

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 04 OCTOBER 2016**

**PROPOSAL OF APPLICATION NOTICE – SUNNYSIDE ROYAL HOSPITAL, HILLSIDE,  
MONTROSE, DD10 9EN**

**GRID REF: 370784 : 761877**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report advises Committee that a Proposal of Application Notice (ref. 16/00718/PAN) has been submitted in respect of a mixed use redevelopment of former hospital & grounds consisting of the formation of roads, drainage infrastructure & landscaping, new build development, the change of use & alteration of existing buildings, all to accommodate residential & non-residential development comprising Community Uses & Uses within Class 4 (Business), Class 7 (Hotels & Hostels), Class 8 (Residential Institutions) & Class 7 (Assembly & Leisure) at the former Sunnyside Royal Hospital, Hillside, Montrose, DD10 9EN. Committee is invited to identify issues which it considers should be addressed in the planning application.

**1. RECOMMENDATION**

It is recommended that Committee notes the key issues identified at this stage and advises of any other issues it considers should be addressed in any planning application that is subsequently submitted.

**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
- Our natural and built environment is protected and enjoyed
- Our communities are developed in a sustainable manner
- Our communities are safe, secure and vibrant

**3. INTRODUCTION**

3.1 At its meeting on 19 June 2014, Council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (Report 275/14 refers). A key element of that guidance requires officers to present a report to Committee when a Proposal of Application Notice (PAN) is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and allow Members opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 A PAN (ref. 16/00718/PAN) has been received. It indicates that an application for planning permission is to be submitted for a mixed use redevelopment consisting of the formation of roads, drainage infrastructure & landscaping, new build development, the change of use & alteration of existing buildings, all to accommodate residential & non-residential development comprising community uses & uses within Use Class 4 (Business), Class 7 (Hotels & Hostels), Class 8 (Residential Institutions) & Class 7 (Assembly & Leisure). The proposed development site measures 26 ha (approx.) and currently consists of the buildings and mature landscaped curtilage of the former Royal Sunnyside Hospital. The grounds contain a

wide array of existing buildings which are both listed and not listed. Notable listed buildings include the garage and former fire station (Category C Listed), the home and away team cricket pavilions (both Category C Listed), former water tank and workshops (Category C Listed), the main building (Category B Listed), the hospital block (Category B Listed), North Esk Villa (Category C Listed), Carnegie House (Category C Listed), the timber summerhouse (Category C Listed), and Booth House (Category C Listed). A plan showing the outline of the site on which the development is proposed has been submitted. No further details relating to the proposed application have been provided at this stage.

- 3.3 The submitted PAN sets out the proposed consultation that the applicant intends to undertake with local communities and the applicant has indicated that a copy of the PAN has been served on Hillside, Dun and Logie Pert and Montrose Community Councils. A Copy has also been sent to St Cyrus and Mearns Community Councils in the Aberdeenshire administrative area as well as Aberdeenshire Council. It is indicated that public consultation events are to be held at Hillside Public Hall between 2:00-8:00 pm on 31 October and 2:00-8:00pm on 01 November 2016.
- 3.4 The results of the community consultation will be submitted with any subsequent major planning application in the form of a pre-application consultation report (PAC Report) as required in regulations.
- 3.5 Members are also advised that in addition to the community consultation identified by the applicant the Planning Service has recommended to the prospective applicant's agent that specific invitations to the consultation events should be sent to parties that neighbour the site and the Montrose Society. At this time confirmation was also given that a planning application could not be submitted prior to 29 November 2016 (the date 12 weeks' from the submission of the PAN).

#### **4. BACKGROUND**

- 4.1 The site that is subject of the PAN lies within the development boundary of Montrose (Including Ferryden and Hillside). The site is bound to the north in part by residential development in Dalgarno Park and in part by agricultural land. A rectilinear area of land that is contained within the land allocation but is not included in the proposed site also lies to the north. The west of the site is contained by Hospital Road beyond which lies Rosemount Primary School, an agricultural field, a field that is in equine use and some low density housing. A mature tree belt runs along this boundary which is contained by a sandstone wall. The east of the site is also defined by mature planting beyond which lies the A937 Montrose to Marykirk Road. The former Kinnaber Waterworks also lies beyond the eastern extent of the site as does Carnegie Lodge. The south of the site is bound by a modern residential area comprising Scott Crescent, Downie Way, Cruickshank Park and Houghton Drive. The south boundary is generally contiguous with the rear boundaries of properties in these streets although there is some mature planting at the east and west extents of this boundary.
- 4.2 The site is allocated in the Angus Local Development Plan as a mixed use site for uses including residential, Use Class 4 (business), Use Class 7(Hotels and Hostels), Use Class 8 (Residential Institutions), Use Class 11 (Assembly and Leisure) and community uses. The site has historically been associated with institutional use as it is the site of the former Royal Sunnyside Hospital. The allocation relevant to the site allows for 265 dwellings to be erected in the site during the plan period with 140 dwellings to be released up to 2021 with the remaining 125 dwellings permitted in the period up to 2026. Further land release within the site would be determined by a future LDP.
- 4.3 Angus Council published a Development Brief for the site that establishes development principles that will inform the preparation of a Master Plan to guide its future regeneration (Report No 1210/02 refers).

