

**STATEMENT OF CASE
FOR
ARGYLL & BUTE COUNCIL
LOCAL REVIEW BODY**

**REFUSAL OF PLANNING PERMISSION FOR THE
ERECTION OF AN AMBULANCE STATION AT THE
VICTORIA INFIRMARY, 93 EAST KING STREET,
HELENSBURGH**

**DETAILED PLANNING APPLICATION
REFERENCE NUMBER 09/00790/DET**

07 December 2009

INTRODUCTION

The Planning Authority is Argyll & Bute Council ('the Council'). The appellants are The Scottish Ambulance Service ('the appellants').

The detailed planning application, reference number 09/00790/DET, for the erection of an ambulance station and associated car parking at the Victoria Infirmary, 93 East King Street, Helensburgh ('the appeal site') was refused under delegated powers on 31 August 2009. The planning application has been appealed and is subject of referral to a Local Review Body.

DESCRIPTION OF SITE

The application site is within the hospital grounds of the Victoria Infirmary, Helensburgh. The original hospital building, a Category B listed, late 19th Century, William Leiper, T-plan traditional sandstone hospital, sits at the north of the site. A garden area is in front of this at the centre of the site and the access road sweeps round this. To the east of the site there is a more modern building, the Jeannie Deans unit. There are two additional more modern buildings within the site, one to the north east and one to the west, but these are not readily visible on entering the site. The garden area in the centre of the application site gives a sense of open space with open views of the infirmary contributing positively to the setting of the Category B listed building. Historic Scotland defines a Category B listed building as a building of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

SITE HISTORY

There have been a number of applications over the years to make alterations to the existing buildings, but none are of relevance to this local review.

A pre-application enquiry was received by email to the Council on 19 January 2009. Enclosed were site plans showing two options for developing a new ambulance station both at the appeal site. On 5 February 2009 the Council responded by email to say that it considered that the proposal would adversely affect the setting of the adjoining Category B listed building, would be contrary to Development Plan Policy and is unlikely to be supported unless it could be successfully demonstrated that the setting of the listed building would not be affected (Appendix 1). No further pre-application correspondence was received.

An application was submitted on 02 June 2009 for the same site and at the same location as that shown on the pre-application enquiry.

STATUTORY BASIS ON WHICH THE APPEAL SHOULD BE DECIDED

Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that where, in making any determination under the Planning Acts, regard is to be had to the Development Plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. This is the test for this application.

Argyll & Bute Council considers the determining issues in relation to the case are as follows:

- Whether the proposal accords with Development Plan policy and whether there are any material considerations to outweigh these recently adopted policies. The application site lies within the hospital grounds and the proposed building would be situated approximately 20 metres directly in front of the main listed building on the existing garden area. Because of its location, the application needs to be assessed against the Council's Heritage policies and the Scottish Historic Environment Policy 2008. These require that when a heritage asset is affected, that the developer should demonstrate that the impact of the development upon the asset has been assessed and that measures will be taken to preserve and enhance the special interest of the asset.

The Report of Handling (Appendix 2) sets out the Council's assessment of the application in terms of Development Plan policy and other material considerations.

DEFINITIONS

- SETTING OF A LISTED BUILDING

In terms of the setting of a listed building, Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states the following:

'In considering whether to grant planning permission for development that affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any special features of special architectural or historic interest which it possesses.'

Historic Scotland's Managing Change in the Historic Environment Guidance Notes goes on to state:

'At all times the listed building should remain the focus of its setting. Attention must never be distracted by the presence of any new buildings whether it be within or outwith the curtilage. Development within the curtilage should always be regarded as affecting the setting.'

The proposed building would sit directly in front of the main elevation of the listed building. It would be a large modular building with a shallow pitch roof whose design is purely functional, with little architectural merit. There is no doubt that a building in this location would have an adverse impact on the setting of the listed building, since it sits directly in front of its principle elevation.

The appellant describes how the listed building over the years has been altered and extended inappropriately. They also point to the modern buildings within the curtilage which in their opinion have further compromised the integrity and the setting of the listed building. While it is true that the original building has been altered and extended, these do not detract from the character of the listed building and the principle elevation remains intact. While it is accepted that there has been inappropriate infill within the curtilage, these buildings have been sited so as to minimise the effect they would have on the setting of the listed building.

