

KEY INFORMATION**Ward** Strathmartine**Proposal**

Demolish existing entrance building for a new wildlife visitor centre, including education suite, shop and cafe/restaurant

Address

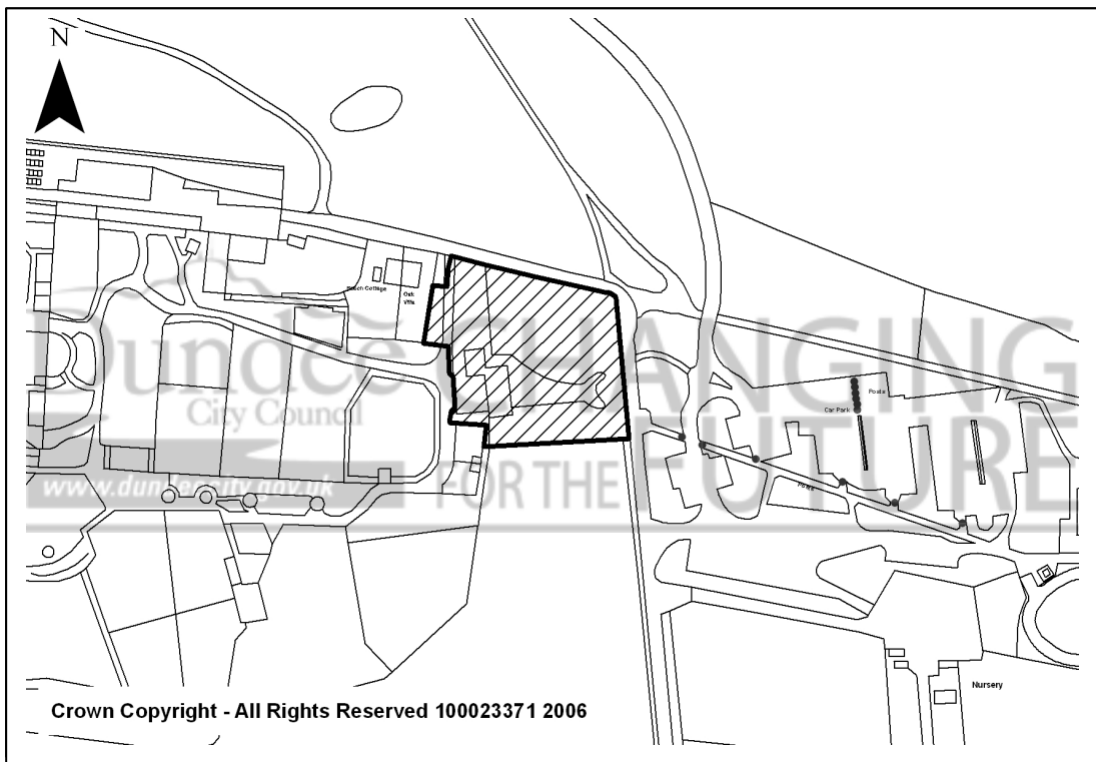
Demolish Existing Entrance Building for a New Wildlife Visitor Centre, including Education Suite, Shop and Cafe/Restaurant

Applicant

Director of Leisure and Communities
Dundee City Council
Central Library
Wellgate, Dundee

Agent

City Architectural Services
Officer
Dundee City Council
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Registered 2 April 2009**Case Officer** D Gordon

Proposal for New Wildlife Centre in Camperdown Park

A new wildlife visitor centre, including education suite, shop and cafe/restaurant is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

SUMMARY OF REPORT

- Permission is sought for the demolition of the existing entrance building and the erection of a new wildlife visitor centre at Camperdown Park.
- The applicants have undertaken the statutory neighbour notification procedure in addition to the proposals being advertised as a 'Bad Neighbour' development (use as cafe/restaurant). No objections or representations to the proposals from members of the public have been received.
- The proposal is considered to be consistent with the relevant policy considerations of the Dundee Local Plan Review 2005. It is concluded that the development will not adversely impact on the visual quality or the setting of the local area. The proposals will also improve the visitor experience of the wildlife centre
- The application is recommended for approval subject to conditions. There are no material considerations of sufficient weight that would justify the setting aside of the development plan policies and refusing this application.
- The Council are the owners of the application site. As the proposals are in accordance with the relevant policy considerations there is no requirement to refer this application to the Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

RECOMMENDATION

The design, appearance, siting, finishing materials and external works associated with the proposed new wildlife visitor centre are considered to be acceptable and in accordance with the relevant policies of the development plan. There are no material considerations of sufficient weight that would justify departing from the policies of the development plan. Therefore the application is recommended for **APPROVAL subject to conditions**.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the demolition of the existing wildlife centre entrance building, shop and stores and the erection a new visitor centre to include a shop, cafe/restaurant, toilets and an education/exhibition area. The existing building measures 105m² in floor area with the proposed replacement building measuring approximately 297m². The facility will be pitched roof in design and will be finished in horizontal larch boarding (walls) and an aluminium standing seam roof. Roller shutters are to be provided on the north, south and east elevations for after hours security purposes.

