

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 MARCH 2014

REPORT ON: SITE PLANNING BRIEF - FORMER DOWNFIELD PRIMARY SCHOOL ANNEX, EAST SCHOOL ROAD

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 65-2014

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of the Site Planning Brief following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes the findings of the public consultation;
- b approves the Site Planning Brief: Former Downfield Primary School Annex, East School Road as supplementary planning guidance to inform future development of the site; and
- c refers the approved Site Planning Brief to the Development Management Committee as a material planning consideration.

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 Item 3 of the meeting of the City Development Committee on 9 December 2013 which approved the Former Downfield Primary School Annex, East School Road Draft Site Planning Brief for the purpose of consultation.

4.2 Following the Committee's approval, details of the Draft Site Planning Brief were posted to 68 local residents and a notification was issued by e-mail to local councillors, Communities Officers and representatives of the development industry.

4.3 Interested parties were asked to submit observations on the Draft Site Planning Brief within a 4 week period between 13 January and 10 February 2014. Four responses were received from local residents and are considered in Appendix 1.

4.4 A copy of the Site Planning Brief that is recommended be approved forms Appendix 2 to this report.

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 There are no background papers of relevance to this report.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/SP/KM

20 February 2014

Dundee City Council
Dundee House
Dundee

APPENDIX 1

| Summary Of Issue | Respondents | Consideration | Recommendation |
|--|---|--|---|
| Trees: | | | |
| <ul style="list-style-type: none"> Concern over the removal of the conifers on the north west corner of the site Disagree that the group of conifers in the north-west of the site are of “no particular merit” and should be retained. | <p>Mrs E Kane Mr J McDonald Miss K Thomson Mr & Mrs McKenna</p> | <p>Advice from the Council’s Forestry Officer is that the conifers to the north west of the site are in a generally poor condition and if they were to be retained would require a long term management plan which would include thinning the plantation. Where trees require to be removed, replacement planting would be required.</p> <p>Detailing the full extent of tree works required is beyond the scope of the Site Planning Brief but the brief should be revised to give emphasis to the need for a full tree survey to be carried out to inform any development plans.</p> | <p>Amend paragraph 4.7 to clarify the requirement for a tree survey/Arboricultural Impact Assessment to guide development and future management of trees on the site.</p> <p>Amend brief to remove the term “no particular merit” when referring to the conifer tree group.</p> |
| <ul style="list-style-type: none"> Concern about the potential removal of the existing tree coverage. But some acknowledgement that a number of trees were in poor condition. Trees in general are a feature of the site and should be retained. | <p>Mrs E Kane Mr & Mrs McKenna Miss K Thomson</p> | <p>The Brief indicates that it is expected that the majority of trees and existing landscaping along the shared boundaries be retained and improved where appropriate. Where trees are removed, replacement planting would be required. An element of open space is required in the development and this will offer additional opportunity for planting and soft landscaping.</p> | <p>Amend paragraph 4.7 to clarify the requirement for a tree survey/Arboricultural Impact Assessment to guide development and future management of trees on the site.</p> |
| Site Access and Road Network: | | | |
| <ul style="list-style-type: none"> Access to the development should not be taken from Camperdown Road. This road and its junction with Strathmartine Road are already very busy and suffer from Congestion. | <p>Mrs E Kane Mr J McDonald Miss K Thomson Mr & Mrs A MacDonald</p> | <p>The Brief indicates that access from Camperdown Road is acceptable. Any such access would be required to comply with the relevant standards, which includes consideration of traffic movements and road safety. Given the size and shape of the site it is likely that access will be required from Camperdown Road, Frederick Street and East School Road. The implications of any access proposals are more appropriately considered as part of the determination of any planning application for the site.</p> | <p>No change.</p> |

