

KEY INFORMATION

Ward East End

Proposal

Over cladding of existing building and creation of new covered entrance and atrium and surfacing and lighting of west car park.

Address

Gardyne Campus
Gardyne Road
Dundee

Applicant

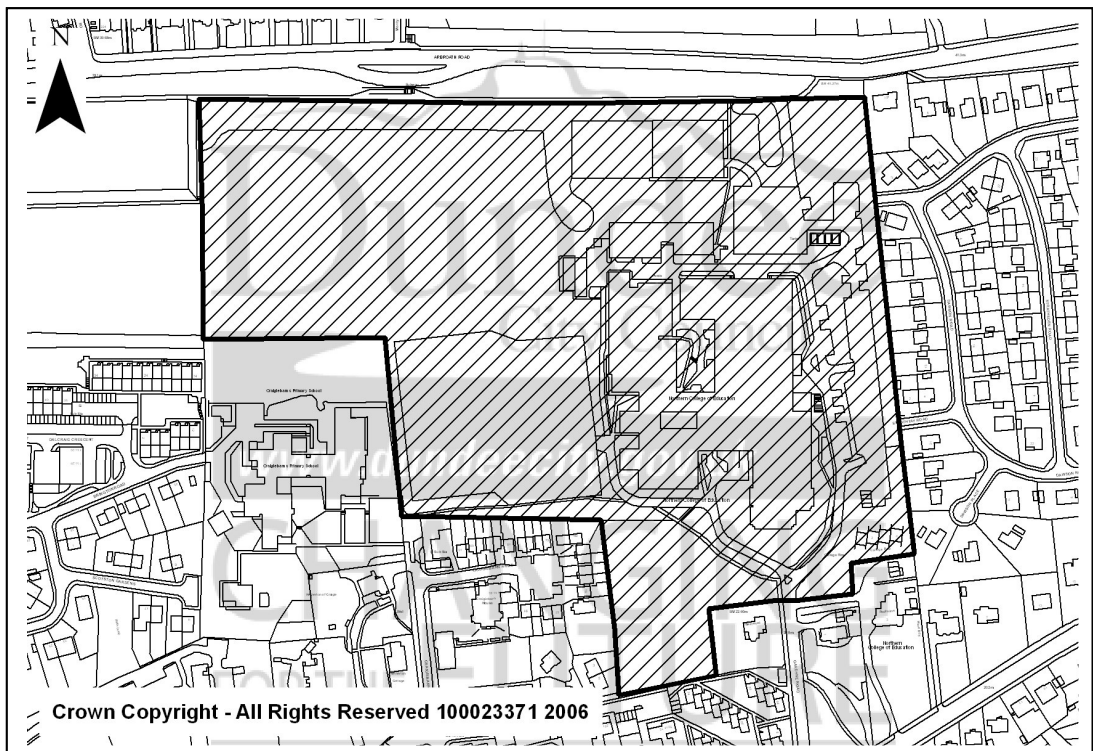
Dundee College
Gardyne Campus
Gardyne Road
Dundee DD5 1NY

Agent

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53 Bothwell Street
Glasgow G2 6TS

Registered 20 Sept 2007

Case Officer C Walker



Proposed Refurbishment of Former College of Education in Gardyne Road

The proposed over cladding, new covered entrance, atrium and the surfacing and lighting of a car park is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development complies with the adopted Local Plan and the concerns of the objector about possible flooding can be covered by a planning condition. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for a major refurbishment of the Dundee College Gardyne Road campus. The plans include the formation of a new internal courtyard, the cladding of the exterior of the building and the surfacing and lighting of the western car park.
- Policies 28 and 29 of the Dundee Local Plan Review 2005 relate to further education development.
- A letter of objection was received from the occupiers of a property to the south of the western car park. Their concern relates to surface water run off from this car park which they state has caused flooding in the past.
- The proposal complies with the adopted Local Plan and the concerns of the objector about possible flooding can be covered by a planning condition.
- The proposed redevelopment will significantly enhance the design quality of the existing buildings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a major refurbishment of the Dundee College Gardyne Road campus. The plans include the demolition of 2 single storey sections on the southern side of the building and the top storey level, the formation of a new internal courtyard or atrium in the centre of the building and the cladding of the exterior of the building in a light grey aluminium rain screen. It is proposed to form a new entrance point on the western side of the building and to surface the western car park in pavements and provide new lighting.