The open area in front of the main subject of listing is a key open space to the setting of the listed building. It allows uninterrupted views to the principle elevation of the listed building from East King Street and maintain the important relationship that the listed building has with the main road. The erection of a building within this area, a mere 20 metres from the front of the building would completely destroy this relationship and would diminish the special Victorian hospital's contribution to the Helensburgh townscape.

- MATERIAL CONSIDERATIONS

There is no statutory definition of a material consideration.

Scottish Planning Policy (SPP) 1: The Planning System previously gave guidance on material considerations:

'There are two main tests in deciding whether a consideration is material and relevant:

- it should serve or be related to the purpose of planning - it should therefore relate to the development and use of land; and
- it should fairly and reasonably relate to the particular application.

It is for the decision-maker to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the provisions of the development plan. Where development plan policies are not directly relevant to a development proposal or where there is no conflict with declared policy objectives, material considerations will be of particular importance. Although it is initially for the decision-maker to consider whether a consideration is material, it is ultimately a matter for the courts to decide.'

The appellants have cited significant health and community benefits if the proposal is implemented as one of their grounds for review. While the Local Plan does state that the 'Council will continue to campaign to retain adequate health facilities throughout Argyll & Bute' (Local Plan, Ch 7 p77), it must be considered in the wider context of the entire plan which also has substantial guidance throughout in relation to the protection and enhancement of the built heritage, given that the proposed development would have a permanent detrimental impact on a Category B listed building of regional importance. These Policies are Policy Strat DC9 of the Structure Plan, Policy LP ENV 1, LP ENV 13 (a), LP ENV 19, Appendix A of the Local Plan and the Councils Sustainable Design Guidance.

Scottish Planning Policy (SPP) 23: Planning and the Historic Environment states that

"The protection and enhancement of the historic environment contributes to the Scottish Government's central purpose. This resource enhances national, regional and local distinctiveness, forges connections between people and places and promotes a positive image of Scotland across the world. It can also contribute to the success and regeneration of communities and provide educational, training and employment opportunities. Scottish Ministers therefore place great weight upon its proper protection through the planning system."

It is considered that while health is a minor material consideration, it is not sufficient to outweigh the built heritage policies contained within the Argyll & Bute Structure Plan and Local Plan, Scottish Planning Policy, The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Historic Scotland's Scottish Historic Environment Policy.

COMMENTS ON APPELLANT'S SUBMISSION

- ALTERNATIVE SITES

The appellants have provided a table showing alternative site options that they stated were considered prior to the submission of the planning application. We must clarify that the Council were not engaged during this site selection process and were not aware that these alternative sites had been considered. This exercise and elimination process was not submitted as supporting documentation as part of the planning application. A meeting was held on site with the appellant's, however this was on 2 September which was after the application was refused. This Local Review is based on the refused application.

Notwithstanding this, it is considered prudent to comment on the aforementioned options as it is ultimately the role of the Planning Department to assist the Scottish Ambulance Service in identifying the most appropriate site and design for their proposal given the presumption in favour of securing local health facilities as defined within the Local Plan (Ch 7 p77). In terms of the appellant's options appraisal of the four alternative sites, we note concern and question the substance of the reasons afforded into why the sites have been discounted. In particular, we consider that sites A and C merit further investigation.

Site A would require the ambulance station building to be located to the south west corner at the front of the site therefore giving good, early, easy access to the facility. This would locate the building further away from, and to the side of the principal listed building on the site. In this location design would be an important consideration and a high quality building sympathetic to the Leiper designed listed building would be required. Further space for parking, ambulance turning and infection control parking could be achieved by giving consideration to the relocation of the main access route to the point which is currently at the centre of the Jeannie Deans car park. A separate, dedicated ambulance only access could then be considered at the existing western access point if required.