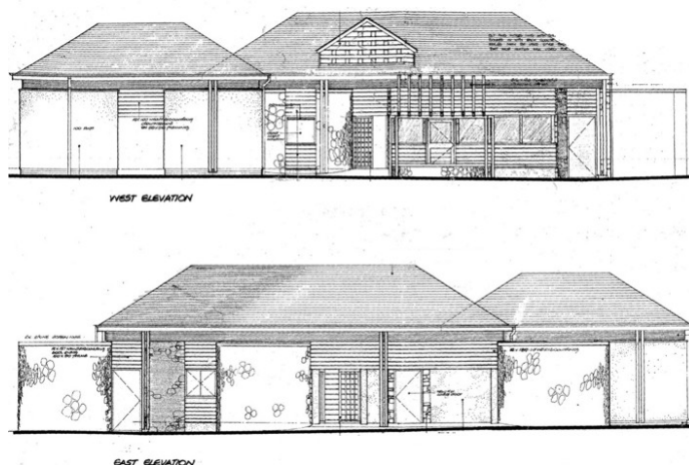
The main public access into the centre will be from the east side and will lead into a central core reception area and shop. To the left of the reception is the proposed cafe restaurant that will provide approximately 80 internal covers. This facility will have a predominantly glazed frontage with double doors on the south elevation allowing access from the cafe to a south facing external terrace. To the right of the reception there will be the toilet facilities for the centre and a large exhibition/education area with a floor area of approximately 80m². This area will have access to an external terrace located on the north side of the building. The entrance to the wildlife park is to be located on the west side of the building.

The proposals also involve improvement works to the curtilage of the new building including the provision of seating, terraced areas and palisade fencing. Several trees and bushes on the east side of the existing building are to be removed as part of the redevelopment proposals. Car parking is to be provided within the existing spaces that are located to the east of the site.

The existing toilet block located to the west of the existing entrance building is to be retained and the pebble dashed walls overlaid with horizontal larch boarding to match the proposed new centre.

SITE DESCRIPTION

The site is located to the west side of Camperdown Park to the north of Liff Road and to the south of Camperdown House.



The site is relatively flat and accommodates a single storey, slate roof entrance facility to the Wildlife Centre. This building has a predominantly stone frontage and is accessed from the internal park road located to the east. A single storey pebble dash toilet block with a pitched slate roof is located adjacent on the north west side of the building. A number of mature trees are evident within the site which gives the existing facility a secluded appearance.



To the east of the site is the main car park for the Park, to the west is the Camperdown Wildlife Centre and 3 residential properties. To the south is the Camperdown golf course. Camperdown House is located approximately 327 metres to the north of the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Employment Policy 5: Leisure and Tourism.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and

enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

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:

- the broad principles of criteria listed in Policy 66A are satisfied; or
- 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 Of Local Nature Conservation Importance - development proposals must not adversely affect the nature conservation qualities of Sites of Importance for Nature Conservation or Local Nature Reserves. Any

development proposals affecting these sites must be accompanied by an ecological or similar assessment that details the likely impacts of the proposal on the conservation interests of the designation, along with proposed mitigation measures.

Development proposals that improve the conservation and educational value of Community Wildlife Sites shown on the Proposals Map will be generally supported. The conservation status of Community Wildlife Sites will be monitored and reviewed accordingly as improvements are implemented. Development proposals affecting Community Wildlife Sites will be resisted where their conservation and educational value have been significantly improved.

There will be a presumption against the development of semi-natural greenspaces within Wildlife Corridors shown on the Proposals Map, to minimise physical barriers to continuity, safeguard ecological integrity and promote biodiversity conservation. The Council will promote sympathetic maintenance of Wildlife Corridors to improve their nature conservation, community and educational value.

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

The proposal will result in the demolition of an existing building and the development of the site for a modern barrier free visitor centre that will significantly enhance the environmental quality of the area. 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 the site that is of direct relevance to the



determination of the proposal under consideration.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. In addition, the proposals have been advertised in the local press, under Section 34 of the Act, as a 'bad neighbour' development (provision of cafe/restaurant).



No objections or representations from members of the public have been received.

CONSULTATIONS

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

OBSERVATIONS

Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 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.

The proposal under consideration involves the removal of the existing entrance building and its replacement with a new wildlife visitor centre with associated facilities. The terms of the development are detailed in the "Description of Proposal" section of this report above.

It is considered that the proposal to remove the existing building and replace it with a structure of the size, scale and design proposed is to be welcomed. The single storey appearance of the centre together with the appropriate use of finishing materials will ensure that the building will sit comfortably in the local area without prejudice to the setting of the surrounding historical features. The applicants have submitted a Design Statement to accompany their application. In light of the above, the proposals are considered to be consistent with the aims of Policy 55 (Urban Design) of the Local Plan.

The redevelopment of the existing site for the new facility ensures that the proposals will not adversely impact on the open space provision of the local area. In this respect, the application is considered to be consistent with the

terms of Policy 66B (Protection of Other Open Space) of the Local Plan.

It is considered that the proposed new visitor centre, by its very nature, will significantly improve and enhance nature conservation and education in the area. In this respect, the plans are considered to be consistent with the aspirations of Policy 70 (Semi-Natural Greenspaces of Local Nature Conservation Importance) of the Local Plan.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

It is considered that there are no material considerations that are of direct relevance to the determination of this application. It is therefore recommended that planning permission be granted with conditions.

Design

The layout, design, appearance and scale of the proposed new wildlife visitor centre are considered to be acceptable in this location. The building will be single storey and this, combined with the use of appropriate finishing materials, allows the facility to sit comfortably on the proposed site without prejudice to the setting of the surrounding historical features or the amenities of the adjacent occupiers.

CONCLUSION

It is concluded from the above that the proposed development is in accordance with the relevant provisions of the development plan.

The removal of the now relatively dated and secluded existing building from the site is to be welcomed. The design and appearance of the new centre is considered to be appropriate for the area and the use of appropriate finishing materials will ensure that the building does not detract from the visual quality of the surrounding area. It is also anticipated that the new facility will significantly improve and enhance the visitor experience of the centre.

The Council has ownership of the land the subject of this application. As the proposals are in accordance with the relevant policies of the development plan there is no requirement to notify the Scottish Ministers of the

application under the provisions of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

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 Samples of the finishing materials 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.

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.