| Summary Of Issue | Respondents | Consideration | Recommendation |
|--|------------------------------|---|----------------|
| <ul style="list-style-type: none"> Access to the site should be from East School Road or Frederick Street. Increased traffic generated from the development would be detrimental to child safety. | | | |
| <ul style="list-style-type: none"> Access to the Development Should be taken from Camperdown Road. The volume of traffic at present in East School Road is very high due to rat-running from the Kingsway and the street suffers congestion due to the amount of on-street parking. This makes East School Road inappropriate for an access point. | Ms R Chivers | <p>The Brief indicates that access from Camperdown Road and East School Road is acceptable. Any such access would be required to comply with the relevant standards, which includes consideration of traffic movements and road safety. Given the size and shape of the site it is likely that access will be required from Camperdown Road, Frederick Street and East School Road. The implications of any access proposals are more appropriately considered as part of the determination of any planning application for the site.</p> <p>The development of this site would not alter the existing layout of the road network and is not related to the use of East School Road and Bank Avenue as an alternative to the Kingsway. The Brief seeks a permeable network of streets and pathways through the development however the roads design is not expected to encourage through traffic.</p> | No change. |
| <ul style="list-style-type: none"> That the existing Barrier on West School Road be removed to allow traffic to access Strathmartine Road. | Mrs E Kane Miss K Thomson | The barrier is outwith the site boundary and is therefore outwith the scope of the Site Planning Brief. | No change. |
| <ul style="list-style-type: none"> That the existing barrier on West School Road be retained to avoid traffic taking short cuts through this residential area. | Mrs P Milne | The barrier is outwith the site boundary and is therefore outwith the scope of the Site Planning Brief | No change. |

| Summary Of Issue | Respondents | Consideration | Recommendation |
|--|----------------|---|---|
| <ul style="list-style-type: none"> Concerned about new development adding to existing parking issues on East School Road. | Ms R Chivers | The brief states that dedicated parking for all new houses and flats should be provided within the site. Accordingly, the new development would not result in additional demand for on-street parking space in East School Road. | No change. |
| Flooding and Drainage: | | | |
| <ul style="list-style-type: none"> Welcomes mention of the burn under the north of the site and that Suds and Flood Risk Assessment be included | Mrs E Kane | Comment noted. | No change. |
| <ul style="list-style-type: none"> Flooding can occur at the northeast corner of the site – a flood risk assessment would be essential – has this been carried out with SEPA? | Miss K Thomson | The need for a flood risk assessment is a requirement of the Dundee Local Development Plan and has been included in the Site Planning Brief. SEPA have been consulted during the preparation of the Site Planning Brief, The content of the brief reflects the advice received. | The requirement for a flood risk assessment has been included in paragraph 4.9. |
| <ul style="list-style-type: none"> Mention should be made that the Gelly Burn runs in a culvert and collapsed previously making it unsuitable for road openings. | Mr J McDonald | The Gelly Burn culvert exists to the north of the site and it is agreed that the protection of the culvert should be included in the brief to raise awareness of its location. It is not accepted that the burn entirely precludes road openings but rather that any such opening would require to be built with knowledge of such a constraint. | Amend brief to include reference to protecting the Gelly Burn culvert from any development or construction works. |
| Design of Housing: | | | |
| <ul style="list-style-type: none"> House types should be of brick/stone construction which compares with the existing houses in the area. To build with a modern brick would detract badly from the current houses. | Mr J McDonald | A large variety of building materials are present in the local area and the Brief notes that there is no prevailing style of housing in the area. The Brief allows for flexibility in design to allow the development to reflect modern functions and styles but does not impose specific building materials. The specific designs and finishes are more appropriately considered as part of the determination of any planning application for the site. | No change. |

| Summary Of Issue | Respondents | Consideration | Recommendation |
|--|------------------------------------|--|--|
| <ul style="list-style-type: none"> • Pleased to note that proposed buildings should be no more than two storeys high. Concern about loss of light. • Welcome the approach to promote detached and semi detached housing of no more than two storeys in height which would be in keeping with the area. Seeking clarification on location of flats. | Miss K Thomson Mr & Mrs McKenna | Support noted. An assessment of the height of surrounding buildings is included in paragraph 3.3. The inclusion of the higher flats on the southern aspect of the site should be removed in order to avoid the potential issues of overshadowing and overlooking of private gardens of houses. | Remove references to the inclusion of flats within the development site. Retain the reference to houses being no more than 2 storeys high in paragraph 4.2 |
| Other Issues: | | | |
| <ul style="list-style-type: none"> • Question the inclusion of the potential for a “residential care facility” or other “specialist residential accommodation”. Asks why these items are now included but were not in the previous 2008 Site Planning Brief. | Mrs E Kane | This Site Planning Brief has sought to take a fresh view of development possibilities for the site. It is not constrained by the content of the 2008 Site Planning Brief. The proposed Brief promotes housing as the preferred and most likely development form for the site. Other uses are not ruled out, should alternative developments be proposed these would be assessed in accordance with the Local Development Plan. The inclusion of these terms could be viewed as limiting wider development opportunities for the site and should therefore be removed from the proposed Brief. | Amend Brief to delete references to residential care facilities and other specialist residential accommodation. |
| <ul style="list-style-type: none"> • The identification of street names was unclear (relating to East School Road and West School Road) | Mrs P Milne | The Brief will be amended to provide greater clarity on street names. | Amend Brief to include the full names of East School Road and West School Road in paragraphs 3.3 and 4.6 |
| <ul style="list-style-type: none"> • Questions the use of the word “Affordable” in the Site Planning Brief as this was not included in the 2008 Site Planning Brief. | Mrs E Kane | The Brief has been written to reflect current economic circumstances. Agreed that the term “affordable owner-occupied housing” could imply restrictions on the nature or tenure of development which is beyond the scope of a Site Planning Brief. | Amend Brief to delete references to affordable owner-occupied housing |