Site C would locate the ambulance station to the north east of the site removing any impact on the main listed building. The existing eastern access to the hospital could be extended along the eastern boundary to provide direct access to this location. There is sufficient area to increase the width of this road to allow the easy passage of vehicles due to the presence of a verge along the eastern boundary. In this location the design would not be critical. There would also appear to be scope to maintain and rationalise the existing parking numbers at the rear of the site.

- LOCAL PLAN POLICY LP COMM 1

The appellant's have stated that the Council did not give due consideration to local plan policy LP COMM 1. This policy gives encouragement to new and improved community facilities. While this is the case, the policy also states that this 'is **provided** that the proposal is **consistent** with other policies contained within the Structure and Local Plan'. This development is contrary to Policies STRAT DC 1 and STRAT DC 9 of the Argyll and Bute Structure Plan, Policies LP ENV1, LP ENV 13a, LP ENV19 and Appendix A of the Argyll and Bute Local Plan. Because of this, the development is consequently also contrary to Policy LP COMM 1.

- REQUIREMENT FOR A HEARING

The Council Planning Department do not contest or object to the proposed method of LRB put forward by the appellant ie Written Submission and a Site Visit. However, given that there is widespread local interest into the matter along with public interest in the provision of a community health facility, we consider that a Hearing inclusive of site visit may be the most appropriate means of determination.

CONCLUSION

Section 25 of the Town and Country Planning Act 1997 requires that all decisions be made in accordance with the development plan unless material considerations indicate otherwise. While the Council support the provision of a new ambulance station within the Helensburgh and Lomond area, the proposed site chosen is unacceptable. The principle viewpoint of this hospital building is the view on entering the site from the main access road. On entering the hospital grounds there is a large garden area in the centre of the site with the listed building set towards the back. This layout creates a sense of open space which gives open views of the listed building and is vitally important for the building's setting. Any building erected in front of this building, no matter how small, would have an undesirable effect on this listed building's setting. The proposed ambulance station with would completely disrupt the main view to this key central section of the building, with only part of the western wing and upper section remaining visible. This loss of open space would take away the open aspect of the main approach to the listed building, severely and unacceptably detracting from its setting.

Notwithstanding the fundamental problem of the erection of any building in this location, the proposed design of the building is also incompatible with the site. It is a functional building, rectangular in shape with a shallow pitched roof. The introduction of this style of building with associated car and ambulance parking in front of the principle elevation of this Category B listed building would be visually intrusive, visually discordant and would unacceptably detract from its setting.

The proposal is therefore contrary to Policies STRAT DC 1 and STRAT DC 9 of the Argyll and Bute Structure Plan, Policies LP ENV1, LP ENV 13a and LP ENV19 and Appendix A of the Argyll and Bute Local Plan Adopted August 2009 and the Council's Design Guide. Furthermore, the proposal would fail to accord with criteria contained within Historic Scotland's Technical Guidance Notes relating to development within the curtilage of listed

buildings that may affect their setting. This states that the listed building's principle elevations should remain entirely visible from all main viewpoints and that they should always be the main focus of their setting. Taking account of the above, it is respectfully requested that the appeal be dismissed.

Appendix 1

Greg

I would have concerns over the siting of the proposed offices. They look to be sited very close to the front elevation of the Category B Listed building. I would consider that this would affect the setting of the listed building which is contrary to Policy BE10 of the adopted local plan and Policy LP ENV13a of the emerging local plan. These policies state that any development affecting a listed building or its setting should preserve or enhance the building or its setting. Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas takes a similar view. It is considered that an office at the location you propose would not preserve or enhance the listed building.

It would therefore advise that planning permission is unlikely to be granted for the erection of any building on this site, unless it can be demonstrated that the setting of the Category B listed building would not be adversely affected.

Please note that this is my informal opinion and that a final decision on this proposal can only be made through the processing of a planning application. This preliminary assessment is based on current information. In the event of a formal application being submitted, the Council must take into account views of consultees and representations as appropriate. My report to Committee must reflect this and may therefore differ from my initial assessment. Finally the above are my views and may not necessarily be those of the Committee.

