

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 27 JANUARY 2003

REPORT ON: RESTORATION AND REDEVELOPMENT OF BROUGHTY FERRY RAILWAY STATION

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 46-2003

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update members in respect of the proposal to redevelop Broughty Ferry Railway Station and in particular in respect of the applicant's failure to comply with Condition 4 of Planning Permission D24581 and Condition 2 of Listed Building Consent DLB1796 issued on 29 June 2002 and 2 August 2000 respectively.

2 RECOMMENDATIONS

- 2.1 It is recommended that in view of the circumstances outlined in paras 6.6 and 6.7 of this report, that no enforcement action be taken at present in respect of the breach of Condition 4 of planning permission D24581 and Condition 4 of Listed Building Consent DLB 1796.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from this report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Local Agenda 21 objectives have been supported by the sympathetic restoration of the Broughty Ferry Station complex. These will be further enhanced by the restoration and re-erection of the signal box and overbridge which have been retained and stored on site for further use.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Later phases of the redevelopment project will provide for improved pedestrian access for all with the replacement of the unsatisfactory Gray Street underpass.

6 BACKGROUND

- 6.1 Reference is made to Article II of the Minutes of the Development Quality Committee of 26 August when the Committee agreed, in response to the Director of Planning and Transportation Transport Report 565-2002
- a that Railtrack's request that the two year period specified in Condition 4 of planning permission D24581 issued on 29 June 2000 be extended to a period of 2 years six months ie until 29 December 2002.

- b that Railtrack's request that the two year period specified in Condition 2 of listed building consent DLB/1796 issued on 2 August 2000 be extended until 29 December 2002.
- c that if no scheme has been submitted to the Council by Railtrack plc by 29 December 2002 in accordance with the respective conditions that appropriate enforcement action should take place.
- d to remit the Director of Planning and Transportation to convene an early meeting of the Broughty Ferry Station Steering Group to pursue the business outlined in Para 6.10 of the Directors report.

6.2 The wordings of the Conditions referred to above are as follows:

Planning Permission D24581 – Condition 4

“the timber footbridge, signal box and Cabmen's shelter shall be re-erected within the application site, in accordance with a scheme which has gained the prior approval of this Council and Historic Scotland, within two years of the date of this consent unless otherwise first agreed in writing with this Council.”

Listed Building Consent DLB – Consent 2

“the timber footbridge, signal box and Cabmen's shelter shall be re-erected within the application site, in accordance with a scheme which has gained the prior approval of this Council and Historic Scotland, within two years of the date of this consent unless otherwise first agreed in writing with this Council.”

- 6.3 In respect of Remit (d), a meeting of the Steering Group took place on 13 December 2002 when representatives of Network Rail (successor to Railtrack) and Morrison Construction Ltd made a joint presentation to inform the Group in particular on progress with Phase II of the project. This relates to the identification of a commercial operator to occupy a refurbished former Stationmasters House and Waiting Rooms.
- 6.4 The meeting noted, with satisfaction, the standard of restoration work which had been achieved in Phase 1 of the project but were concerned that despite the protracted negotiations which had been taking place with interested parties and the advanced stage which architectural detailing had reached, that no planning or listed building applications had been made in pursuit of the reuse, refurbishment and extension of the south platform building as a restaurant. As a consequence, it would now not be possible to comply with the revised timescales specified in the conditions.
- 6.5 Following discussions it was agreed that Morrison Construction Ltd would make arrangements for the submission of planning and listed building applications at an early date and in any event prior to 8 January 2003. If this specification was not met the Director of Planning & Transportation indicated that he would have no alternative but to recommend formal enforcement action to the January 2003 Development Quality Committee.
- 6.6 Members are advised that on 9 January 2003 the Council received planning and listed building consent applications in respect of the change of use and extension of

the existing south platform buildings to accommodate a restaurant and the re-erection of the signal box. These applications will be subject to consultation in the normal way and will be considered by the Council in due course.

- 6.7 Whilst it would be inappropriate to prejudice the outcome of the application process, it is likely that, if the applications are recommended for approval, specific time-limiting conditions will be proposed concerning the re-erection of the signal box.
- 6.8 Accordingly, it is recommended that as the new applications have now been lodged, it would be inappropriate to initiate the enforcement actions (in respect of the breaches of the condition applied to the previous permissions as detailed above) at this time, although this will remain as an option for the Committee in the future.
- 6.9 The Steering Group also received, for information, preliminary proposals for the redevelopment of the Queen Street Car Park site and it was agreed that further discussions with the Council as owner and local planning authority would be required on matters of both principle and detail.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Report 565-2002 by the Director of Planning & Transportation to the meeting of the Development Quality Committee of 26 August 2002.
- 8.2 Article II of the Minutes of the meeting of the Development Quality Committee of 26 August 2002.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Building Quality Manager

IGSM/IAR/MS

13 January 2003

Dundee City Council
Tayside House
Dundee