

REPORT TO: RECESS SUB-COMMITTEE – 5 AUGUST 2002

**REPORT ON: FINTRY VILLAGE SQUARE – PHASE 2
DRAFT SITE PLANNING BRIEF**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO 588-2002

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a draft site planning brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATIONS

- 2.1 It is recommended that the committee:
- a approve the attached draft site planning brief for purposes of consultation;
 - b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief;
 - c remit the Director of Planning and Transportation to report back on the result of the consultation exercise within a period of two months.
 - d Remit appropriate officers to investigate, and if appropriate, progress a Compulsory Purchase Order to assemble the site.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this brief. There will, however, be an ongoing maintenance cost depending on the final treatment.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The purpose of the brief is to provide guidance to ensure a high quality environment is achieved by the proposed development of the site concerned and that it addresses the following key themes of 'Dundee 21';
- a Pollution is limited to levels at which natural systems can cope.
 - The brief addresses the problem of drainage by recommending natural solutions.
 - b The diversity of nature is valued and protected.
 - The brief requires the Developer to introduce landscape into an otherwise derelict area.
 - c Local needs are met locally.
 - The brief identifies a site which is to be developed as an extension to a facility identified by the community as being essential.
 - d Access to facilities, is not achieved at the expense of the environment and are available to all.
 - The proposed facility is at the focus of community activity.

- e Health is protected by creating safe, clean, pleasant environments.
 - The purpose of the site planning brief is to secure just such environments both for users of the site and nearby residents.
- f All sections of the community are empowered to participate in decision making.
 - The purpose of the report is to seek authority to consult the public and report back.
- g Places, spaces and objects combine meaning and beauty with utility.
 - The purpose of the brief is to secure a quality environment whilst removing dereliction.
 - Existing landscaping on adjacent sites will be extended.
- h Settlements are human in scale and form.
 - The brief stresses the importance of landscape.
- i Diversity and local distinctiveness are valued and protected.
 - Features use on the adjacent site should be used for continuity.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to consult appropriate groups on those issues which affect them.
- 5.2 The brief requires the developer to consult with the Tayside Police Architectural Liaison Officer to ensure that this development is secured by design.

6 BACKGROUND

- 6.1 In 1997/98, the local Community Safety Panel and the Community Council approached the City Council with a view to developing a derelict site located between Fintry Crescent and Finlaggan Terrace east of Fintry Road for community purposes. At that time, the site formerly contained a derelict lockup garage, derelict pigeon club, disused public toilets and disused former police station.
- 6.2 The disused former police station had been disposed of by the former Tayside Police authority. It was the subject of an application for planning consent and licensing consent to form a bookmakers. Both these consents were granted on appeal in 1998, but have not been implemented.
- 6.3 The local Community Safety Panel assembled a funding package and the proposal is being pursued in two phases. Phase one, comprising the south-westmost part of the site, including the properties in the ownership of the City Council, was completed in 2000 at a cost of £42,750. A funding package of £58,000, obtained from SIP and Lottery, has now been assembled to enable the second phase to proceed. This package includes an allowance for site acquisition and appropriate CPO costs, if necessary.
- 6.4 The existing space is very well used, is extremely popular with local residents, has achieved a remarkable reduction in crime and nuisance within the area and, significantly, that problem has not been displaced to other part of the area. Therefore, an extension to the existing open space 'village green' adjacent to the site would be the most appropriate use.

7 CONSULTATION

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, and Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.

- 7.2 The brief will be the subject of consultation with both the community and interested parties therefore the Report seeks appropriate remits to carry out a consultation exercise and report back to committee.

8 BACKGROUND PAPERS

- 8.1 Dundee District Council - Draft District Local Plan
Fintry Village Square – Phase 1 Planning Application.

