

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 FEBRUARY 2014

REPORT ON: DUNDEE LOCAL DEVELOPMENT PLAN - UPDATE ON SUPPLEMENTARY GUIDANCE, PLANNING ADVICE AND SITE PLANNING BRIEFS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 60-2014

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise Committee of the supplementary planning guidance and planning advice that has been either superseded or requires updating as a result of the adoption of the Dundee Local Development Plan 2014. It also sets out the site planning briefs that require to be updated to take into account the Dundee Local Development Plan 2014 and remain valid as material considerations, identifies site briefs which are to be withdrawn and site briefs that require to be reviewed to consider changes relevant to the site.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a notes the supplementary planning guidance and planning advice relating to the Dundee Local Plan Review 2005 that has been superseded or requires updating by the adoption of the Dundee Local Development Plan 2014 listed in Appendix 1;
 - b agrees to the updating of the site planning briefs listed in Appendix 2 to reflect the policy and guidance in the adopted Dundee Local Development Plan 2014 and confirms that they remain as material considerations in determining future planning applications;
 - c agrees that the site planning briefs detailed in Appendix 3 be withdrawn; and
 - d notes the site planning briefs in Appendix 4 that are being reviewed.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 The Dundee Local Development Plan was adopted by the Council on the 5 December 2013. Accordingly, the Dundee Local Plan Review 2005 ceased to have effect from that date. The opportunity for legal challenge to the Plan expired on the 17 January 2014.
- 4.2 Supplementary planning guidance was prepared over the course of the Dundee Local Plan Review 2005 to provide detailed guidance and advice in relation to Houses in Multiple Occupation and Telecommunications. In addition, planning advice was prepared covering Air Quality and Waste Management. In preparing the Dundee Local Development Plan, the areas covered by Supplementary Planning Guidance have been incorporated into the Plan's policies. As such the Supplementary Planning Guidance listed in Appendix 1 has been superseded. The Planning Advice relating to Air Quality has also been superseded by the policies of the Development Plan which include a requirement to prepare updated Supplementary Guidance. The advice relating to Waste Management requires to be reviewed and updated but remains in place at this time.
- 4.3 Site Planning Briefs have been prepared over the life of the Dundee Local Plan Review 2005 to secure the successful development of sites throughout the city. These Site Planning Briefs are important material considerations in the determination of planning applications and the making of other planning decisions by the Council. The adoption of the Dundee Local

Development Plan 2014 has introduced a range of updated policies and standards which need to be referred to in the determining of planning applications. As a result there is the need to update Site Planning Briefs to reflect the adopted Dundee Local Development Plan 2014. The changes are all minor in nature and as such it is considered that no further consultation is required.

- 4.4 In addition, all Site Planning Briefs have been reviewed to establish whether they are still relevant. This review has identified Briefs that can be withdrawn and those that require updating to take into account changes relevant to the site.
- 4.5 Appendix 2 sets out the Site Planning Briefs that require to be updated to reflect the Local Development Plan and should retain their status as material planning considerations.
- 4.6 Appendix 3 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 Appendix 4 sets out the Site Planning Briefs that are being formally reviewed to consider the changes relevant to the site.

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. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.
- 7.2 Dundee Local Development Plan 2014.

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29 January 2014

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APPENDIX 1: SUPPLEMENTARY PLANNING GUIDANCE – SUPERSEDED BY THE DUNDEE LOCAL DEVELOPMENT PLAN 2014

