

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 8 DECEMBER 2008

REPORT ON: DRAFT MILL O' MAINS MASTERPLAN

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 541-2008

1 PURPOSE OF REPORT

- 1.1 To advise the Committee of the submission of a draft Masterplan for Mill O' Mains and to seek approval for undertaking internal and external consultation on the draft Masterplan.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a Notes that a draft Masterplan has been submitted on behalf of Home Scotland Housing Association for the regeneration of Mill O' Mains;
 - b Agrees that the Director of Planning and Transportation consults with the local community, and a range of internal and external partners on the draft Masterplan; and
 - c Remits the Director of Planning and Transportation to submit a further report to the Planning and Transport Committee summarising the consultation responses to the draft Masterplan and seeking the Committee's approval of the Masterplan, subject to amendments as appropriate.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 Reference is made to the meeting of the Housing, Dundee Contract Services and Environment Services Committee in December 2007 (Report 590-2007 refers) which agreed that Council officers continue to support the local community in Mill o' Mains to develop a long-term physical regeneration master plan for the area in conjunction with Home Scotland Housing Association and Communities Scotland. Approval was also given at this time to dispose of three sites in Mill o' Mains to Home Scotland Housing Association to enable their early redevelopment.
- 4.2 Home Scotland Housing Association has commissioned Hunt Thomson Associates (HTA) Architects to prepare a draft Masterplan for the regeneration of Mill o' Mains. This draft Masterplan has been developed in close consultation with the Mill o' Mains Land Use Group which has been established to work with potential developers. This Group reports back to the Mill o' Mains Tenants and Residents Association. In addition, efforts have been made to discuss the draft proposals with the wider Mill o' Mains community, including those tenants and residents that may be affected by demolition of existing housing stock.

- 4.3 The draft Masterplan has now been submitted to Dundee City Council for consideration. It is intended that the draft Masterplan becomes a guiding document within which detailed planning applications for each development phase will be considered. Copies of the draft Masterplan have been sent to group leaders and Depute Lord Provost Borthwick.
- 4.4 The draft Masterplan has been developed to achieve the following key objectives:
- a **Houses on Streets** - overlooked and adjacent parking and private rear gardens.
 - b **Good Quality Public Open Space** - spaces that are well located, useable, and overlooked.
 - c **Better Connections** - legible and safe routes.
 - d **Popular House Types** - Mill O'Mains should be characterised by housing types which are in high demand.
 - e **Positive Image** - improve perception of Mill O'Mains within the city.
- 4.5 In order that the Masterplan can be taken into account as a 'material planning consideration' by the Development Quality Committee in the determination of detailed planning applications, it is necessary that it is first endorsed by the Planning and Transport Committee.
- 4.6 The draft Masterplan as submitted by Home Scotland Housing Association raises a number of issues in terms of the Dundee Local Plan Review 2005, development infrastructure including roads and drainage, urban design, community infrastructure and tenure balance.
- 4.7 Whilst the draft Masterplan has been developed in close consultation with the Mill o' Mains community, before it is approved as a material planning consideration by Dundee City Council, it is appropriate that further consultation with the community and a wider range of public sector partners is undertaken. This process will also allow various Council Departments to comment on the draft Masterplan and for these comments to be fully considered before it is approved.
- 4.8 It is therefore recommended that the Planning and Transport Committee note the submission of the draft Mill o' Mains Masterplan and remit the Director of Planning and Transportation to undertake internal and external consultation on the document before submitting a further report seeking approval of the Masterplan, subject to amendments as appropriate following the consultation exercise.

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.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 Draft Mill O' Mains Masterplan submitted by Home Scotland Housing Association.
- 7.2 Report 590-2007 to Housing, Dundee Contract Services and Environment Services Committee on Redevelopment of Mill o' Mains Estate, approved on 10 December 2007,

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28 October 2008

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