

DEVELOPMENT MANAGEMENT SUB COMMITTEE
17TH FEBRUARY, 2011

PLANNING APPLICATIONS WHICH ARE THE SUBJECT OF WRITTEN REPORTS

DEVELOPMENT PLAN DEPARTMENT

3. DANESTONE MARKET GARDENS (OFF LAUREL AVENUE), DANESTONE. With reference to Article 2 of this minute wherein the Sub Committee considered a report in respect of Danestone and Tillydrone (Third Don Crossing (100135)), the Sub Committee had under consideration a report by the Head of Planning and Sustainable Development on the application (100150) for removal of a 44 metre section of the north boundary wall and 30 metre section of the south boundary wall of Danestone Market Gardens, off Laurel Avenue, Danestone.

The report before members contained a description of the site and surrounding area; contained also the detail of consultation response received from Historic Scotland, which highlighted they are content with the principle of the partial demolition of the Category B Listed Danestone walled garden, on the grounds of public benefit; advised that one letter of representation had been received in respect of the proposal and the views expressed therein; identified the planning policy and considerations arising and against which the application would fall to be assessed; and provided a detailed evaluation of the proposal in light of the policy position and other material planning considerations to be taken into account.

The report recommended:-

that the Sub Committee indicate the willingness to approve the application subject to referral to the Scottish Ministers and upon the following conditions:- (1) That the proposal that is the subject of this listed building consent, for the partial demolition of the Category B listed garden walls, should be implemented only as part of a wider scheme for the development of the Third Don Crossing (approved under application reference 100135, or other such application subsequently approved). That development shall not take place unless there has been submitted to, and approved in writing by, the planning authority a scheme showing the phasing of development. Thereafter the proposal shall be implemented in complete accordance with the scheme as so agreed. (2) That no development shall take place unless there has been submitted to, and approved in writing by, the planning authority, details of works to the listed

octagonal tower in order to preserve its structural integrity. These shall take place in complete accordance with the scheme as so agreed, within 6 months of the new road being brought into use.

At this point, the Convener indicated that in view of the inter-relationship of the application with the application referred to in the previous article and given its referral (article 2 of this minute) to Council under Standing Order 36(3), the Sub Committee agree that the application under consideration in respect of the removal of sections of the north and south boundary wall at Danestone Market Gardens also be dealt with by Council.

The Sub Committee resolved:-

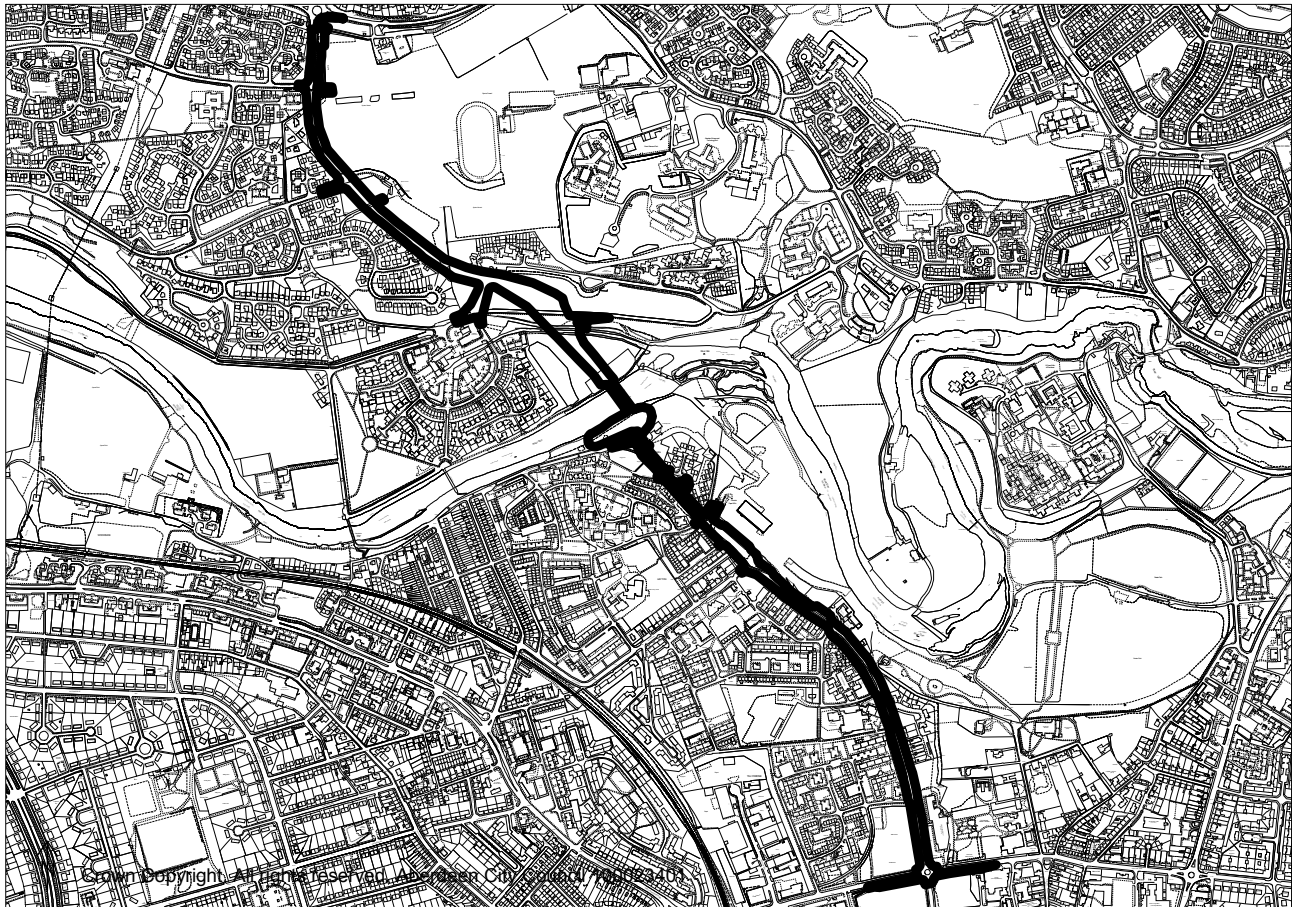
that the application be referred simpliciter to Council for determination in association with the application for the Third Don Crossing.

