

Perth and Kinross Council
Development Management Committee - 19 June 2013
Report of Handling by Development Quality Manager

Alterations, repairs and strengthening to the suspended bridge deck and buried concrete anchor blocks, repaint structure where required, Port-Na-Craig Footbridge, Port-Na-Craig Road, Pitlochry

Ref. No: 13/00772/LBC
Ward No: 4 - Highland

Summary

This report recommends approval of an application for Listed Building Consent for repairs and strengthening works to Port-Na-Craig Bridge, Pitlochry, subject to referral to Historic Scotland. The proposal is considered to comply with Listed Building legislation, the provisions of the Development Plan and supplementary Planning Guidance subject to compliance with conditions.

BACKGROUND AND DESCRIPTION

- 1 Port-Na-Craig Footbridge is a three span, wire rope suspension bridge with steel lattice tower piers, lattice truss edge girders that support transverse steel members and steel deck plates. Constructed in 1913 it is a fine example of its type and has category B listed building status. The route is well used as it provides a direct pedestrian access between Pitlochry town centre, the community at Fonab and the Pitlochry Festival Theatre.
- 2 Perth and Kinross Council Technical Services propose to undertake localised strengthening works to the bridge after a bridge inspection and condition report was carried out in 2012. Although the bridge is in generally sound condition the structure is in need of some upgrading and strengthening work in order to accommodate modern loading standards and to enable it to continue as a viable connection link in the long term.
- 3 Detailed supporting information has been submitted with the listed building consent application in the form of a design development report. Before the application was submitted pre-application discussions and a site meeting took place with the applicant's agent, the PKC conservation officer and officers from Historic Scotland. Planning consent is not required for the [proposed works as they are permitted development.
- 4 An outline of the scope of works considered necessary is described as follows:-

Local strengthening of the parapet trusses

- 5 The proposal is to provide an additional steel area to the top chord of the existing truss. This can be achieved by welding an additional single angle section to the top chord of the lattice work truss. This strengthening work only requires to be undertaken over the middle third of the main span of the bridge.

Local replacement of suspension rods/hangers

- 6 The hangers in the middle third section of the bridge are suffering from significant metal fatigue. In order to eliminate any risk of snapping the proposal is to replace these shorter hangers with hangers which visually will be very similar to the existing.

Upgrading of existing anchor blocks and chains

- 7 This work will comprise the provision of larger concrete foundations attached to the existing anchor blocks, replacement of the exposed anchor chains at the north anchorage and replacement of short lengths of anchor chain in an underground chamber at the south anchor block with a new turnbuckle arrangement connected to the existing suspension cables.

Corrosion repairs

- 8 Areas at the connection between the vertical latticework plates that form the web of the girder and the bottom chord of the truss are showing locally significant corrosion. These areas are to be cleaned, repaired as necessary and re-painted. Further areas of minor surface corrosion will be cleaned and re-painted. A surface tolerant paint system and/or high pressure hydro blasting are the methods suggested. The design development report states that grit blasting may prove impracticable.

Maintenance of corrosion protection systems

- 9 Whilst the condition of the superstructure paintwork is reasonable, some breakdown of the paint system is evident, particularly around expansion joints. These areas will be cleaned and re-painted. All painting work will be specified to achieve as close a match as possible to the existing green colour.

NATIONAL POLICY AND GUIDANCE

- 10 The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars. Of particular relevance to this planning application are:-

Scottish Planning Policy 2010

- 11 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.

12 Of relevance to this application are:

- Paragraphs 110 -124 : Historic Environment
- Paragraphs 113 -114: Listed Buildings

Scottish Historic Environment Policy December 2011 (SHEP)

13 This document sets out Scottish Ministers' policies for the historic environment, provides greater policy direction for Historic Scotland and provides a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing the historic environment.

DEVELOPMENT PLAN

14 The Development Plan for the area comprises the recently approved TAYplan 2012 and the adopted Highland Area Local Plan 2000.

TAYPlan June 2012

15 The principal relevant policy is in summary:-

Policy 3: Managing TAYplan's Assets

16 This recognises the importance of historic buildings and townscapes and identifies the importance of only allowing development where it does not adversely impact upon or preferably enhances these assets.