Regards

Stephanie Glen

Planning Officer

From: Johnstone, Greg [mailto:Greg.Johnstone@atkinsglobal.com]
Sent: 19 January 2009 13:49
To: Glen, Stephanie
Cc: Munir, Ayesha ; Orr, David T
Subject: Scottish Ambulance Service - Victoria Infirmary, Helensburgh, G84 7BU

Stephanie,

Further to our conversation this afternoon, please find attached 2 No. proposed options for the above site.

Should you require any further information, please contact myself.

Regards

Greg

<<OPT 1B (P) .pdf>> <<OPT 1B(E) .pdf>>

Greg Johnstone MRICS
Building Surveyor

ATKINS

Design, Environment & Engineering
200 Broomielaw, Glasgow G1 4RU

Tel: +44 (0) 141 220 2000

Fax: +44 (0) 141 220 2001

Appendix 2

Argyll and Bute Council

Development Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 09/00790/DET

Planning Hierarchy: Local Application

Applicant: Scottish Ambulance Service

Proposal: Erection of an ambulance station.

Site Address: Victoria Infirmary 93 East King Street Helensburgh, G84 7BU

DECISION ROUTE

(i) Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of an ambulance station
- Formation of car park

(ii) Other specified operations

- None

(B) **RECOMMENDATION:**

It is recommended that planning permission be refused for the reasons shown overleaf.

(C) **CONSULTATIONS:**

Conservation Officer (e-mail dated 30 July 2009) – The proposed building is an unacceptable addition to the listed building's curtilage, degrading the listed building and its context which would neither be preserved nor enhanced.

Area Roads Manager (memo dated 29 July 2009) – The proposals would assist to improve the current situation, therefore no objections.

(D) **PUBLICITY:**

ADVERT TYPE:

S60 Setting of Listed Bldg Ad - 21 Days (expiry date: 10/07/2009)

ADVERT TYPE:

A18 Local Plan Potential Depart Adv (21) (expiry date: 10/07/2009)

(E) **REPRESENTATIONS:**

Two letters of objection have been received from the following:

Mrs Patricia Stewart, 19 Granville Street, Helensburgh (letter dated 16/06/09)

Jonathan Cooper, 10 Granville Street, Helensburgh (letter dated 08/06/2009)

One email of support has been received from the following:

Councillor George Freeman, Ward 9 Lomond North, (email dated 02/08/2009)

(i) Summary of issues raised in objections

There is insufficient parking at the infirmary leading to inconsiderate and dangerous parking along Granville Street and have caused considerable damage to my verge.

Comment: The Area Roads Manager has no objections.

The speed at which the vehicles leave the infirmary is dangerous for the road conditions.

Comment: The Area Roads Manager has no objections.

(ii) Summary of issues raised in support

The SAS is failing its targets for attending emergency calls in the Helensburgh and Lomond area. By having a purpose built station at the front of the site, time can be saved in attending these calls.

If this site is rejected a site may need to be found outwith the town. Given the other health services on this site, I consider this to be an ideal location.

My view is that the proposed building, although Category B listed, is a poor quality building and the introduction of the proposed ambulance station would not have an adverse impact on the setting of the listed building. The importance of this ambulance station cannot be over emphasised and this should outweigh any minimal impact that the proposal would have on the listed building.

This application also has support from NHS Highland who have highlighted the potential severe detriment to the community if an alternative site outwith the area has to be found.

(F) SUPPORTING INFORMATION

Has the application been the subject of:

(i) Environmental Statement: No

(If yes – free text area for summary of key issues raised)

(ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994 N

(If yes – free text area for summary of main issues raised)

- (iii) **A design or design/access statement: N**
(If yes – free text area for summary of main issues raised)
- (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: N**
(If yes – list of assessments/reports)

N/A

Summary of main issues raised by each assessment/report

N/A

(G) PLANNING OBLIGATIONS

- (i) **Is a Section 75 agreement required: N (delete as appropriate)**
(If yes, Summary of the terms and heads of agreement)

N/A

(If agreement not completed in four months, grounds for refusal)

N/A

- (H) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: N**

(If yes, details of the direction)

N/A

- (I) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll and Bute Structure Plan

STRAT DC1 - This policy details of the scale of development which is generally acceptable in the different sizes of settlements.