DANESTONE MARKET GARDENS, (OFF
LAUREL AVENUE) DANESTONE

REMOVAL OF 44M SECTION OF THE
NORTH BOUNDARY WALL AND 30M
SECTION OF THE SOUTH BOUNDARY
WALL

For: Aberdeen City Council

Application Ref.	: P100150	Advert	: Listed Building
Application Date	: 01/02/2010	Advertised on	: 17/02/2010
Officer	: Lucy Greene	Committee Date	: 17/02/2011
Ward: Dyce/Bucksburn/Danestone(R Clark/B Crockett/M McDonald/ G Penny)		Community Council	: No comments



RECOMMENDATION: Willingness to Approve, Subject to referral to Scottish Ministers as the application relates to a Category B listed structure

DESCRIPTION

The application site extends from the roundabout junction of the Parkway A90(Trunk Road) with Whitestripes Avenue and Fairview Street, southward across open space just to the east and parallel with the edge of Danestone.

The site includes an approximately 27.5m wide section through the Category B listed Danestone Walled Garden and runs to the east of Grandholm. The walled garden dates from the 18th century and currently consists of walls on three sides with associated buildings to the east side, including a glazed lean to on the wall to east. The garden is roughly rectangular in shape. The walls consist of 1.9m high and 3.6m high stretches of wall, in red brick, around the north and west sides of the garden; and, 1m high stone wall to the south side.

The site crosses the River Don to join up with Gordon's Mills Road and Tillydrone Avenue in Tillydrone and includes a strip of land centred on but wider than the existing roads. The southern most extremity of the site is the roundabout at the junction of Tillydrone Avenue, St Machar Drive and Bedford Road and short lengths along St Machar Drive. The site varies in width between 25m and approximately 120m adjacent to the River and 75m to the east of Grandholm.

The site includes open space adjacent to residential areas, a Category B listed walled garden, the River Don and residential land in the form of gardens and a disused house, as well as existing roads.

The Category A listed Grandholm Mill lies approximately 85m from the edge of the application site.

From the point where Tillydrone Road meets Tillydrone Avenue, close to Benholm's Lodge, known as the Wallace Tower, the properties on the east side of Tillydrone Avenue lie within the Old Aberdeen Conservation Area.

PROPOSAL

An application (reference 100135) for full planning permission to develop an additional crossing of the River Don, together with a new stretch of road to join the new bridge to the existing road network to the north of the Don is also on the agenda for this meeting. The existing roads to the south of the River would be altered to be slightly realigned, upgraded and cycle paths added. An Environmental Impact Assessment has been carried out and an Environmental Statement submitted in relation to the abovementioned planning application.

