

Perth and Kinross Council
Development Control Committee – 2 June 2010
Report of Handling by Development Quality Manager

**Installation of a commemorative plaque at Dunkeld Bridge, over River Tay,
Dunkeld**

Ref. No: 09/01463/LBC
Ward No: N5- Strathtay

Summary

This report recommends approval of the application for the installation of a commemorative plaque as the development is considered to comply with the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 Dunkeld Bridge is a Category A Listed structure and is the vehicular and pedestrian crossing of the Tay linking the villages of Dunkeld and Birnam. The bridge is 208 metres long with seven segmental arches constructed of ashlar blocks.
- 2 The proposal is to retain the existing plaque, which was erected in 1809, in situ and locate a new plaque on the opposite northwest side of the bridge, attached to the stone parapet. The new plaque is to commemorate the 200th anniversary of the bridge, in 2009; the plaque was temporarily mounted on the railings next to the bridge for the unveiling and has remained there since. This application is to secure a permanent location for the plaque.

NATIONAL POLICY AND GUIDANCE

The Scottish Planning Policy 2010

- 3 This SPP is a statement of Scottish Government policy on land use planning and contains:
 - the Scottish Government's view of the purpose of planning,
 - the core principles for the operation of the system and the objectives for key parts of the system,
 - statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
 - concise subject planning policies, including the implications for development planning and development management, and
 - the Scottish Government's expectations of the intended outcomes of the planning system.

Scottish Historic Environment Policy (SHEP):

- 4 It 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

- 5 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

The principal relevant policies are in summary:

Sustainable Communities Policy 9

- 6 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

- 7 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

The principal relevant policy is in summary:

- 8 Policy 28: Listed Buildings, states that there will be a presumption against works detrimental to their essential character.

OTHER POLICIES

- 9 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

- 10 09/00316/LBC Installation of a plaque at Dunkeld Bridge, Dunkeld – application withdrawn.

- 11 09/01462/LBC General re-pointing and repairs at Dunkeld Bridge, Dunkeld – application approved.

CONSULTATIONS

- 12 Historic Scotland – No objection in principle has been raised by Historic Scotland to the installation of the new plaque.

REPRESENTATIONS

- 13 No letters of representation received

ADDITIONAL STATEMENTS

14

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None
Report on Impact or Potential Impact	None submitted.

APPRAISAL

Policy

- 15 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 28.
- 16 The proposal complies with Policy 28 of the Highland Area Local Plan 2000 as the proposal does not detrimentally impact the essential character of the bridge as the original plaque is being retained.

Positioning of Plaque

- 17 The previous application, which was withdrawn, was to remove and relocate the existing plaque and erect a new plaque. The relocation of the existing plaque was not supported by Historic Scotland.
- 18 The new plaque at present is located on the railings as a temporary solution and to allow the unveiling to take place last year. There have been subsequent discussions with the Structures Section and Historic Scotland regarding an acceptable location.

- 19 The existing plaque will remain on the northeast parapet, with the new plaque located on the northwest parapet. The new plaque will be located under the coping stone and it has been confirmed by Historic Scotland that although large it will fit.

Listed Building

- 20 The installation of the plaque will be undertaken by Graciela Ainsworth Sculpture Conservation, Edinburgh. A template of the plaque is to be made in order to mark the parapet mortar joints. A minimum of four threaded holes will be tapped into the back of the plaque with stainless steel (marine grade 316) threaded rods, which will be fixed into the mortar joints using 'Hilti HitKit' polyester and aggregate resin. Pointing around the plaque will be completed with an appropriate coloured silicone to allow for movement in the plaque as it expands and contracts with temperature differentials.
- 21 The Council's Conservation Officer has no objection to the proposal and has recommended conditions as have Historic Scotland regarding the new plaque being fitted into the mortar joints rather than directly into the stonework.

Referral to Historic Scotland

- 22 As the building is Category A Listed and as the council is the applicant Historic Scotland are the determining body.

LEGAL AGREEMENTS REQUIRED

- 23 No legal agreement required

DIRECTION BY SCOTTISH MINISTERS

- 24 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

- 25 The siting of the new plaque is acceptable and the retention of the existing plaque in situ is welcomed. The method of attachment is acceptable and in the interest of protecting the Listed Building. 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 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
- 3 The method of attachment to the parapet will be as detailed in the note on the approved plan 09/01463/4.

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 In order to safeguard the character and fabric of the statutorily listed building.

B 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.

C PROCEDURAL NOTES

- 1 The application is required to be referred to Historic Scotland prior to any consent being issued.

Background Papers: None
Contact Officer: Name Joanne Ferguson – Ext 4(75320)
Date: 11 May 2010

Nick Brian
Development Quality Manager

09/01463/LBC

Installation of plaque, Dunkeld Bridge, Dunkeld



Scale : 1:2500

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Organisation	Perth & Kinross Council
Department	Planning
Comments	
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