Mike Galloway
Director of Planning and Transportation

Keith Winter
Policy and Regeneration Manager

19 July 2002

KW/DMacD/EJ

Dundee City Council
Tayside House
Dundee

APPENDIX 1

SITE PLANNING BRIEF - DRAFT

FINTRY VILLAGE SQUARE

INTRODUCTION

- 1 The local Community Safety Panel and the Community Council approached the City Council in 1997/98 with a view to developing the derelict site at Fintry Road for community purpose.
- 2 The site formerly contained a derelict lockup garage, derelict pigeon club, disused public toilets and disused former police station.
- 3 The site is located between Fintry Crescent and Finlaggan Terrace east of Fintry Road, adjacent to Fintry Village Square Phase 1.
- 4 The disused former police station was the subject of an application for planning consent and licensing consent to form a bookmakers. Both these consents were granted on appeal in 1998, but have not been implemented.
- 5 The local Community Safety Panel assembled a funding package and the proposal is being pursued in two phases.
- 6 Phase one, comprising the south-westmost part of the site, including the properties in the ownership of the City Council, was completed in 2000 at a cost of £42,750.
- 7 A funding package of £58,000, obtained from SIP and Lottery, has now been assembled to enable the second phase to proceed. This package includes an allowance for site acquisition.

LOCAL PLAN CONTEXT

- 1 The site is located in an area allocated for primarily residential purposes, covered by policy H1, within the approved Dundee Local Plan - 1998. This policy seeks to maintain the environmental quality enjoyed by residents in the area.
- 2 Employment policy EU13 advises that office use will generally be permitted within district and local centres provided they comply with the retail policies of the Local Plan. Employment policy EU26 advises that office use should be resisted outwith areas identified as Business, Industrial, Office, Mixed Use or District Centres. The policy does provide for exceptions to the presumption against office use.
- 3 The shopping parade opposite the site on Fintry Road is identified in the Dundee Local Plan as a Local Centre.

SITE CONTEXT

- 1 The brief site is bounded to the north west by Fintry Road with a parade of shops and Fintry Parish Church beyond. To the south east the site is bounded by a dental practice and the Servite sheltered housing development beyond which is Our Lady of Sorrows' Church. Beyond Fintry Crescent to the south and Finlaggan Terrace to the north is housing
- 2 There is an existing consent for class 2 use applying to part of the site. This covers such uses as retail, betting office or other professional office. These consents are for the existing former police station premises and associated site. It would appear that the existing buildings are of insufficient size for these uses to be viable, hence a desire to extend the existing premises.

- 3 The site is located at a junction with a distributor road. It is adjacent to a sheltered housing development, a use with a particularly heavy parking requirement. The adjacent housing to the north does not have off street parking. There are two churches close by which have particular parking problems especially at times of weddings and funerals.
- 4 On the opposite side of Fintry Road in front of the shopping parade there is a stretch of 'nose in' parking. This parking is already heavily used by the clientele of the shops. It would be unwise to encourage the use of this parking by a clientele for a development on the opposite side of the distributor road.
- 5 Adjacent to the site, to the south east is a dental surgery. The surgery has its own car park with a single access and internal circulation.
- 6 Any access to the brief site would therefore be located within 13m of the junction with the distributor road.
- 7 Given the nature of the surrounding uses the most appropriate use of this site is one, which does not generate vehicular traffic and associated parking requirement.

DESIGN GUIDANCE

- 1 The existing space is very well used, is extremely popular with local residents, has achieved a remarkable reduction in crime and nuisance within the area and, significantly, that problem has not been displaced to other parts of the area. Therefore, an extension to the existing open space 'village green' adjacent to the site would be the most appropriate use.
- 2 The site treatment should be based on the successful elements of the first phase. A simple landscape treatment founded on pedestrian desire lines reflected in sweeping curves and footpaths. These should be focussed on a central seating area.
- 3 The palette of furniture, including benches, railings and litter bins, used in phase one should be extended. There should be no need to incorporate the paladin fencing which separates the site from the phase one site.
- 4 The area north east of the dental surgery must be treated to rationalise the unmarked car parking spaces and resolve the present untidy appearance.
- 5 The south east boundary, between the former police station and the dental surgery is unmarked. An appropriate boundary treatment between the former police station site and the dental surgery should be devised, in agreement with the adjacent proprietor.
- 6 The resultant design solution must have regard to the visibility requirements of the adjacent CCTV cameras. The local Police Architectural Liaison Officer must be consulted as the design develops in order to ensure that the development is secured by design.
- 7 In developing the site opportunity must be taken to rationalise the treatment between the dental surgery and the site of the former lockup garage. This may require an adjustment to the property boundary between the two ownerships. This would be subject to the agreement of the parties.
- 8 The design solution must have regard to ongoing maintenance costs. The preferred solution will be that which minimises maintenance costs.