Highland Area Local Plan 2000

17 The principal policies of relevance are in summary:-

Policy 28 Listed Buildings

18 There will be a presumption against the demolition of Listed Buildings and against works detrimental to their essential character. There will be a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded

Policy 29 Listed Buildings

19 The Council will encourage the restoration, correct maintenance and sensitive enhancement of buildings on the Statutory List.

**PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN -
PROPOSED PLAN JANUARY 2012**

20 Members will be aware that on the 30 January 2012 the Proposed Local Development Plan was published. The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan (LDP). The LDP has recently undergone a period of public consultation. The Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. It is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. The Plan may be regarded as a material consideration in the determination of this application, reflecting a more up to date view of the Council.

21 The principal relevant policy in summary is:

Policy HE2 : Listed Buildings

22 There will be a presumption in favour of the retention of listed buildings, and the protection of their settings.

OTHER COUNCIL POLICIES

23 None relevant to this case.

SITE HISTORY

24 None.

CONSULTATIONS

25 **Historic Scotland**

Historic Scotland was consulted for pre-determination comments. No written comments have been received thus far.

REPRESENTATIONS

26 None.

ADDITIONAL STATEMENTS

27	Environmental Statement	Not required
	Screening Opinion	Not required
	Environmental Impact Assessment	Not required
	Appropriate Assessment	Submitted
	Design Statement or Design and Access Statement	Not required
	Business Plan	Not required

APPRAISAL

- 28 The determining issues in this case are:- the statutory requirement under Section 14 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for the planning authority to have special regard to the desirability of preserving the structure or its setting or any features of special architectural historic interest which it possesses; how the proposal sits with National Policy; how the proposal relates to the adopted development plan; whether the proposal complies with development plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

POLICY

- 29 In terms of the Development Plan, the key policies of note are Policy 3 of the Tay Plan 2012 and Policies 28 and 29 of the Highland Area Local Plan 2000, all of which seek to ensure that the essential character of listed buildings are not adversely affected by inappropriate alterations. For reasons outlined below, I consider the proposal to be in accordance with the Development Plan.

Impact on the Listed Building

- 30 In addition to the relevant Development Plan policies and National Guidance, in considering whether or not to grant listed building consent for alterations, the Council also has a statutory duty in relation to Listed Buildings.
- 31 The scope of works proposed will have a relatively minor impact on the listed structure and will not change the visual appearance of the bridge. Original elements of the structure will only be replaced where absolutely necessary. The fabric of the listed structure will not be adversely affected provided that grit blasting is not carried out on any parts of the bridge and this could be the subject of a condition on any consent.

PLANNING AUTHORITY WITH AN INTEREST IN THE LAND

- 32 The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 advises on the procedure for notification of planning applications to the Scottish Ministers for developments in which planning authorities have an interest in. The Direction states that notification to the Ministers is only required where the proposal involves a significant departure from the authority's own Development Plan. As the recommendation of approval is not a significant departure from the Development Plan, a notification to the Ministers is not required.

LEGAL AGREEMENTS

- 33 None required.

DIRECTION BY SCOTTISH MINISTERS

- 34 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

- 35 The repairs are deemed necessary and are acceptable in terms of the submitted plans and methodology. In this respect, it is considered the proposal complies with the Highland Area Local Plan 2000 and the relevant listed building legislation. There are no material considerations which would justify refusing the application. On that basis the application is recommended for approval subject to conditions and subject to referral to Historic Scotland.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
- 2 A sample of the paint to be used for localised areas of repair, cleaning and re-painting shall be provided on site for inspection and approval.
- 3 For the avoidance of any doubt grit blasting as a method of cleaning the structure is not approved by this listed building consent.

Reasons

- 1 To ensure that the development is carried out in accordance with the plans approved.
- 2 In order to safeguard the character of the listed building.

B JUSTIFICATION

The proposal is considered to comply with the listed building legislation and with the contents of the Development Plan and there are no material considerations apparent that would outweigh the contents of the Development Plan.

C PROCEDURAL NOTES

The property falls under the ownership of Perth & Kinross Council. As such, this application requires to be referred to Historic Scotland for the determination and issuing of the consent.

