

REPORT TO: CITY DEVELOPMENT COMMITTEE - 23 JANUARY 2012

REPORT ON: UPDATE ON SITE PLANNING BRIEFS 2012

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 18-2012

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise Committee of the Site Planning Briefs that remain valid as material considerations in making planning decisions.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a reaffirms the status of the Site Planning Briefs listed in Appendix 1 as material considerations in dealing with planning applications for the sites as appropriate; and
 - b agrees that the Site Planning Briefs detailed in Appendix 2 be withdrawn.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 The Council has a long history of preparing Site Planning Briefs to secure the successful development of sites throughout the city. These Site Planning Briefs, once approved, are important material considerations in the determination of planning applications and the making of other planning decisions by the Council. This report identifies those Site Planning Briefs that remain valid as well as identifying others that should be withdrawn.
- 4.2 Site Planning Briefs are a valuable tool in securing the successful development of a given site. In the preparation of Site Planning Briefs, extensive consultation is engaged in with parties including community councils and other local organisations, neighbouring occupiers and prospective developers. Site Planning Briefs provide an effective means of communicating planning requirements to a wide range of public and private bodies.
- 4.3 In recent years, the Scottish Government has published a number of documents which reflect the growing recognition of the importance of design in new development including:
- Designing Places (2001);
 - Scottish Planning Policy 2010;
 - Planning Advice Note 67 - Housing Quality (2003);

- Planning Advice Note 77 - Designing Safer Places (2006);
 - Planning Advice Note 78 - Inclusive Design (2006); and
 - Designing Streets: A Policy Statement for Scotland.
- 4.4 These documents complement the locally produced Site Planning Briefs and together it is considered that these provide valuable information to local communities and developers as well as being important material considerations in determining planning applications.
- 4.5 Appendix 1 contains details of Site Planning Briefs that should retain their status as material planning considerations. The content of each brief has been considered and the status of development progress on these sites is also given. In certain instances planning permission has been granted for an alternative use to that identified in the Site Planning Brief. However, pending implementation of the development the Brief should remain valid.
- 4.6 Appendix 2 contains a list of Site Planning Briefs where development has now been completed or has progressed to the point where the Brief can be withdrawn.
- 4.7 Many briefs relate to Dundee City Council sites. These will be marketed in the future when the development market improves.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. The major issues are set out below:

a Sustainability

The Site Planning Briefs all accord with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The Briefs anticipate the redevelopment of brownfield land, and look at the opportunity to provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation" and "Energy and Water use".

b Anti-Poverty

The Briefs promote the provision of affordable housing where appropriate.

c Equality Impact Assessment

The Briefs fall outwith the need for an Equality Impact Assessment and their contents are believed to have no effect on equal opportunities.

d Risk Management

The Briefs have no implications on Risk Management.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.

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5 January 2012

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APPENDIX 1**DEVELOPMENT STATUS OF SITE PLANNING BRIEFS THAT REMAIN VALID**

Ward	Brief	Committee Approved	Land Use	Status
Strathmartine	Macalpine Primary School Site	8 September 2008	Residential	Valid
Strathmartine	Lawside Academy	27 April 2009	Residential	Valid
Strathmartine	Downfield Primary School	10 March 2008	Residential	Approved for Demolition on 23 June 2008, but subsequently approved in November 2008 for Change of Use to office accommodation (09/00003/COU). This Brief will be amended as the primary school is no longer available.
Lochee	Pitalpin Village	26 April 2004	Residential	Valid
Lochee	Foggyley Gardens	17 November 2008	Residential	Valid - Demolition now completed. Site to be marketed when conditions improve.
Lochee	Former Multis Site, Menzieshill	27 June 2011	Residential	Valid
Lochee	Quarry Gardens	26 April 2010	Residential	Valid
West End	Tay Street Lane	23 November 2007	Mixed Use	Valid
Coldside	Former Fire Station, Strathmore Avenue	8 January 2007	Residential	Valid - Amendment to Brief approved on 21/02/11.
Coldside	Former Foundry Site at Loons Road/Lawside Road	11 June 2007	Residential	Valid
Maryfield	Eliza Street/Mains Loan	25 September 2000	Mixed Use - Residential/Retail	05/00462/FUL Erection of 12 apartments, 10 townhouses, and a children's nursery. Works completed on Refurbishment to form 8 apartments, 5 shops and an office. Brief still valid for the remainder of the site.
Maryfield	Tay Hotel	13 November 2006	Residential	Consent for a new hotel has been granted.
Maryfield	Crescent Lane/Princes Street	18 July 2006	Residential	Valid
Maryfield	Maryfield Depot	15 August 2005	Residential/Mixed	Valid
Maryfield	Former Dens Metals Site	8 September 2008	Residential	Valid
Maryfield	101 Seagate and 3 Trades Lane	25 October 2010	Residential	Valid
North East	Lothian Crescent, Whitfield	12 January 2009	Residential	Valid
North East	Aberlady Crescent, Whitfield 2009	12 January 2009	Residential	Valid
North East	Site 6 Land east of Bowling Green Whitfield	27 June 2011	Residential	Valid

Ward	Brief	Committee Approved	Land Use	Status
East End	Mossgiel Primary School	10 March 2008	Residential	10/00185/FULL - 19 Houses/4 Flats (Building started, partially developed).
East End	Mid Craigie Primary School	27 April 2009	Residential	Valid
The Ferry	Former Eastern Primary School, Broughty Ferry	28 March 2011	Residential	To be remarketed.
The Ferry	Armitstead House	8 June 2009	Residential	Valid

APPENDIX 2

The following Site Planning Briefs are no longer valid, their requirements having been fulfilled.

Ward	Brief	Committee Approved	Land Use	Status
Strathmartine	St Leonard House	11 December 2006	Residential	10/00006/FULL - 16 Houses/4 Flats (Building completed).
Strathmartine	Downfield Primary School	10 March 2008	Residential	Approved for Demolition on 23 June 2008, but subsequently approved in November 2008 for Change of Use to office accommodation (09/00003/COU).
West End	Dundee Rail Station	31 March 2003	Rail Station	Station proposals being considered by Dundee Central Waterfront Board.
Coldside	Ann Street/Nelson Street	12 September 2005	Residential	06/01133/FUL - 12 Flats (Building started).
Maryfield	Erskine Street Yard	8 September 2008	Residential	09/00585/FULL - Building almost complete).