CONSULTATIONS

- 1 The draft site planning brief will be the subject of consultation with community groups and interested parties. Thereafter the Planning & Transportation Committee will consider the responses to the consultation round and amend the draft as appropriate.

- 2 Thereafter the approved site planning brief will set the framework for the action and treatment for the site.

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

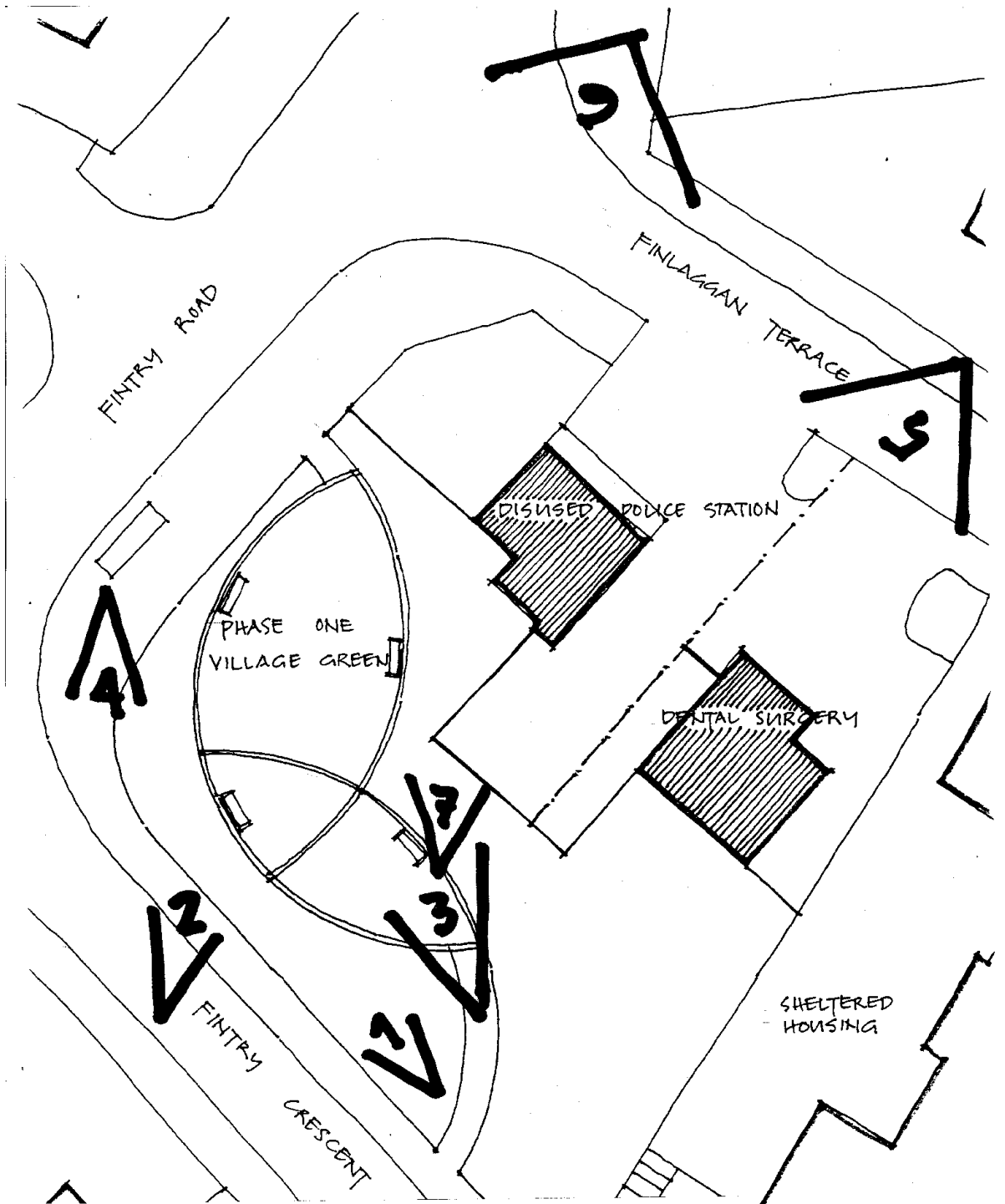


PHOTO 6



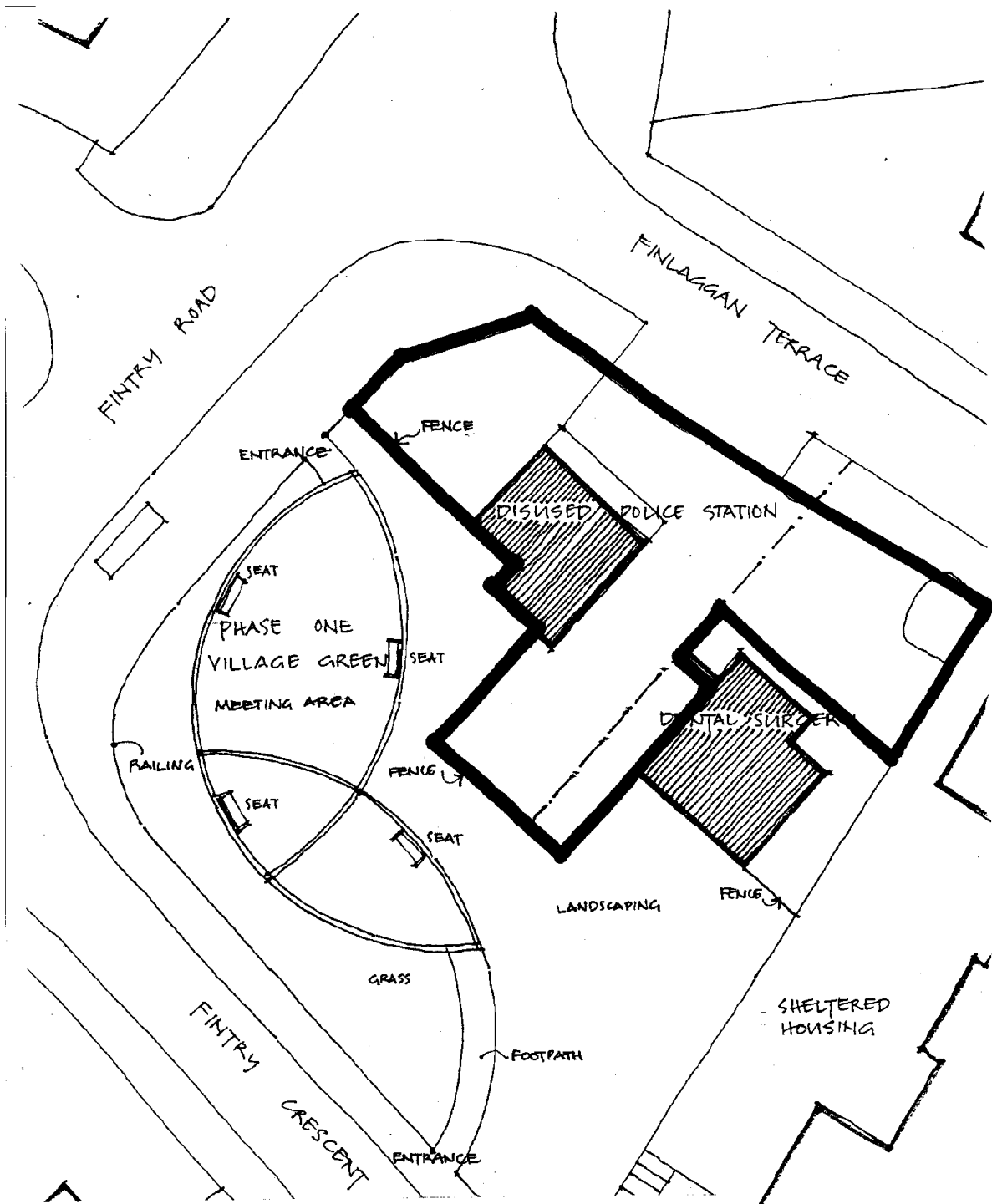
PHOTO 7