The key objectives of the Brief are to:-

- provide prospective developers with clear guidance of the Councils requirements in terms of land uses and form of development;
- secure the future of important buildings on the site and safeguard their landscape setting;

- provide for the appropriate re-use of existing buildings and development of associated parcels of land;
- provide the basis for a managed/phased release of land and buildings at Sunnyside for residential and mixed use development.

At the time of the brief being prepared, Angus Council expressed the view that the following important buildings should be retained:

1. Main Block
2. Carnegie House
3. Hospital Block
4. Nurses Home (Booth House)
5. Northesk Villa
6. Workshop
7. Chapel
8. Garage
9. Home Lodge

In addition the brief also sought the retention of recreational pavilions on the site.

## 5. DISCUSSION

- 5.1 The land subject of the Proposal of Application Notice (PAN) is allocated in the adopted Angus Local Development Plan (2016). The appropriate policy relating to development within the grounds of the former Royal Sunnyside Hospital is Policy M3 which states: -

### **M3 Mixed Use – Sunnyside Hospital, Hillside**

*Sunnyside Hospital Estate is allocated for mixed use development including residential, Class 4 (business), Class 7 (hotels and hostels), Class 8 (residential institutions), Class 11 (assembly and leisure) and community uses.*

*Around 265 dwellings will be released within the plan period including a first phase of around 140 dwellings in the period to 2021, and the remaining 125 dwellings permitted in the period to 2026. The scale of any further land release in the period beyond 2026 will be determined by a future Local Plan.*

*Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.*

*Proposals should be supported by a Transport Assessment.*

- 5.2 In this circumstance it is considered that the key issues in relation to the determination of a subsequent planning application are likely to be: -

- Acceptability of the mix of land uses and location of development areas proposed taking account of relevant development plan policies including the site specific land allocation and site development costs;
- Compatibility of the proposal with the approved development brief (updated as required);
- Acceptability of the number of residential units proposed and timescale for delivery of those units;
- Suitability and acceptability of non-residential development in terms of its location and compatibility with neighbouring land uses and contribution towards delivering a sustainable community;

- Impact of development on, and acceptability of proposals to safeguard, the built and natural heritage assets of the site, including the phasing of new build development relative to the restoration of listed buildings;
- Impact of development on existing infrastructure, in particular impacts on the roads (including impact on the A90/A937 Laurencekirk South Interchange), drainage networks and the education estate, and acceptability of any measures required to mitigate impact on that infrastructure;
- Acceptability of the proposed access arrangements for pedestrians, cyclists, public transport and other motor vehicles and the suitability of access and transportation provision in the area generally;
- The impact of the development on natural habitats and ecology with regard to European Protected Species and general impact on the biodiversity of the area;
- Landscape impact;
- Acceptability of open space provision and landscaping including the retention of spaces important to the setting of the listed buildings and structurally important planting, and the suitability of subsequent maintenance arrangements for open spaces, landscaping and other communal areas;
- Suitability of the proposed site layout and design of buildings, having regard to matters such as the acceptability of the residential environment that would be created and the impact of the development on neighbouring land uses and properties;
- Provision of affordable housing in accordance with relevant policy requirements;
- The identification and satisfactory remediation of land contamination potentially including radioactive land contamination.

5.3 Whilst other issues may emerge through the publicity and consultation process associated with any planning application, the above matters are considered to represent the main issues that should be considered at the pre-application stage that are likely to be determining factors for any subsequent planning application. However, Committee is invited to identify any additional matters that it would wish to see addressed.

5.4 Committee is advised that the proposal has been screened in relation to the Environmental Impact Assessment (Scotland) Regulations 2011. In this case it has been determined that Environmental Impact Assessment is not required. However, considerable information including a masterplan (with details of delivery and phasing which links new-build development to renovation/conversion of the listed buildings), a conservation plan (including archaeology), a drainage impact assessment, a transport assessment, habitat and species surveys, a landscaping framework and a contaminated land assessment will be required in support of the proposed planning application.