| Summary Of Issue | Respondents | Consideration | Recommendation |
|---|----------------|---|----------------|
| <ul style="list-style-type: none"> This Site Planning Brief differs from the 2008 Brief by removing a commitment to “sustainable construction systems” and the use of materials to “Provide coherence with existing development”. | Mrs E Kane | This brief takes account of progress that has been made in Planning and Building Standards since 2008. The commitment to sustainable construction and high quality design remains. These matters are now contained within the current building regulations and the new Dundee Local Development Plan 2014 (Policy 7: High Quality Design). As such there is no need to consider replicating those requirements in this Site Planning Brief. | No change. |
| <ul style="list-style-type: none"> Accept that the decision to build on this site has been taken, but new development will change the outlook from my property, the potential light in a south facing building and the peace and quiet residents currently enjoy, there will be more traffic and more noise from more residents. | Miss K Thomson | The Brief reflects the requirements of the Local Development Plan (Policy 7: High Quality Design) by seeking to encourage a high quality of development. The determination of any future planning application for the site will include consideration of the amenity and impacts on the surrounding area. | No change. |

APPENDIX 2

DRAFT SITE PLANNING BRIEF

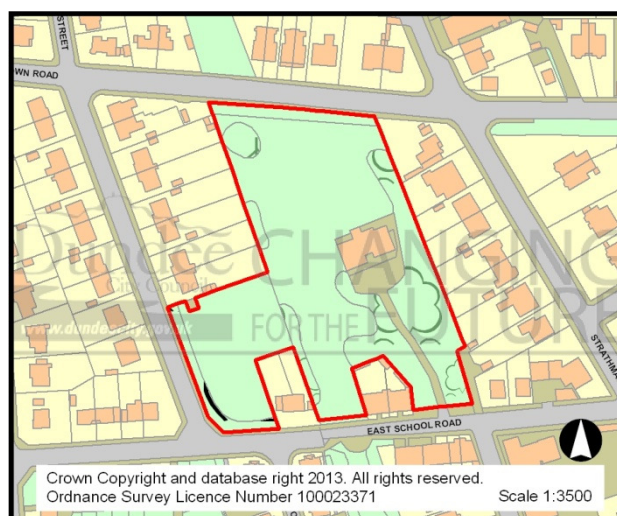
FORMER DOWNFIELD PRIMARY SCHOOL ANNEX, EAST SCHOOL ROAD - FEBRUARY 2014

1 INTRODUCTION

- 1.1 This Site Planning Brief has been prepared to support the redevelopment of this location. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at the former Downfield Primary School site.

2 SUMMARY

- 2.1
- Location: East School Road, Dundee, DD3 8NX;
 - site extends to circa 1.27 ha (3.14 acres);
 - identified as a Brownfield Housing Site (ref: H28) in Dundee Local Development Plan with an indicative capacity of 25 units;
 - site forms part of an established residential area with no prevailing style of housing;
 - site lies to the north of the Kingsway, with good access to trunk road and public transport networks;
 - cleared brownfield site currently grassed with semi-mature trees;
 - suitable for detached or semi-detached houses;
 - development must incorporate a SUDS and a flood risk assessment is required; and
 - an area of public open space must be provided within the site.