The proposed road would cut through the Category B listed wall to the Danestone Walled Garden, with the octagonal summerhouse or dovecote remaining on the west side of the road and the existing building remaining on the eastern side of the road. Access would be provided from the proposed road to the house and buildings to the east. Almost the entire length of the two side walls would be demolished, including the north west corner and part of the end wall.

The proposal involves the removal of most of walls to the garden, with only the southern corner and partial lengths of wall to the west and south sides of the garden remaining, along with a length of wall near to the buildings in the north corner.

The walled garden would essentially no longer remain if the application works were to be implemented.

The Environmental Statement (ES) submitted in respect of the planning application includes looking at the impact on listed buildings. Most notably of these is the Category B listed Danestone walled garden, most of which would be removed if the proposal were to be implemented. The ES refers to mitigation works to the octagonal tower / dovecote.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application accompanies the planning application (100135) also on the agenda for this Sub-Committee.

CONSULTATIONS

ROADS SECTION – No comments

ENVIRONMENTAL HEALTH – No comments

COMMUNITY COUNCIL – No comments

HISTORIC SCOTLAND – Confirm in respect of the planning application, that they are content with the principle of the partial demolition of the Category B listed Danestone Walled Garden, which is accepted on the grounds of public benefit.

REPRESENTATIONS

One letter of objection has been received. This is on the grounds that the proposal would destroy an area of Danestone which has great character and probably historic interest. The wall is stated as being part of a conservation area that houses many species of birds, animals and protected trees.

Removal of the wall have a disastrous effect on the conservation area. The objector also refers to the planning application proposal for the new road, as having a disastrous effect on the conservation of the area, to the detriment of the quality of life of the residents.

PLANNING POLICY

The planning authority has a statutory duty to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

In the Aberdeen City and Shire Structure Plan, the objective relating to the quality of the environment is to make sure that new development maintains and improves the region's important built and cultural assets.

One of the objectives of the structure plan is to encourage economic growth, while at the same time improving the essential strategic infrastructure necessary to allow the economy to grow over the long term.

In the adopted Aberdeen Local Plan 2008, paragraph 3.10.1 states that it is important that alterations do not destroy the features of the building that make it worthy of listing.

EVALUATION

The application proposal would destroy the character of the Category B listed walled garden, although some of the structure, including the octagonal summerhouse, would remain, it would be out of context and not part of a coherent built form.

Historic Scotland accept the partial demolition of the listed garden walls, as being justified by the public benefit of the proposed road and Third Don Crossing. The economic and traffic benefits of the Third Don Crossing are described in detail in the report on the planning application and the proposal is included in the Aberdeen City and Shire Structure Plan and the local and regional transport strategies.

The proposal would not accord with the aims of the structure plan, or adopted local plan in terms of listed buildings. However, the structure plan also has economic growth as one of its objectives and this therefore needs to be balanced against the desire to preserve historic buildings. It is considered that the granting of listed building consent is justified on the basis of public benefit from the wider development. It is therefore considered that the granting of any consent should be conditional upon the demolition being required as part of the road scheme.

RECOMMENDATION: Willingness to Approve, subject to referral to the Scottish Ministers and the following conditions:

(1) That the proposal that is the subject of this listed building consent, for the partial demolition of the Category B listed garden walls, should be implemented only as part of a wider scheme for the development of the Third Don Crossing (approved under application reference 100135, or other such application subsequently approved). That development shall not take place unless there has been submitted to, and approved in writing by, the planning authority a scheme showing the phasing of development. Thereafter the proposal shall be implemented in complete accordance with the scheme as so agreed – in the interests of a listed building

(2) That no development shall take place unless there has been submitted to, and approved in writing by, the planning authority, details of works to the listed octagonal tower in order to preserve its structural integrity. These shall take place in complete accordance with the scheme as so agreed, within 6 months of the new road being brought into use - in the interests of preserving a listed building

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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12 March 2010

Planning Application Ref. No 100150

I write to oppose the Planning Application Ref. no 100150 which proposes the demolition of walls currently surrounding the Danestone Market Gardens. The removal of these walls will destroy an area of Danestone which has great character and probable historic interest.

The wall is a sympathetic part of a conservation area which houses many species of birds, animals, plants and Yew trees which are protected.

Removal of this wall would have a disastrous affect on this conservation area.

The reason behind the proposal the building of a road and a third bridge over the River Don will lead to a currently secluded area becoming a "rat run" for traffic and will have disastrous effects on the conservation of the area and will ultimately impact on the quality of life of the residents in this area.

Yours faithfully

Margaret J C Main MBE