STRAT DC9 - This policy resists development that damages or undermines the historic, architectural or cultural qualities of the historic environment.

Argyll and Bute Modified Finalised Draft Local Plan

LP ENV 1 – This policy requires that the Council assesses applications for their impact on both the natural, human and built environment.

LP ENV 14 – This policy presumes against developments which do not preserve or enhance the character or appearance of a Conservation Area. It also requires that developments conform to Historic Scotland’s Memorandum of Guidance on Listed Buildings and Conservation Areas and to Appendix A of the Local Plan.

LP ENV19 – This policy requires a high standard of design and that consideration be given to setting, layout and density and design.

(ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Historic Scotland’s Technical Guidance Notes

Argyll and Bute Council Sustainable Design Guidance

(J) **Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: N**

(If yes, screening opinion as to why an Environmental Assessment is not required)

N/A

(K) **Has the application been the subject of statutory pre-application consultation (PAC): N**

(L) **Has a sustainability check list been submitted: N**

(M) **Does the Council have an interest in the site: N**

(N) **Requirement for a hearing (PAN41 or other): N**

N/A

(O) **Assessment and summary of determining issues and material considerations**

(i) **Development Plan Context:**

The application site is located within the ‘Settlement Area’ for Helensburgh as defined in the Argyll and Bute Modified Finalised Draft Local Plan. Policies LP ENV 1, LP

ENV 13(a), LP ENV 19 and Appendix A are applicable. Policy LP ENV 1 is a general development management policy against which all applications are assessed. Policy LP ENV13(a) relates to development impact on listed buildings. Policy LP ENV 1 and Policy LP ENV 19 and Appendix A set out the general design principles when dealing with development. Again it is considered that the proposal does not accord with this policy background.

Within the settlement boundary Policy STRAT DC1 of the Argyll and Bute Structure Plan is supportive of development up to medium scale within the small towns and villages subject to consistency with other policies of the Structure Plan and Local Plan. Policy STRAT DC9 would also be relevant to this proposal and this presumes against development which would damage or undermine the historic environment. The proposal is considered to also be contrary to these policies.

(ii) Location, Nature and Design of Proposed Development

The proposed site is within the hospital grounds. Two buildings are most visible on entering the site - the main hospital unit, a Category B listed building to the north of the site, with a more modern building, the Jeanie Deans Unit, to the east of the site. To the centre of the site there is a grassed area, with the access road sweeping round this. This grassed area in the centre of the site gives a sense of open space with open views of the infirmary contributing positively to the setting of the listed building.

The proposed ambulance station is a large, modular building. It will be 18.5 metres long, 10.4 metres wide with a footprint of approximately 192 square metres. It will have a pitched roof, with a height of approximately 5.5 metres. It will accommodate offices, storage room and staff facilities. It will be finished in brick clip cladding and will have a grey plastisol insulated panel roof. Its design is purely functional, with little architectural merit.

The ambulance station will be located some 20 metres in front of the listed building on the existing grassed area. It will have associated car and ambulance parking to the front. Siting a building of this massing, scale and design at this location would reduce this area of open space and reduce the open aspect of the main approach to the building, as well as obscuring views of the listed building, consequently affecting its setting.

(iii) Road Network, Parking and Associated Transport Matters.

The proposal will assist to improve the current situation.

(iv) Built Environment

The main building of the Victoria Infirmary is a late 19th Century, William Leiper, T-plan traditional sandstone hospital. The proposal is to site the ambulance station some 20 metres directly in front of the principal elevation of this listed building. A

building of this massing, scale and design at this location would obscure its views from the main entrance, unacceptably affecting the setting of the listed building.

(v) Other Scottish Executive Advice

Historic Scotland's Technical Guidance Notes for Listed Buildings and Conservation Areas contains specific advice on developments within the curtilage of listed buildings. Here it is stated that 'The principle elevations of the main subject of listing should remain visible for their entirety from all principal viewpoints following the construction of the new build.' And that, 'at all times the listed building should remain the focus of its setting. Attention must never be distracted by the presence of any new development'. I consider the principle viewpoint of the hospital building to be the view from the main access road. Therefore siting a building of this scale and mass at the location proposed would block the view of the listed building from the main viewpoint at the same time distracting from its setting. The proposal therefore does not comply with this guidance.

