

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
14 NOVEMBER 2005**

REPORT ON: REVIEW AND UPDATE OF SITE PLANNING BRIEFS

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 593-2005

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 note the current status of the Site Planning Briefs as listed in the Appendices and their relevance as material considerations in dealing with planning applications for the sites as appropriate.

3 FINANCIAL IMPLICATION

- 3.1 There are no financial implications arising from this report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Health is protected by creating safe, clean and pleasant environments. A purpose of Site Planning Briefs is to secure such environments through new development.
- 4.2 Places, spaces and objects combine meaning and beauty with utility. A purpose of the briefs is to secure high quality in new development.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Full regard is given to the pursuit of equal opportunities' values, as approved by the Council's Equal Opportunities' Policy in the preparation of any Brief. Likewise, wherever possible, existing best design practice for access for the physically impaired is incorporated.

6 BACKGROUND

- 6.1 The preparation of Site Planning Briefs by the Planning and Transportation Department is seen as a valuable tool in securing the successful development of a given site. In the preparation of Briefs, extensive consultation is engaged in with such diverse parties as community councils and developers. Site Planning Briefs provide an effective means of communicating planning requirements to a wide range of public and private bodies.
- 6.2 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);

- Planning Advice Note 67: Housing Quality (2003);
- Scottish Planning Policy 3: Planning for Housing (2003)

6.3 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.

6.4 A list of Site Planning Briefs that remain valid is contained in Appendix 1 to this report. It will be noted that many of these planning briefs pre-date the adoption of the Dundee Local Plan Review 2005. However, the briefs have been reviewed against the policies and proposals in the Dundee Local Plan Review and no changes are considered necessary.

6.5 Appendix 1 includes sites where development has commenced. In such instances the Site Planning Brief remains valid until all development has been completed.

6.6 Appendix 2 contains a list of Site Planning Briefs where development has now been completed.

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 None.

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27 October 2005

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APPENDIX 1

DEVELOPMENT STATUS OF SITE PLANNING BRIEFS THAT REMAIN VALID

BRIEF	COMMITTEE APPROVED	LAND USE	STATUS
Caird Ashton, Blackness	27 March 1991	Industrial	Three units built.
Dundee Royal Infirmary, City Centre	28 October 1996	Housing	Site capacity 163 houses. 93 completions at June 2005.
Victoria Docks, City Centre	30 March 1998	Housing/Commercial	Site capacity 246 houses. 145 completions at June 2005. Commercial refurbishment partially complete.
Blackness Nursery/West End	12 April 2000	Housing	Site capacity 5 houses. Outline planning permission in place. 3 detailed applications approved.
Eliza Street, Mains Loan, Stobswell	26 June 2000	Housing	Site capacity 38 houses. Planning permission granted.
Victoria Street/Albert Street, Stobswell	26 June 2000	Housing	Site capacity 36 flats and 2 shops. Construction underway.
Mayfield Hostel	25 June 2001	Housing	Site capacity 63 houses. 25 complete at June 2005.
West Marketgait/Long Wynd	25 June 2001	Commercial	Discussions ongoing with potential office interest.
Former Logie School	27 August 2001	Housing	Planning application for cultural centre has been submitted

BRIEF	COMMITTEE APPROVED	LAND USE	STATUS
			been submitted.
Westport	27 August 2001	Hotel/Student Housing	Travel Lodge on site.
Homebase, Riverside Drive	30 September 2002		Planning application for 202 flats submitted.
Parker Street	28 October 2002	Housing	Discussions ongoing with the University of Abertay regarding potential student accommodation development.
Trottick	27 January 2003	Housing	Site capacity 111 houses. Application for 58 units approved on former multis site. Construction underway.
Dundee Station	12 January 2003	Commercial/Retail	Being progressed as part of the Dundee Central Waterfront proposals. Discussions have started with Network Rail and First Scotrail.
Kirkton Central Core	23 February 2004	Housing/Open Space	Planning permission granted for 34 units at Keswick Terrace. Construction underway.
Duntrune Demonstration Garden	23 February 2004	Housing	Site to be marketed early in 2006.
McVicar's Lane	23 February 2004	Housing	Site capacity 29 units. Planning Permission granted subject to a Section 75 Agreement.
Armistead House	26 April 2004	Housing	Site not yet marketed.
Pitalpin Village	26 April 2004	Housing	Planning application submitted for 89 houses.

BRIEF	COMMITTEE APPROVED	LAND USE	STATUS
North Lindsay Street	28 June 2004	Commercial/Retail Offices	Draft brief may require modification following determination of the planning application for extension of the Overgate.
Jamaica Works	27 September 2004	Housing	Planning approval for 38 units. Construction underway.
Ann Street/Nelson Street	20 December 2004	Housing	Compulsory Purchase Order confirmation awaited from Scottish Executive. Discussions ongoing with Hillcrest Housing Association regarding the redevelopment of this site and the land adjacent.
Aberlady Crescent	12 September 2005	Housing	Site to be marketed shortly.

APPENDIX 2

The following site planning briefs are no longer valid, their requirements having been fulfilled.

		Comment
1	Ninewells Avenue	98 houses built
2	Larch Street/Brook Street, City Centre	136 houses built
3	Trades Lane	22 flats built
4	Railyards	Being developed, but not as outlined in the brief.
5	Fintry Village Green Phase 2	Site developed for alternative use.