

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 5 JANUARY 2017

DEVELOPMENT BRIEF UPDATE: LAND AT SUNNYSIDE HOSPITAL, HILLSIDE

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report presents an updated development brief to guide the regeneration of buildings and land at Sunnyside Hospital Estate, Hillside by Montrose and recommends that the Committee agrees the brief as a material consideration in the determination of planning applications for the site.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) agree the Sunnyside Hospital Development Brief Update as detailed in **Appendix 1**;
- (ii) note that the development brief update will be recognised as a material consideration in the determination of planning applications for the site.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have a sustainable economy with good employment opportunities;
- Angus is a good place to live in, work and visit;
- Our communities are safe, secure and vibrant;
- Our communities are developed in a sustainable manner; and
- Our natural and built environment is protected and enjoyed.

3. BACKGROUND

- 3.1 Development Briefs can be prepared for sites allocated in the Local Development Plan where complex or site specific issues require to be addressed. They set out detailed development and design requirements and can help assist developers with the submission of a planning application by highlighting all relevant matters to be addressed.
- 3.2 The Angus Local Development Plan (ALDP) was adopted on 23 September 2016. The site at Sunnyside Hospital is allocated for mixed use development under Policy M3 which states:

“Proposals should be in accordance with the approved development brief for the site updated as appropriate to reflect policies in this Local Development Plan”.
- 3.3 Angus Council approved a development brief to guide the regeneration of the Sunnyside Hospital Estate in October 2002 (Report No. 1210/02 refers). Although the key objectives, proposed land uses and overarching development and design principles outlined in the original brief continue to be relevant, there have been a number of factual changes in circumstances since its preparation in 2002. These include changes to planning policy and guidance along with changes to the listed status of buildings on the site.
- 3.4 Given the provisions of Policy M3 set out above, the original development brief requires to be amended to reflect these factual changes and to provide up to date guidance for the development of the site.

4. CURRENT POSITION

- 4.1 A number of national, regional and local planning policy documents have been published since the initial development brief was approved in 2002 including Scottish Planning Policy (2014), Historic and Environment Policy Statement (2016), TAYplan Strategic Development Plan (2012) and the Angus Local Development Plan (2016). These provide up to date planning policy and guidance on land use planning and built heritage relevant to the redevelopment of Sunnyside.
- 4.2 In addition, following a listing review undertaken by Historic Scotland (now Historic Environment Scotland) in 2013, the number of buildings individually listed at Sunnyside increased from 2 to 12 and a number of other buildings are considered to be curtilage listed. It should also be noted that some of the curtilage buildings which were considered not to be of special interest were granted Listed Building Consent for demolition in March 2016 (Planning Application Ref 15/00741/LBC).
- 4.3 This updated brief reflects the relevant policy requirements contained in the above documents and sets out the up to date position in relation to the listed buildings. It identifies various technical assessments that will be required to support a planning application along with detailed policy requirements contained in the Angus Local Development Plan (2016). Amendment has also been made to the structure of the guidance with some sections being rearranged in the updated brief to improve clarity along with some technical changes to the maps to reflect the listed status of the buildings.
- 4.4 Once agreed, the updated development brief will be a material consideration in dealing with any subsequent planning applications for the site.
- 4.5 Members should be aware that a Proposal of Application Notice (16/00718/PAN) was submitted for the site in August 2016 (Report No 366/16 refers) and the associated Pre-Application Consultation (PAC) which requires to be undertaken by the developer is underway. The applicants have been advised of the preparation of the updated Development Brief as part of pre-application discussions with Council Officers.
- 4.6 The consultation procedures for Development Briefs as agreed by the Planning and Transport Policy Committee of Angus Council on 25 January 2001 (Report 102/01 refers) allows for consultation with a range of stakeholders including landowners, community councils, members of the public and relevant agencies. However the key principles for the regeneration of the Sunnyside site remain the same and the brief has been updated to reflect factual changes including the policies set out in the recently adopted Angus Local Development Plan which was subject to significant public consultation procedures. On that basis it is considered that no additional consultation is required for this updated development brief. This approach also ensures that there is no confusion with any pre-application consultation by the developers as part of the PAC process.

5. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

6. OTHER IMPLICATIONS

Risk

There are no risks associated with the recommendations contained in this report.

Human Rights Implications

There are no Human Rights implications.

Equalities Implications

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Angus Local Development Plan 2016
- Report 366/16: Proposal of Application Notice Sunnyside Royal Hospital, Hillside to the Development Standards Committee, 4 October 2016.
- Report 1210/02: Finalised Development Brief Land at Sunnyside Hospital, Hillside to the Planning and Transport Policy Committee, 17 October 2002.
- Report 102/01: Development Briefs Consultation Procedures to the Planning and Transport Policy Committee, 25 January 2001.

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List of Appendices:

Appendix 1: Sunnyside Development Brief Update (December 2016)

