

REPORT TO: CITY DEVELOPMENT COMMITTEE - 8 JUNE 2009

REPORT ON: UPDATE ON SITE PLANNING BRIEFS

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 272-2009

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 - b agrees that the Site Planning Briefs detailed in Appendix 2 be withdrawn.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 This report identifies those Site Planning Briefs that remain valid as well as identifying others that should be withdrawn.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 3 - Planning for Housing (2003);
 - Planning Advice Note 67 - Housing Quality (2003);
 - Planning Advice Note 77 - Designing Safer Places (2006); and

- Planning Advice Note 78 - Inclusive Design (2006).
- 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 referring to housing sites promote the provision of affordable housing.

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), Depute Chief Executive (Finance), Head of Finance, Assistant Chief Executive (Community Planning), Director of Education and Director of Economic Development 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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7 May 2009

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

Ward	Brief	Committee Approved	Land Use	Status
Strathmartine	St Leonard House	11 December 2006	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.
Strathmartine	Macalpine Primary School Site	8 September 2008	Residential	Valid
Strathmartine	Lawsie Academy	27 April 2009	Residential	Valid
Lochee	Pitalpin Village	26 April 2004	Residential	Valid
Lochee	Foggyley Gardens	17 November 2008	Residential	Demolition of 4 blocks started on 12/11/07, now completed. Site ready to be marketed
West End	Dundee Rail Station	31 March 2003	Rail Station	Valid
West End	Tay Street Lane	23 November 2007	Mixed Use	Valid
Coldside	Former Fire Station, Strathmore Avenue	8 January 2007	Residential	Valid
Coldside	Ann Street/Nelson Street	12 September 2005	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	Planning Application pending
Maryfield	Erskine Street Yard	8 September 2008	Residential	Valid
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
North East	Lothian Crescent, Whitfield	12 January 2009	Residential	Valid - To be marketed in next few weeks
North East	Aberlady Crescent, Whitfield 2009	12 January 2009	Residential	Valid - To be marketed in the next few weeks
East End	Mossgiel Primary School	10 March 2008	Residential	Valid
East End	Mid Craigie Primary School	27 April 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
Coldside	Dundee Royal Infirmary	28 October 2008	Residential	46 houses built and former infirmary building converted into flats
Coldside	Parker Street	27 January 2003	Student Accommodation	Building started on 17 March 2009
The Ferry	Duntrune Demonstration Garden	26 April 2004	Residential	Erection of 4 dwelling houses. Building completed
West End	West Marketgait/Long Wynd	24 May 2001	Mixed Use	Has been superseded by Tay Street Lane Brief
West End	McVicars Lane	27 September 2004	Residential	Has been developed
West End	Blackness Nursery, Lauries Garden Centre	12 April 2000	Residential	Appeal allowed for erection of 20 dwellings on 06/09/07. Works have not yet started.
West End	Former Logie School, Blackness Road	9 August 2001	Residential	DCC pursuing Education Development of site.
West End	Former Homebase, Riverside Drive	27 January 2003	Residential	Started building sales office on 28 August 2008. No notice of start for development. Developers are in administration.
North East	Aberlady Crescent 2005	26 April 2004	Residential	Brief has been superseded
Maryfield	Victoria Dock	30 March 1998	Residential/Mixed Use	Brief no longer valid as development does not mirror brief
West End	Westport	27 August 2001	Casino and Mixed Use Development	Building started
Maryfield	North Lindsay Street	28 June 2004	Commercial/Retail Office	Planning Approved, started on site on 10 March 2008
The Ferry	Armitstead House	26 April 2004	Residential	A revised brief has been prepared. This brief is no longer valid.