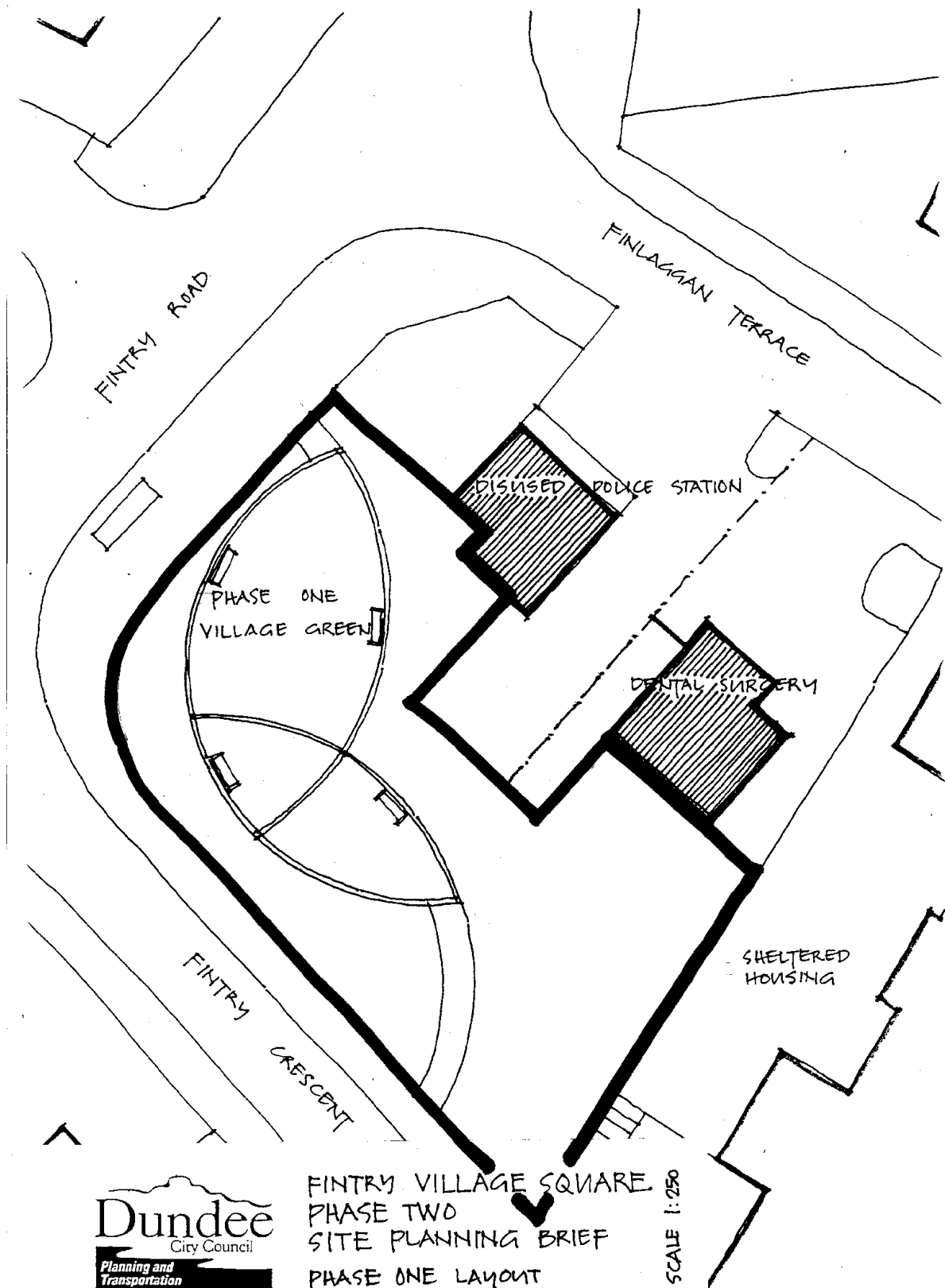
FINTRY VILLAGE SQUARE
PHASE TWO
SITE PLANNING BRIEF
PHOTOGRAPH VIEWPOINTS

SCALE 1:250



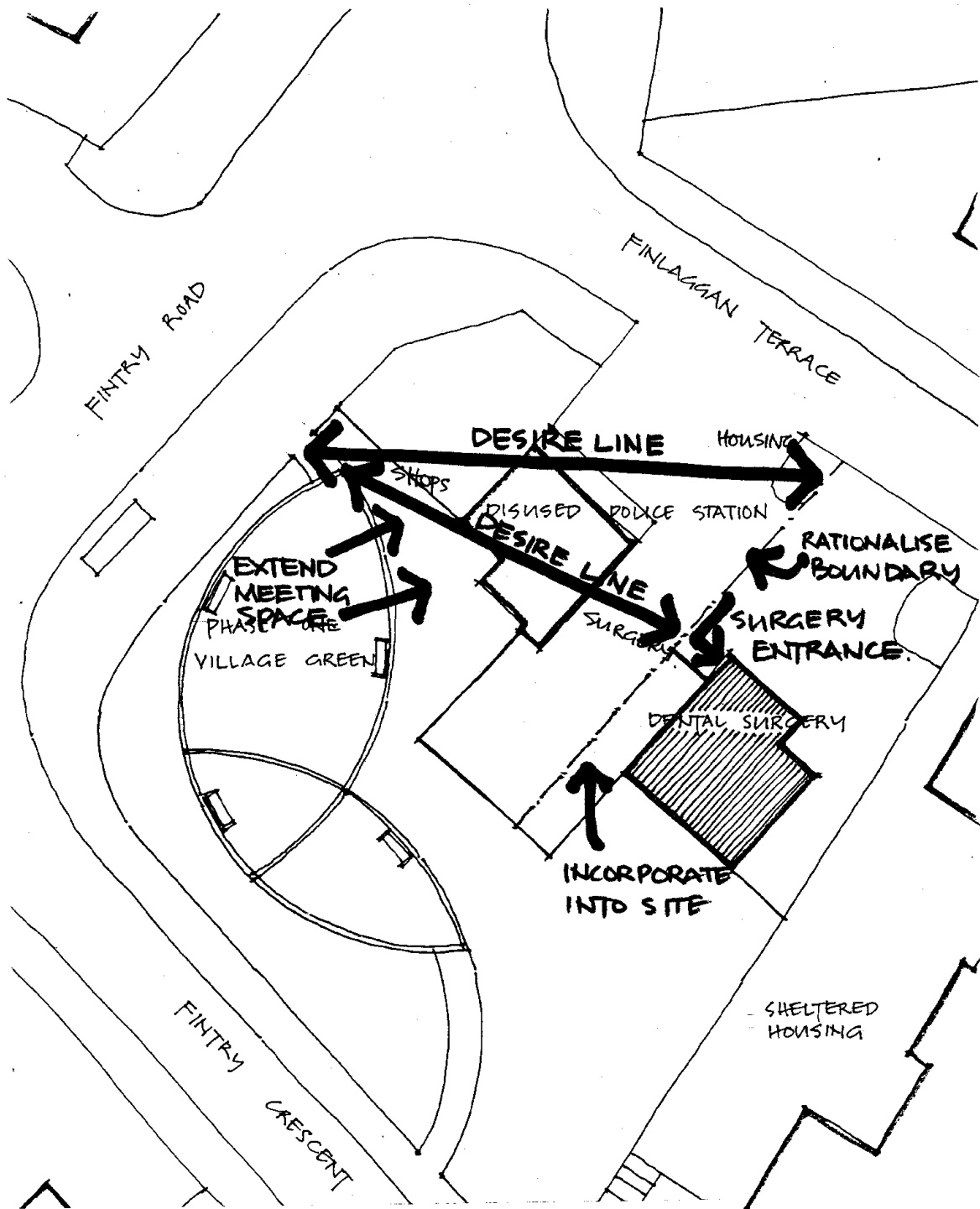
FINTRY VILLAGE SQUARE
PHASE TWO