(P) Is the proposal consistent with the Development Plan: Y / N (delete as appropriate)

(Q) Reasons why planning permission or a Planning Permission in Principle should be granted

N/A

(R) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(S) Need for notification to Scottish Ministers or Historic Scotland: ~~Y~~ N (delete as appropriate)

Author of Report: Stephanie Glen

Date: 06/08/2009

Reviewing Officer: Howard Young

Date: 10/08/2009

Angus Gilmour

Head of Planning

REASON(S) FOR REFUSAL RELATIVE TO APPLICATION REF NO: 09/00790/DET

The proposed ambulance station would be located 20 metres in front of the principle elevation of the Victoria Infirmary. This is a Category B listed building designed by William Lieper, dating back to 1895. It has a two story central section with single storey wings on either side. The two storey central section has bellcapped bays and an asymmetrically set doorway.

The principle viewpoint of this hospital building is the view on entering the site from the main access road. On entering the hospital grounds there is a large garden area in the centre of the site with the listed building set towards the back. This layout creates a sense of open space which gives open views of the listed building and is vitally important for the building's setting. Any building erected in front of this building, no matter how small, would have an undesirable affect on this listed building's setting. The proposed ambulance station with a footprint of 192 square metres is sizeable building. It would be 18.5 metres in length and would completely disrupt the main view to this key central section of the building, with only part of the western wing and upper section remaining visible. This loss of open space would take away the open aspect of the main approach to the listed building, severely and unacceptably detracting from its setting.

Notwithstanding the fundamental problem of the erection of any building in this location, the proposed design of the building is also incompatible with the site. It is a functional building, rectangular in shape with a shallow pitched roof. Its finishes are modern including a grey panelled roof and brick cladding. The introduction of this style of building with associated car and ambulance parking in front of the principle elevation of this Category B listed building would be visually intrusive, visually discordant and would unacceptably detract from its setting.

The proposal is therefore contrary to Policies STRAT DC 1 and STRAT DC 9 of the Argyll and Bute Structure Plan, Policies LP ENV1, LP ENV 13a and LP ENV19 and Appendix A of the Argyll and Bute Local Plan Adopted August 2009 and the Council's Design Guide. These require, inter alia, that in relation to any works affecting listed buildings or their setting, special attention is paid to siting and design in order that the building's character and setting is not eroded. Furthermore, the proposal would fail to accord with criteria contained within Historic Scotland's Technical Guidance Notes relating to development within the curtilage of listed buildings that may affect their setting. This states that the listed building's principle elevations should remain entirely visible from all main viewpoints and that they should always be the main focus of their setting.

Helensburgh Community Council (HCC)



HCC Vision : "Helensburgh - Be Better : Be Excellent"

Local Review Body
Argyll & Bute Council
Kilmory
LOCHGILPHEAD
PA31 8RT

10 December 2009

Dear Local Review Body

HELENSBURGH AMBULANCE STATION

The HCC warmly welcomed the planning application for a new purpose built Ambulance Station on the existing site of the Victoria Infirmary in Helensburgh. In the eyes of local residents this was long overdue. A modern, up-to-date Station on an integrated site would only enhance the provision of healthcare for residents in the Helensburgh and the surrounding area.

On the other hand, we fully support the initial refusal by Argyll & Bute Council to grant permission to the proposal. Our reasons for doing so are almost exclusively on the grounds of poor and inappropriate external design and siting.

Our specific objections to the proposal are :

1. The proposed building is directly in front the Grade B Victorian listed Victoria Infirmary designed by the famous Scottish architect William Leiper. It would obscure views from it and make it largely invisible to local residents from East King Street. It would be greatly appreciated if you could find a less visible location on the site.
2. In design, the proposed building looks more suited to an industrial estate than in the middle of a mixed residential area. Policy LP ENV 13a (Development Impact on Listed Buildings) outlines that development affecting a listed building or its setting shall preserve the building or its setting, and any features of special architectural or

historic interest that it possesses. Where development would affect a heritage asset or its setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that asset has been assessed and that measures will be undertaken to preserve and enhance the special interest of the asset.