3 SITE DESCRIPTION

- 3.1 This site lies to the north of the city and has an area of approximately 1.27ha (3.14 acres). The site is currently owned by Dundee City Council and is available for development due the relocation of a former primary school.
- 3.2 The site is located to the north of the Kingsway and lies between Strathmartine Road Camperdown Road, Frederick Street, West School Road and East School Road. The site forms part of an established residential area. The properties in the surrounding area vary in age and style. The surrounding houses are 1, 1½ and 2 storeys in height. There is a traditional 4½-storey tenement adjacent to the site; this is not in keeping with the other properties due to its height. There are 2-storey flats to the south and southwest of the site.
- 3.3 In the wider area, there are primary and secondary schools, a doctors' surgery, a pharmacy, supermarkets and the Kingsway West Retail Park. The site has easy access to the Kingsway and the trunk road network and is in close proximity to bus routes, including a main bus route to the city centre and Ninewells Hospital.
- 3.4 The site was previously used as an annex to a primary school and as a yard for the Council. A branch railway line ran through the west of the site until around 50 years ago.
- 3.5 The site is currently vacant. The site has been cleared of all buildings and is now grassed. There are a number of semi mature trees on the site, the majority of these being towards the boundaries of the site. The main access to the site is currently from East School Road to the south. The site is reasonably flat. There is an electrical substation adjacent to the west of the site. There is a burn in a culvert at Camperdown Road.
- 3.6 The site is identified in the Dundee Local Development Plan as a Brownfield Housing Site (Ref: H28) with an indicative capacity of 25 units.

4 DEVELOPMENT OPTIONS

- 4.1 An opportunity exists to create a high quality housing development on this site that provides a mix of house types and sizes. As housing is the prevailing use in the surrounding area, housing is also the preferred use for this site. The development must contribute positively to the quality of the surrounding built and natural environment. The design and siting of the development should respect the character and amenity of the place and should create and improve links within the site and into the surrounding area beyond the site. Any proposal should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.
- 4.2 Design of Housing
- a To create a diverse environment it is expected that there will be a mix of detached and semi-detached houses provided on the site. To be in keeping with the majority of the properties in the surrounding area, the houses should be no more than two storeys high. This will also help to maintain the privacy of residents of surrounding properties.
- b The site lies within the Suburban area of the City (as defined by the Dundee Local Development Plan). The Plan sets the following standards for new houses in the Suburban area:
- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m²;

- all tenures should have at least 1 car parking space within the curtilage of each house. Private houses with 3 bedrooms should have at least 2 spaces. Private houses with 4 or more bedrooms should have at least 3 spaces;
 - the average private useable garden ground per house should be 140m² with a minimum garden size of 120m²;
 - a minimum of 18 metres between the facing windows of habitable rooms.
- c There is a wide variety of styles of housing in the surrounding area. As such, contemporary styles of architecture and modern designs for the public realm may be suitable for this site. This will allow the development to reflect modern functions and styles and the diversity within the community.

4.3 Site Layout

- a A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. These should be overlooked by the fronts of new development to ensure routes benefit from natural surveillance and are well lit, attractive and interesting. Vehicle access to the site can be taken from Camperdown Road and/or East School Road and pedestrian access from Camperdown Road, East School Road and/or Frederick Street.
- b It is important that the development retains the integrity and character of the current streetscapes along Camperdown Road, West School Road and East School Road and Frederick Street. Dwellings sited along Camperdown Road, West School Road and East School Road should be set back from the footway edge in the interests of the visual appearance of the streetscape. Dwellings sited along Frederick Street should respect the established building line
- c As they add to the character of the site and the surrounding area, it is expected that the majority of the trees on the site will be retained. In the interests of the amenities of the occupiers of the new dwellings and those in the existing neighbouring dwellings, the landscaping along the shared boundaries of the site shall be retained and improved where appropriate. However, the group of mainly coniferous trees in the northwest corner of the site, adjacent to Camperdown Road, is densely planted and requires management. As such, consideration for their removal would be subject to a full tree survey/arboricultural impact assessment and replacement planting on the site being delivered through an agreed landscape plan for the entire site.
- d Given the size of the site and the area of open space that will be lost to development, there is a need for appropriate provision of public open space within the site. This could be provided centrally within the development or at the southwest corner of the site where there is a group of semi-mature trees worthy of retention.

4.4 Sustainable Urban Drainage Systems (SUDS)

- a Given the scale of the development, a sustainable urban drainage system must be designed into the redevelopment of the site and a flood risk assessment will be required. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended. It is unlikely that any form of drainage connection would be permitted into the nearby Gelly Burn culvert due to known downstream flood risk areas associated with that watercourse. Care should be taken to ensure that development or construction does not affect the Gelly Burn Culvert and no homes will be permitted over the culvert.

5 FURTHER INFORMATION

- 5.1 The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please e-mail development.management@dundeecity.gov.uk or telephone 01382 433105.
- 5.2 Additional information can be found at:
www.dundeecity.gov.uk/citydevelopment/siteplanningbriefs.