## 6. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

## 7. OTHER IMPLICATIONS

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

**VIVIEN SMITH  
HEAD OF PLANNING AND PLACE**

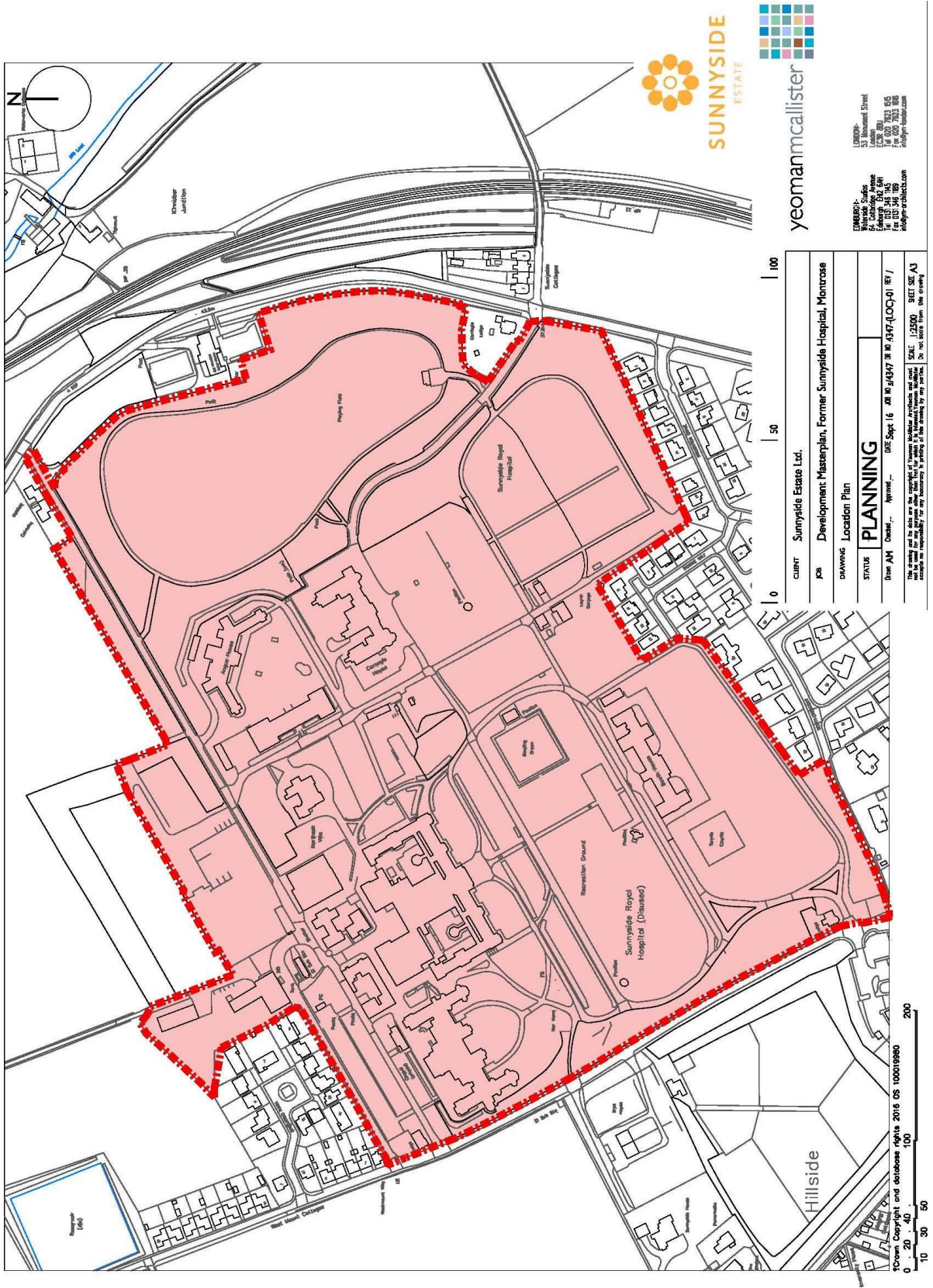
**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**DATE: 26 SEPTEMBER 2016**

**APPENDIX 1 : LOCATION PLAN**

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client	Sunnyside Estate Ltd.
job	Development Masterplan, Former Sunnyside Hospital, Monroas
drawing	Location Plan
STATUS	<b>PLANNING</b>
Drawn AM	Checked...
DATE	16 Sept 16
JOB NO	16/0001/0001
SCALE	1:2500
SHEET	306 of 313

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