SITE PLANNING BRIEF
SITE PLAN

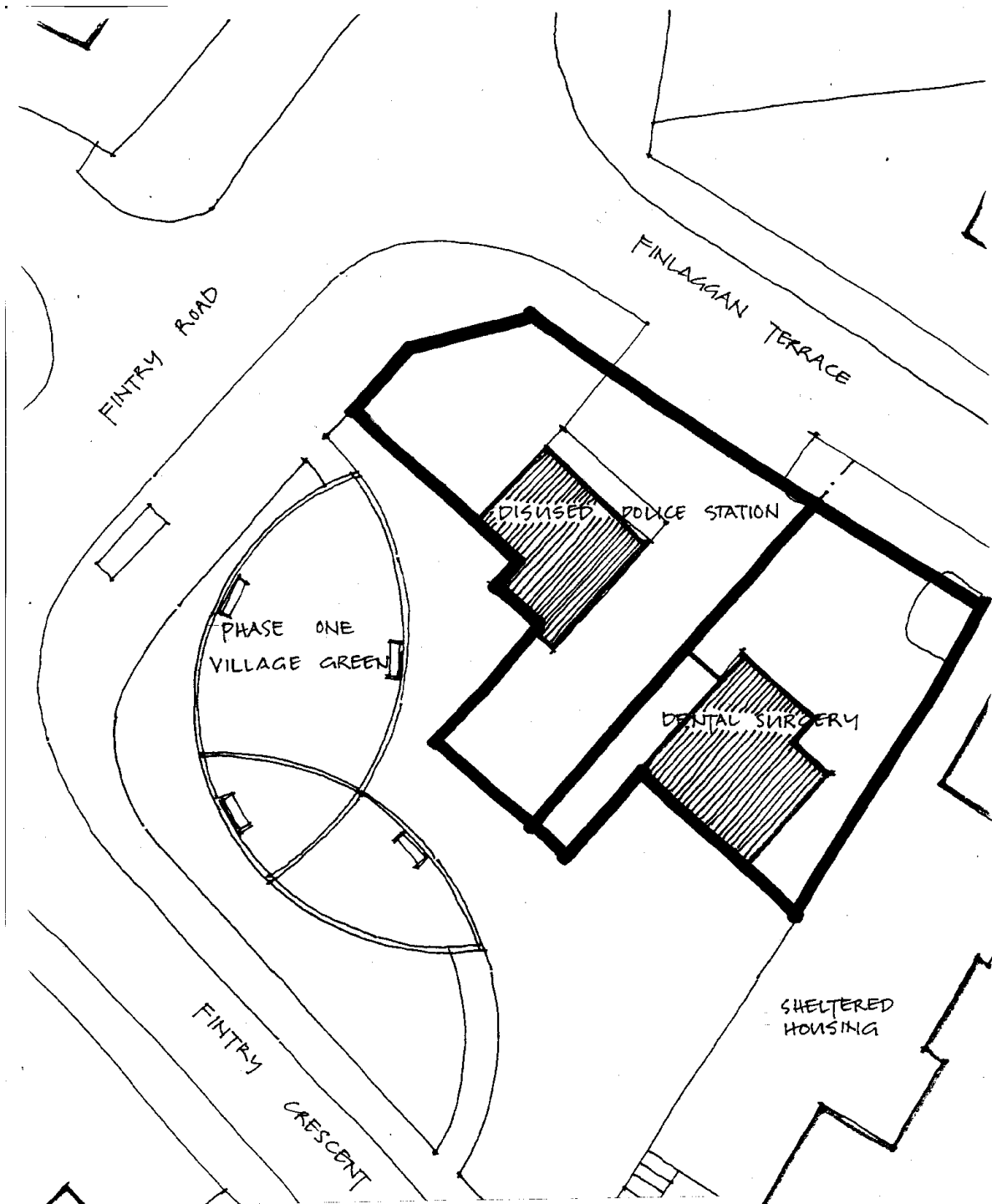
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FINTRY VILLAGE SQUARE
PHASE TWO
SITE PLANNING BRIEF
PHASE ONE LAYOUT

