

Perth and Kinross Council
Development Control Committee – 20 January 2010
Report of Handling by Development Quality Manager

General re-pointing and repairs at Dunkeld Bridge Over River Tay, Dunkeld

Ref. No: 09/01462/LBC
 Ward No: N5- Strathtay

Summary

This report recommends approval of the application for general re-pointing and repairs as the development is considered to comply with the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 The Dunkeld Bridge is Category A Listed and is the vehicular and pedestrian crossing of the Tay linking the villages of Dunkeld and Birnam.
- 2 The proposal is for repair works to the bridge which include removal of vegetation, pointing, stonework indentation and removal of gunite.
- 3 The bridge is 208 metres long with seven segmental arches constructed of ashlar blocks.

NATIONAL POLICY AND GUIDANCE

Scottish Planning Policy 23: Planning and the Historic Environment:

- 4 Sets out the national planning policy for the historic environment and indicates how the planning system will contribute towards the delivery of Scottish Ministers' policies as set out in the current Scottish Historic Environment Policy (SHEP) produced by Historic Scotland.

Scottish Historic Environment Policy (SHEP):

- 5 Sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.

DEVELOPMENT PLAN

- 6 The Development Plan for the area comprises of the approved Perth and Kinross Structure Plan 2003 and the adopted Highland Area Local Plan 2000.

Perth and Kinross Structure Plan 2003

- 7 The principal relevant policies are in summary:

Sustainable Communities Policy 9

- 8 The policy notes that local plans will ensure new development makes a positive contribution to the identity, character and quality of the built and historic environment; contributes to sustainable development through energy conservation, efficiency through design, site layout and where possible, the use of local materials.

Environment and Resources Policy 8

- 9 The policy seeks to ensure that the rich and varied cultural heritage resources of Perth and Kinross are recognised, recorded, protected and enhanced as appropriate. It specifies that new development which would adversely affect Listed Buildings or their settings will not be permitted unless there is a proven public interest where social, economic or safety considerations outweigh the cultural interest in the site

Highland Area Local Plan 2000

- 10 The principal relevant policy is in summary:

Policy 29: Listed Buildings, seeks to encourage the restoration, correct maintenance and sensitive enhancement of buildings on the Statutory List.

OTHER POLICIES

- 11 Historic Scotland's Guidelines for the Detailed Consideration of Listed Building and Conservation Area Consent Cases (formerly part of the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998).

SITE HISTORY

- 12 09/00316/LBC Installation of a plaque at Dunkeld Bridge over River Tay
Dunkeld – application withdrawn

CONSULTATIONS

- 13 No consultations

REPRESENTATIONS

- 14 No letters of representation received

ADDITIONAL STATEMENTS

- | | | |
|----|---|--------------|
| 15 | Environmental Statement | Not required |
| | Screening Opinion | Not required |
| | Environmental Impact Assessment | Not required |
| | Appropriate Assessment | Not required |
| | Design Statement or Design and Access Statement | Not required |

APPRAISAL

Policy

- 16 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. The determining issues in this case are whether: - the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy. The most relevant policy of the Highland Area Local Plan (HALP) in this instance is Policy 29.
- 17 The proposal complies with Policy 29 of the Highland Area Local Plan 2000 as the proposal restores the bridge and is correct maintenance and sensitive enhancement in terms of the works that are proposed.

Listed Building

- 18 The bridge is Category A Listed and the information supplied confirms that the bridge is in need of repair. The works include removal of vegetation, pointing, stonework indentation and removal of gunite. The vegetation growth to be removed is on the piers and cutwaters. The pointing is to be done by hand using a lime mortar. The stone work indentation is to be done on the arch voussoirs with stone to match. The gunite skin (which is a mixture of cement, sand or crushed slag, plus water, sprayed over reinforcement as a lightweight concrete construction) is to be removed from the arch rings of the bridge. Included is a detailed schedule of works/method statement.
- 19 The Conservation Officer has no objection to the proposal and has recommended conditions.
- 20 As the building is Category A Listed and as the council is the applicant Historic Scotland are the determining body. They are minded to grant listed building consent subject to conditions which are included in the recommendation section of this report.

LEGAL AGREEMENTS REQUIRED

- 21 No legal agreement required

DIRECTION BY SCOTTISH MINISTERS

- 22 Under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 section 73 there is a direction by the Scottish Government in respect of notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 23 The re-pointing and repairs are deemed necessary and are acceptable in terms of the submitted plans and schedule of works/method statement. The proposal is considered to comply with the terms of the Development Plan, subject to conditions, and no material considerations exist which would outweigh the contents of the Development Plan.

RECOMMENDATION

A Approve the application for the following reasons:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 No alterations or amendments shall be made to the details contained in the approved plans and method statement unless so indicated by conditions attached to this consent or agreed in writing with the Scottish Ministers.
- 3 Precise details of the individual stones intended to be indented shall be provided, indicated on a drawing and accompanied by referenced photographs, for the written approval of Scottish Ministers, before the commencement of works.
- 4 Any proposed replacement stone should match that existing as closely as possible, including physical characteristics, visual appearance, weathering performance and finishing/tooling. Analytic evidence to demonstrate this should be provided, and samples of the selected stone should be made available on site, all for the approval of Scottish Ministers, before the commencement of works.
- 5 Pointing and other mortar work shall be carried out using a lime mortar specification based as closely as possible on an analysis of the existing historic mortar.
- 6 A method statement for the removal of the gunite skin shall be provided for the written approval of Scottish Ministers, prior to the commencement of works.

Reasons:

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended by section 20 of the Planning etc. (Scotland) Act 2006.
- 2 In order to safeguard the character and appearance of the statutorily listed building.

- 3 To ensure that replacement of historic fabric is the minimum necessary.
- 4-6 In order to safeguard the character and fabric of the statutorily Listed Building.

B Procedural Notes

If the decision of this Committee is to approve the application then consent shall not be issued until such time as the decision has been formally ratified by Historic Scotland.

C Justification

- 1 The proposal is considered to comply with the terms of the Development Plan, subject to conditions, and no material considerations exist which would outweigh the contents of the Development Plan.

Background Papers: None

Contact Officer: Joanne Ferguson – Ext 75320

Date: 14 December 2009

Nick Brian
Development Quality Manager

Repointing & repairs, Dunkeld Bridge, Dunkeld



GIS by ESRI (UK)



Scale : 1:2500

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

| | |
|---------------------|-------------------------|
| Organisation | Perth & Kinross Council |
| Department | Planning |
| Comments | |
| Date | 23 December 2009 |
| SLA Number | 100013289 |