| Approved Supplementary Planning Guidance – Dundee Local Plan Review 2005 | Published | Dundee Local Development Plan 2014 - Action |
|---|--|--|
| Houses In Multiple Occupation | Supplementary Planning Guidance - Houses In Multiple Occupation published in November 2006 | Superseded by Policy 15: Houses in Multiple Occupation. |
| Locations of Telecommunications Installations | Supplementary Planning Guidance - Telecommunications Developments - Non-Statutory Planning Policies. Revised and republished in 2007 | Superseded by Policy 53: Telecommunications. |
| Approved Planning Advice – Dundee Local Plan Review 2005 | Published | Dundee Local Development Plan 2014 - Action |
| Air Quality | Planning Advice: Air Quality and Land Use Planning was published in January 2007. | Superseded by Policy 44: Air Quality and the Supplementary Guidance to be prepared as set out in paragraph 9.27. |
| Waste Management | Planning Advice: Waste Management was published in November 2008. | Paragraph 9.18 refers to this document for further advice. Current advice to be reviewed and updated to take into account the policies and guidance of the adopted Local Development Plan. |

APPENDIX 2

Site Planning Briefs to be updated to reflect the Local Development Plan and remain as material consideration.

| Ward | Brief | Date | Land Use | Comment |
|---------------|---|----------------|-----------------|------------------------|
| Coldside | 40-44 Constitution Street, Hilltown (DRAFT) | October 2010 | Residential | Update to reflect LDP. |
| Coldside | Former Foundry Site at Loons Road/Lawside Road | March 2007 | Residential | Update to reflect LDP. |
| East End | Mid Craigie Primary School, Pitairlie Road | December 2008 | Residential | Update to reflect LDP. |
| Lochee | Foggyley Gardens | April 2008 | Residential | Update to reflect LDP. |
| Lochee | Pitalpin Village | April 2004 | Residential | Update to reflect LDP. |
| Lochee | Quarry Gardens, Lochee | February 2010 | Residential | Update to reflect LDP. |
| Maryfield | 101 Seagate and 3 Trades Lane, Dundee | October 2010 | Residential | Update to reflect LDP. |
| Maryfield | Crescent Lane/Princes Street | March 2007 | Residential | Update to reflect LDP. |
| Maryfield | Eliza Street/Mains Loan | January 2006 | Mixed Use | Update to reflect LDP. |
| Maryfield | Former Dens Metals Site | September 2008 | Residential | Update to reflect LDP. |
| North East | Aberlady Crescent, Whitfield | January 2009 | Residential | Update to reflect LDP. |
| North East | Land to East of the Bowling Green (Site 6), Whitfield | June 2011 | Residential | Update to reflect LDP. |
| North East | Lothian Crescent, Whitfield | January 2009 | Residential | Update to reflect LDP. |
| Strathmartine | Lawsid Academy, West School Road | December 2008 | Residential | Update to reflect LDP. |
| Strathmartine | Macalpine Primary School Site | April 2008 | Residential | Update to reflect LDP. |
| The Ferry | Armitstead House, Broughty Ferry | January 2009 | Residential | Update to reflect LDP. |
| The Ferry | Former Eastern Primary School Site, Broughty Ferry | March 2011 | Residential | Update to reflect LDP. |
| West End | Tay Street Lane | March 2008 | Mixed Use | Update to reflect LDP. |
| West End | Queen Victoria Works and Regent Works, Brook Street, Dundee | August 2013 | Residential | Update to reflect LDP. |

APPENDIX 3

The following briefs are no longer valid, their requirement having been fulfilled.

| Ward | Brief | Date | Land Use | Status |
|-------------|---------------------------------|---------------|-----------------|--|
| East End | Mossgiel Primary School | March 2008 | Residential | Part developed – brief no longer required. |
| Maryfield | Tay Hotel | November 2006 | Residential | Hotel redeveloped – brief no longer required. |
| Lochee | Former Multis Site, Menzieshill | June 2011 | Residential | School/Community Use development – brief no longer required. |

APPENDIX 4

The following briefs are subject to review and further consultation.

| Ward | Brief | Date | Land Use | Status |
|---------------|--|--------------|-----------------|---|
| Coldside | Former Fire Station, Strathmore Avenue | January 2007 | Residential | Being amended to reflect changes on site. |
| Strathmartine | Downfield Primary School | January 2008 | Residential | Being amended to reflect changes on site. |