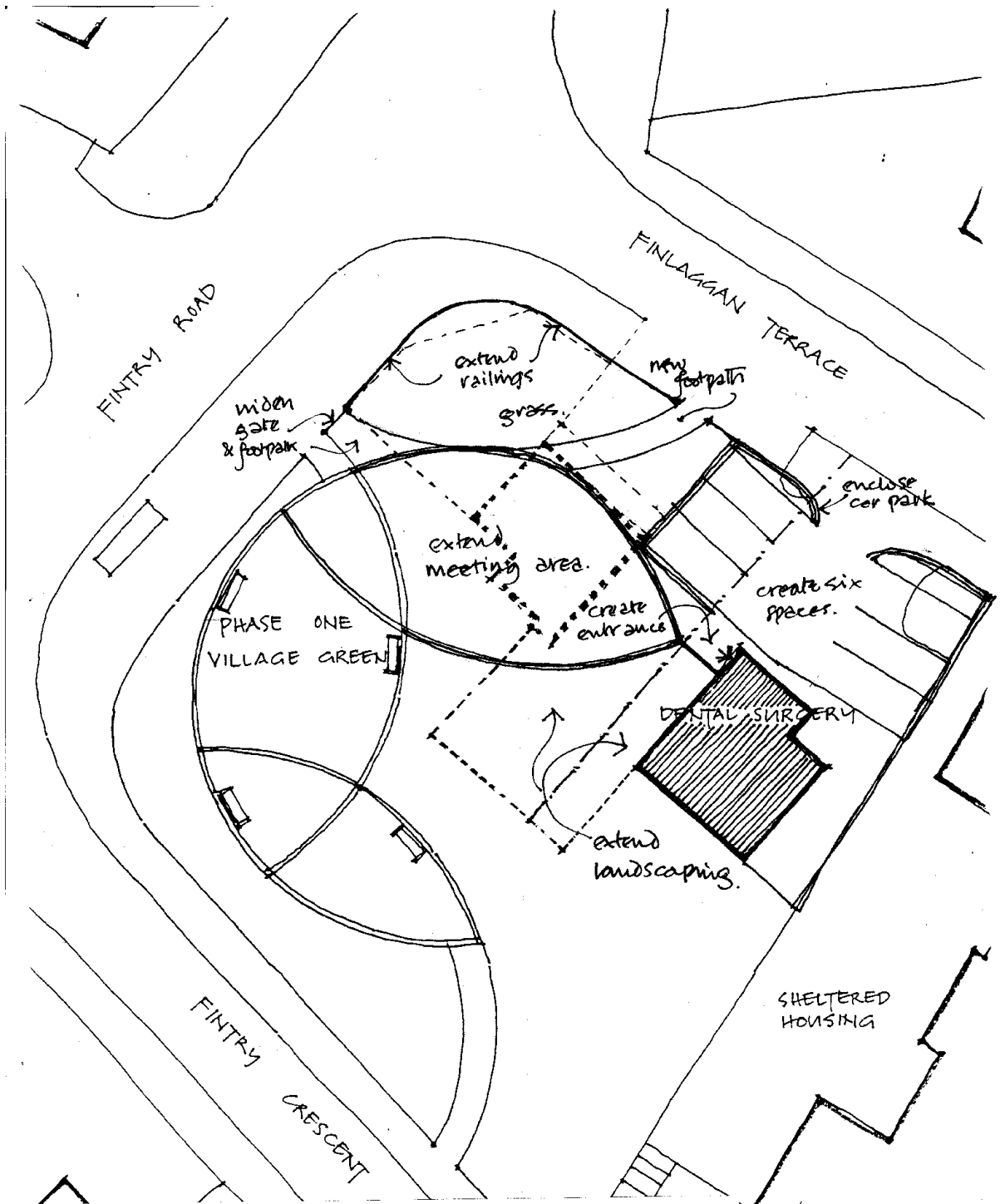
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FINTRY VILLAGE SQUARE
PHASE TWO
SITE PLANNING BRIEF
PHASE TWO OWNERSHIPS

SCALE 1:250



FINTRY VILLAGE SQUARE
PHASE TWO
SITE PLANNING BRIEF
NOTIONAL LAYOUT

SCALE 1:250