3. Its design lacks distinction and does not complement, nor is it in harmony with, the style or design of the other buildings on the Infirmary site. Policy LP COM 1 (Community Facility Development) states that there is a presumption in favour of new or improved community facilities provided they "respect the landscape / town landscape character and amenity of the surrounding area."
4. It removes a significant amount of open space on the site, particularly some of the Memorial Garden much valued by local residents.

The HCC position is based on its recent Helensburgh Design Statement (see www.helensburghcommunitycouncil.co.uk) which describes the design characteristics it wishes to see in all significant development proposals in the town. Of which this one. The Statement is soundly based on what has been written in recent years by the Scottish Government and Argyll & Bute Council on good design and applied that to Helensburgh. I must stress that it is NOT a list of the likes and dislikes of the Community Council or individual Community Councillors.

The HCC is frankly disappointed that the architects involved appear to have shown a lack of foresight in not anticipating the high level of opposition to, and criticism of, the design of the proposed development in what is largely a residential location.

In conclusion, the HCC has already urged the Ambulance Service not to lodge an appeal but adopt instead the much more constructive approach of sitting down with Argyll & Bute Council planners to arrive at a design which accords both with their operational requirements and the need for good, imaginative and distinctive design appropriate to Helensburgh. However they have chosen not to do so and in the view of the HCC have taken a rather arrogant stance by looking at their proposal from a purely operational standpoint. This should be resisted strongly.

Yours sincerely

Kathleen Siddle (Helensburgh Community Council Planning Group)

Copy :

Stephanie Glen, Planning Officer, A&BC

Melissa Stewart, A&BC Kilmory

Nigel Millar, Convenor, Helensburgh Community Council

Stewart, Melissa

From: Jonathan Cooper [jonathan.cooper@georgejamesltd.co.uk]
Sent: 07 December 2009 14:46
To: localreviewprocess
Subject: Local Review Body Reference: 09/0002/LRB Planning Application Reference: 09/00790/DET Victoria Infirmary, 93 East King Street, Helensburgh, G84 7BU
Attachments: moto_0119.jpg; moto_0053.jpg; moto_0054.jpg; moto_0063.jpg; moto_0066.jpg; moto_0070.jpg; moto_0071.jpg; moto_0073.jpg; moto_0096.jpg

Dear Sir / Madam,

I am writing to you to make a representation as regards the above development.

Recent capital development projects at the infirmary, of which the Ambulance Station will be another, have led to NHS Highland not providing sufficient on site parking spaces for their staff, visitors and contractors with the outcome that cars / vans have been parked on Granville Street (leading into the back of the Infirmary) during 2009.

Continued inconsiderate and dangerous parking by these cars and vans (mainly belonging to staff, visitors and contractors) parking along Granville Street have caused considerable damage to my verge which I have to repair at my cost since NHS Highland seems to have abdicated itself of all responsibility for such matters.

Granville Street is not wide enough for a line of cars to park along bearing in mind that there is pedestrian access at the end of the street and no pavements. The speed with which vehicles leave the infirmary is dangerous for the road conditions.

Hence I would be very grateful if when giving consent to this new build that you only grant consent on the basis that NHS Highland / Scottish Ambulance Service provides sufficient parking for its staff, visitors and contractors and that people don't damage other peoples property or park dangerously along Granville Street. My fear of course is that by granting this planning application even more parking space will be lost, more cars will have to use the site and the site traffic during construction will have to park / deliver somewhere! I have been advised by the police that in future they will prosecute dangerously parked vehicles and I will take any future car owners damaging my property to court to recoup my losses – this will include the Scottish Ambulance Service and NHS Highland.

I have attached some photographs of examples of bad parking from the last capital project and the damage caused! I have more from recent inconsiderate and ignorant parking if you are interested.

It would be really appreciated if you could acknowledge receipt of this email – thank you.

Thank you for your due consideration of this matter.

Yours faithfully,

Jonathan Cooper

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_____ Information from ESET NOD32 Antivirus, version of virus signature database 4667 (20091207)

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