

CDS Planning Local Review Body

From: Lawrence Valentine [REDACTED]
Sent: 05 April 2024 12:54
To: CDS Planning Local Review Body;
Subject: Planning Application Reference: 22/01959/FLL. Appeal.
Attachments: Central Location of Proposed Hub.pdf

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Good afternoon.

Further to the applicants application for a review of the Councils Decision to refuse Planning Permission for Stanley Community Centre, Application Reference: 22/01959/FLL, and the Perth & Kinross Local Review Body letter of the 22/03/04 I wish to make further representations as below.

1/ Formal Application by the Clients Agent

The submission attached to the Refusal Notice review Application Form dated 06-03-24 is detailed, comprehensive and in my opinion makes a robust case for the Approval of the Planning Application, I would however like to add the following.

2/ Demolition of Church Hall.

I would like to suggest that the refusal for the demolition of the Church Hall because of Listed Building status has not been adequately considered.

Regardless of the question mark over the Church Halls listing, in my opinion the Hall is of no period architectural significance what so ever, it was obviously built at the lowest cost, it has no architectural features of any note and does not enhance the main church building in any form. Even Historic Environment Scotland note that the hall was closed before 1970 and is in a poor state of repair.

It would not be wrong to say that the plain nondescript Hall detracts from the main Church building, which does indeed have some interesting features and architectural merit.

I would point out that I am strongly supportive of the Historic Built Environment and indeed I live in a heritage property (1850) which has very distinctive period features and visitors always comment on how handsome and attractive the building is.

I think it is probably fair to say that in over 100 years not one person walking down Perth Road has stopped by the Church and said some thing like "goodness, look how beautiful that hall is and how it enhances the Church", it just wouldn't have happened because the Hall is indeed very plain, insignificant and of no architectural merit.

The Review Application has suggested that the most appropriate procedure for the handling of the Review would be "By means of inspection of the land to which the review relate". If a site inspection is indeed carried out then I am sure the review body will come to the same conclusion raised in my comments above.

3/ Location of the Sports & Community Centre (Hub)

As the Council is aware Stanley Village is undergoing significant expansion with in excess of 500 dwellings planned as shown on the attached scan of drawing reference 17_00088_IPM-INDICATIVE_MASTERPLAN which was granted Planning Permission in Principal on the 24-08-18.

Upon this drawing I have marked free hand in orange the location of the proposed Hub which you will note places it centrally in the current and expanded village, the location does indeed fulfil the true meaning of a "Hub".

More importantly, the Hub with its toilets, showers and changing facilities is directly adjacent to the **EXISTING** Stanley AFC soccer field which of course is where the welfare facilities should be located. The Hub also directly overlooks the **EXISTING** bowling green and will allow a pleasant overview from the café of the bowling matches during the summer months, what's not to like with such an opportunity.

As a sports facility it is simply in the right location adjacent to the **EXISTING** village sports facilities and as a Community Hub it could not be more centrally placed and accessible to the Stanley Community.

4/ Scale and Massing.

It has been suggested that the scale of the Hub is not appropriate as a back drop to the Episcopal Church Listed in 2002 however I would suggest that when seen from the key view point of Perth Road it will still be the architectural interest of the Church itself and the War Memorial in the forefront that will catch the eye and not the backdrop of the lighter design Hub.

In Perth City itself there numerous examples of modern architecture sitting next to churches and other listed buildings, indeed there are too many to mention but I will offer the example of the huge mass and scale of the Perth Concert Hall (constructed in 2003/4 and unlisted) sited between Mill Street and North Port directly and closely surrounded by the following listed buildings all of which are also within the Perth Central Conservation Area.

Perth Art Gallery and Museum, George Street. "B" Listed in 1965.

Fair Maids House, Curfew Row (North Port). "B" Listed 1965

Building on the site of Lord John Murrays Town House. Curfew Row (North Port). "B" Listed 1977

Buildings, North Port 8-16 (even numbers). "B" Listed 1977.

Buildings, George Street 62, 64 (W Side) and 2 Bridge Lane. "C" Listed 1977.

The above example clearly demonstrates that you can have very large scale and mass modern architecture sitting very close to listed buildings without detrimental impact to the character, special architectural or historic interest and setting of the adjacent listed buildings, for instance;

A/ When standing in North Port to look at the historic Listed Fair Maids House your eye and observations are concentrated on the varied architectural features of the Fair Maids House and not the **very huge mass** of the rear of the modern Concert Hall just a few metres away.

B/ When walking around the Listed Art Gallery, the modern roof brise soleil overhang of the Concert Hall is only approx. 2 metres away from the Listed Art Gallery but this does not detract from the architectural detail of the stonework etc on the side and rear facades of the Art Gallery, your eye and observations are concentrated on the detail of the Art Galleries 1930's stone extension and not the very modern Concert Hall just a few metres away.

Relating this Concert Hall example to the proposed Stanley Hub demonstrates why I say that it will be the architectural interest of the Episcopal Church itself and the War Memorial in the forefront that will stand out and catch the eye and not the backdrop of the modern design Hub regardless of scale and mass which is, of course, exceptionally minor when compared to the example of the very large modern Concert Hall sitting right next to the very small historic Listed Fair Maids House.

I would add that, having spent my whole career involved with Architects and architecture, it can be very enlightening to have modern placed next to Historic buildings because the differing period features and form can be compared with each other and actually add significant interest. I have also seen some brutal and inappropriate examples of modern placed next to listed Historic buildings but the proposed Stanley Hub just does not fall into this category.

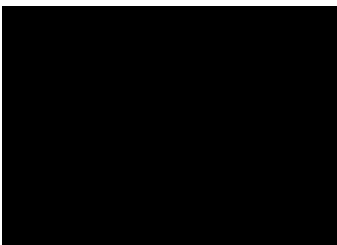
Summary.

I have no direct involvement in the Planning Application or Stanley Development Trust, I comment as a member of the local community simply because I do take an interest in the Historic Built Environment and I don't consider that, in this instance, the proposed Application is harmful in that regard.

The Hub proposal is for the benefit of the growing Stanley Community as a whole without any detrimental architectural impact due to scale, mass or location and therefore is to be commended and welcomed.

If you require any further information or clarification of the above please do not hesitate to contact me.

Lawrence Valentine



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LICENCE NUMBER 100024715

REVISIONS

NO	DESCRIPTION	DATE	BY
1	RED LINE BOUNDARY UPDATED	17	MP
		26.02.17	

- KEY:
- EXISTING CORE PATH NETWORK
 - COMMUNITY BUILDINGS
 - LISTED BUILDINGS
 - PROPOSED EMPLOYMENT LAND (B1A)
 - PROPOSED AFFORDABLE HOUSING (25%)
 - EXISTING WOODLAND
- SUDS
 - PLAY AREAS
 - PROPOSED ENCLOSING WOODLAND
 - PEDESTRIAN / CYCLE PATHS
 - VEHICULAR ACCESS
 - CONNECTION TO CORE PATHS
 - POTENTIAL COMMUNITY FACILITY
 - FUTURE CONNECTION TO CIRCULAR PATH NETWORK
 - BUS LOOP
 - BUS STOPS



ema
ARCHITECTURE + DESIGN

MUIR HOMES LIMITED
STANLEY MASTERPLAN
STANLEY, PERTH

MASTERPLAN LAYOUT

SCALE	1:2000 A3	DATE	14.05.16
PROJECT	STANLEY MASTERPLAN	NO	1

15048(PL)001_B

DATE	15.05.16	BY	MP
PLANNING		PLANNING	
PLANNING		PLANNING	

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