area boundary to include a number of areas:

- The Cabmen's Shelter on Gray Street; and
- land to the East of Rugby Terrace including the former putting green, tennis courts, Eastcott and The Glass Pavilion.

- 4.4 The Cabmen's Shelter was considered to represent a crucial link in the transport system, with close associations with the nearby Railway Station. Therefore, it was considered an important element of the existing Broughty Ferry Conservation Area.
- 4.5 It is considered more appropriate to include the properties located to the north of Gray Street and along Monifieth Road within the adjacent Forthill Conservation Area. On review of the Forthill Conservation Area, the proposed extensions shall be put forward for public consultation. The existing railway line provides a definitive boundary to the Broughty Ferry Conservation Area and to the North the Forthill Conservation Area commences.
- 4.6 The extension to the east of Rugby Terrace is seen as making a positive contribution to the character and appearance of the Broughty Ferry Conservation Area. The historic association with Eastcott further highlights its importance. The Broughty Ferry Community Council note that "Not only is it a large attractive late Victorian/Edwardian house in its own right, it was also the home of a distinguished son of Broughty Ferry, Sir Francis Mudie."
- 4.7 The finalised Broughty Ferry Conservation Area Boundary can be seen in Appendix 1.
- 4.8 The other 3 consultee responses supported the extensions to include the Cabmen's shelter and eastern expansion from Rugby Terrace to the Glass Pavilion. Also, support for emphasising the importance of local colours to traditional properties was raised.

- 4.9 A single consultation response was received that recommended that the Conservation Area boundary not be extended. The objector stated that the Conservation Area would be a restriction to the redevelopment and investment of Broughty Ferry.
- 4.10 Conservation Area status does not restrict investment as can be seen within other Conservation Areas, for example, the multi million pound regeneration work to Lochee High Street and the environmental improvement works within the City Centre. The extensions to the existing Conservation Area would help assist to promote investment through high quality design and retain the special character and appearance of the area.
- 4.11 It is considered that the proposed boundary extensions (Appendix 1) would be in keeping with the special character and appearance of the Broughty Ferry Conservation Area and would safeguard the unique historic environment.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Scottish Government - Scottish Planning Policy (SPP) 2010.
- 7.2 Historic Scotland – Scottish Historic Environment Policy – December 2011.
- 7.3 Scottish Government - Conservation Area Management PAN 71 2004.

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