

**REPORT TO: PLANNING AND TRANSPORT COMMITTEE - 11 JUNE 2007**

**REPORT ON: UPDATE ON SITE PLANNING BRIEFS**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 197-2007**

## **1 PURPOSE OF REPORT**

1.1 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b agrees that the Site Planning Briefs detailed in Appendix 2 be withdrawn.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 from this report.

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

4.1 The preparation of Site Planning Briefs positively impacts on many of the principles of the Council's Sustainability Policy, in particular those relating to the built environment.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 In the preparation of Site Planning Briefs efforts are made to consult a wide range of interests to ensure the equal opportunities issues are incorporated in new developments.

## **6 BACKGROUND**

6.1 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 This report identifies those Site Planning Briefs that remain valid as well as identifying others that should be withdrawn.

6.2 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, 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.

- 6.3 In recent years, the Scottish Executive 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 3 - Planning for Housing (2003);
  - Planning Advice Note 67 - Housing Quality (2003);
  - Planning Advice Note 76 - New Residential Streets (2005);
  - Planning Advice Note 77 - Designing Safer Places (2006); and
  - Planning Advice Note 78 - Inclusive Design (2006).
- 6.4 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.
- 6.5 Appendix 1 contains details of Site Planning Briefs that should retain their status as material planning considerations. 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.
- 6.6 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.

## **7 CONSULTATIONS**

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

## **8 BACKGROUND PAPERS**

- 8.1 There are no background papers of relevance to this report.

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4 May 2007

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## APPENDIX 1

## DEVELOPMENT STATUS OF SITE PLANNING BRIEFS THAT REMAIN VALID

Brief	Committee Approved	Land Use	Status
Caird Ashton	22 March 1991	Industrial	3 units built.
Dundee Royal Infirmary	28 October 1996	Housing	163 house capacity. 93 Houses completed, based on Housing Land Audit 11 June 2006.
Victoria Docks	30 March 1998	Housing	517 house capacity. 169 houses completed.
Blackness Nursery	12 April 2000	Housing	5 houses have planning permission.
Eliza Street/Mains Loan	26 June 2000	Housing/Commercial	30 houses under construction.
Former Logie School	27 August 2001	Housing	Planning permission granted for Islamic Centre.
Aberlady Crescent	24 September 2001	Housing	Site to be marketed as part of proposals for the wider Whitfield area.
Dundee Station	12 January 2003	Commercial/Retail	Being progressed as part of the Dundee Central Waterfront proposals.
Armitstead House	26 April 2004	Housing	Still valid. Site not yet marketed by NHS Tayside.
Pitalpin Village	26 April 2004	Housing	Outline planning permission granted for majority of the site.
North Lindsay Street	28 June 2004	Commercial/Retail Offices	Still to be implemented.
West Marketgait/Long Wynd	20 December 2004	Mixed Uses	Revised Site Planning Brief being prepared to take account of planning permission granted for new office development on part of site.
Crescent Lane/Princes Street	14 August 2005	Housing	Still valid. Site not yet marketed.
Maryfield Depot	15 August 2005	Housing	Still valid.

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<b>Brief</b>	<b>Committee Approved</b>	<b>Land Use</b>	<b>Status</b>
Ann Street/Nelson Street	12 September 2005	Housing	Planning permission for 12 flats in place.
St Leonards House	14 September 2006	Housing	Still valid. Site recently marketed. No planning application received.
Former Fire Station, Strathmore Avenue	10 October 2006	Housing	Still valid.
Tay Hotel	13 November 2006	Housing/Commercial	Sill valid. Planning permission recently applied for.

**APPENDIX 2**

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

- |   |                               |   |
|---|-------------------------------|---|
| 1 | Victoria Street/Albert Street | 41 flats built                          |
| 2 | Jamaica Works                 | Construction well underway.             |
| 3 | Kirkton Central Core          | Completed.                              |
| 4 | Mayfield Hostel               | 41 houses completed. 63 house capacity. |