SITE DESCRIPTION

The site comprises the Dundee College Gardyne Road campus, extending to some 11 hectares. The buildings are of modern design but now have a somewhat dated appearance. The buildings sit on the eastern side of the campus with car parks to the north and east and an extensive paved car park to the west. There are playing fields to the north west of the campus. Access to the campus is from Gardyne Road to the south.

The campus is surrounded by houses to the east and south. To the north is the Arbroath Road and to the west is Craigiebarns Primary School and Craigie High School.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance:

The site is covered by Policy 28 which states that the Council will support further education development. Policy 29 states that the Council will support the development of appropriately detailed Masterplans to provide a strategic context for the consideration of individual development proposals in locations such as this.

Scottish Planning Policies, Planning Advice Notes and Circulars

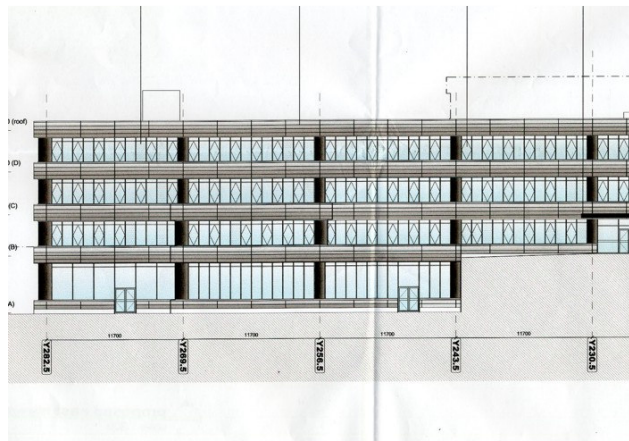
There are no statements of Government policy relevant to the determination of this application.

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

An application for planning permission to redevelop the campus was withdrawn by the applicants in August 2007 because they wished to amend their proposals - application 07/00213/FUL refers.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from the occupiers of a property to the south of the western car park. Their concern relates to surface water run off from this car park which they state has caused flooding in the past.

Copies of this letter are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

No adverse comments on the development were received from Statutory Consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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.

Policy 28 encourages further education development at this location. In addition Policy 29 states that the Council will support the development of appropriately detailed Masterplans to provide a strategic context for the consideration of individual development proposals in locations such as this.

It is considered that the proposed development is entirely in conformity with Policy 28. It will enhance the design quality of the existing buildings and provide a much more attractive educational environment. The major facilities within the campus, including the theatre and swimming pool are unaffected by the proposed development. In terms of Policy 29, the applicants have stated that they have no plans in place for the remainder of the campus at this time. This is a matter that can be developed in conjunction with the applicants in the future and it is considered that there is nothing in the current proposals that would prejudice the development of an appropriate Masterplan for the campus.

It is concluded from the foregoing that the proposal complies with the adopted Local Plan.

Other Material Considerations

The other material consideration to be taken into account is the concerns of

the objector. The western car park sits high above the houses at Craigeibarn Road to the south and there have been instances of surface water run off in the past. The applicants are aware of this and have submitted drainage layouts which include porous construction and storm water retention. These plans have been assessed by the Council and it is considered that the development will not add to any existing problems and should improve matters by providing storage. It is suggested that should Members be minded to approve the application a condition should be imposed to cover the issue of surface water run off.

It is concluded from the foregoing that the concerns of the objector can be addressed by a planning condition and that planning permission should be granted in accordance with the Development Plan.

Design

The existing buildings have a somewhat drab and dated appearance and the proposed redevelopment will significantly enhance the design quality of the existing buildings and provide a much more attractive educational environment. The new atrium will introduce light into the centre of the building and the cladding of the exterior, redevelopment of the western car park and formation of the new entrance will provide a much more attractive finish to the campus.

CONCLUSION

The proposed development complies with the adopted Local Plan and the concerns of the objector about possible flooding can be covered by a planning condition.

RECOMMENDATION

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 A sample of the proposed rain screen cladding 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.

- 3 Details of an enhanced landscaping scheme for the west car park, which shall include the planting of more trees amongst the parking bays and shall specify the species and size of trees and shrubs shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. Any trees or shrubs removed, dying, being severely damaged or diseased within 5 years of planting shall be replaced promptly on a like-for-like basis.
- 4 The drainage of the western car park shall be designed to ensure that surface water run off is retained within the site and attenuated. A raised kerb shall be provided at the south and south west boundaries of the car park and details of these proposals shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To prevent surface water run off to adjoining properties to the south of the site in the interests of residential amenity.