

4 SITE OF FORMER LOGIE CENTRAL SCHOOL - SITE PLANNING BRIEF (FEEDBACK ON CONSULTATION (AN196-2002))

The Committee approved the above mentioned brief as a consultative draft on 26th August 2001. The Director of Planning and Transportation was remitted to consult with the West End Community Council and Logie Residents Association and thereafter report back to the Committee.

These organisations and Dundee Civic Trust were invited to provide comments on the brief by 24th September 2001. No comments were received from Logie Residents Association or Dundee Civic Trust by that date.

The West End Community Council provided detailed comments:

- Appreciation that a brief had been produced and that it includes the retention of walls, railings and trees as a safe environment;
- Preference for the Council to retain ownership and provide for the maintenance of the semi-private landscaped area, commenting that title restrictions cannot provide for a satisfactory management scheme;
- Garages should not be incorporated into rooms resulting in loss of parking;
- Concern about the use of strong colour and roof sheeting materials;
- Welcome the pedestrian access from Blackness Road and any features that cater for those with mobility problems;
- Concern that the type of houses is responding only to the urban design requirements, and would prefer lower density villa or terraced type housing;
- Concern that the houses may not be bought by families and may become HMOs occupied by students – can the Council restrict this through title?

The following comments address the issues raised:

- It is not recommended that the Council retains ownership of the communal landscaped area. The landscape would be exclusive to the houses and its maintenance should fall on the owners; effective maintenance arrangements can be built into property dispositions.
- Garages may be converted into accommodation, such as for home work spaces, provided there is no loss of minimum parking provision.
- The brief allows for slate and tiles as well as contemporary roofing materials, and for strong colour for details like windows and doors. It is not envisaged that the main roofs will be strong coloured sheeting, however, sheeting may be acceptable for details.
- The housing responds to the urban design requirements of Blackness Road and provides spacious family houses with private front and rear gardens and communal landscaped areas. Suburban villas would not be appropriate.
- The Council cannot control property ownership but can control use through planning legislation. Similarly title restrictions can control use but not ownership. HMOs can be controlled by planning and licensing legislation.

Having considered all the points raised in the response by the West End Community Council, it is recommended that the brief be adopted without amendment, and that it be referred to the Development Quality Committee as a material consideration in the determination of future planning applications.