D INFORMATIVES

This listed building consent will last only for three years from the date of this decision notice, unless the development has been started within that period. (see Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended by Section 20 (3) of the Planning etc. (Scotland) Act 2006).

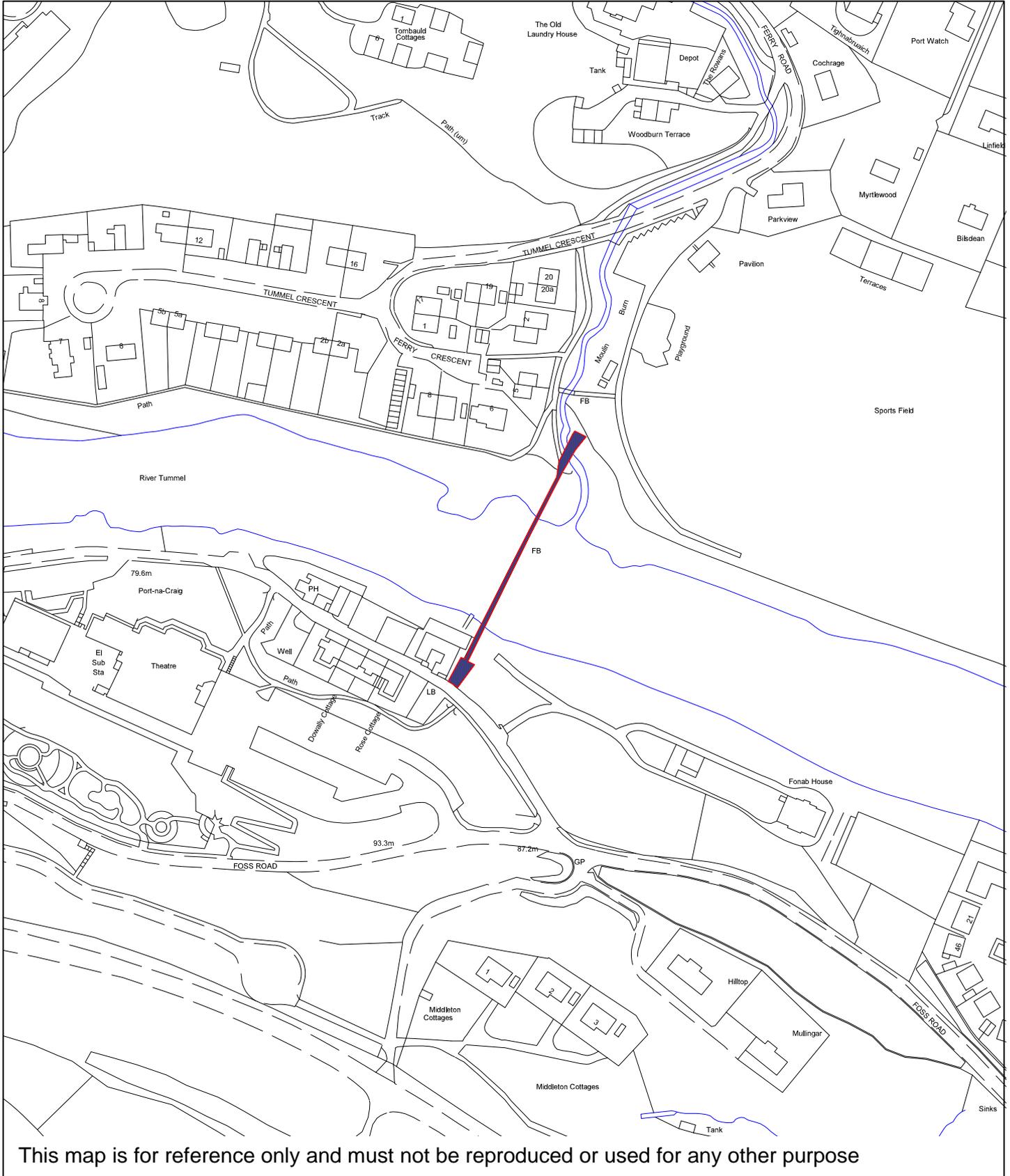
Background Papers: None
Contact Officer: Richard Welch - Ext (4)76598
Date: 03 June 2013

Nick Brian
Development Quality Manager

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