

REPORT TO: PLANNING AND TRANSPORTATION-COMMITTEE – 28 OCTOBER 2002

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO 712-2002

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to advise Committee of the response to the consultation process for the above draft site planning brief with the local community and interested parties.

2 RECOMMENDATIONS

2.1 It is recommended that the committee:

- a note the various comments;
- b amend the brief as appropriate;
- c support the amended brief as the basis of guidance for development of the site;
- d commend the Site Planning Brief to the Development Quality Committee as a material consideration for development control purposes;

3 FINANCIAL IMPLICATIONS

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

3.2 The SIP and Lottery approved funding includes allowance for site acquisition.

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 this report is to report back following consultation with the public.
- 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 Appropriate groups have been consulted 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 Reference is made to Report 588-2002, which was considered at the Recess Sub Committee of 5 August 2002, Article VII refers. At that time, the Committee, inter alia, agreed to :
 - 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;
- 6.2 Comments were invited from those parties with an ownership interest in the site, all frontagers to the site including the sheltered housing complex, the tenants and owners of the shopping parade and the Church.
- 6.3 The responses have been received from:
 - Fintry Community Council.
 - Fintry Community Safety Panel.
 - Dr McAree who has a dental practice adjacent to the site.
 - Servite Housing Association.
 - Cohen & Co, on behalf of Mrs June Inkster and her successor
- 6.4 The comments, with responses, are contained in Appendix 1. The main point to note, is that the owner of the site has “no interest in co-operating with this brief” and “has no interest in accepting any offer for the property”. The other comments do not require any fundamental modification to the brief, rather points of clarification. These relate to the exact boundaries of the dental practice, clarification regarding future ownerships and future expansion opportunities of the dental practice.
- 6.5 Servite Housing Association note that their site adjacent to the village green has been the target of break-ins and vandalism.

- 6.6 The Committee will recall that 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 Finlarig Terrace east of Fintry Road for community purposes. At that time, the site contained a disused former police station, which had been disposed of by the former Tayside Police authority.
- 6.7 The local Community Safety Panel assembled a funding package to implement a 'Village Square'. 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.
- 6.8 The existing space is very well used, is extremely popular with local residents, and has achieved a remarkable reduction in crime and nuisance within 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 has been the subject of consultation with both the community and interested parties.

8 BACKGROUND PAPERS

- 8.1 Dundee District Council - Draft District Local Plan.
- 8.2 Fintry Village Square – Phase 1 Planning Application.
- 8.3 Fintry Village Square – Phase 2 Planning Application.
- 8.4 Response letter from
- Dr E McAree
 - Servite Housing Association
 - Cohen & Co on behalf of Mrs June Inkster

Mike Galloway
Director of Planning and Transportation

Iain Jack
Acting Policy and Regeneration Manager

17 October 2002

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APPENDIX 1

FINTRY VILLAGE SQUARE

SUMMARY OF PUBLIC CONSULTATION

	CONSULTEE	COMMENTS	RESPONSE
1	Fintry Community Safety Panel	<ul style="list-style-type: none"> • Supports initiative. • Minor typographical error. 	<ul style="list-style-type: none"> • Noted. • Text corrected.
2	Fintry Community Council	<ul style="list-style-type: none"> • Support initiative. • Problems of vandalism. • Problems of CCTV. 	<ul style="list-style-type: none"> • Noted. • This problem is recent. Police Architecture Liaison Officer to consider. • This is a matter for Police.
3	Dr McAree (Dentist)	<ul style="list-style-type: none"> • Seeks confirmation of access to his site at all times. • Seeks protection of potential expansion development. • Seeking confirmation that no part of the site will be required. • His private car park will remain. • The boundary shown in the plan is incorrect. 	<ul style="list-style-type: none"> • Agreed. • Agreed diagram and text altered. • Agreed. Any rationalisation of boundaries, etc will only be by agreement. • The proposal will allow improved access and an increase in parking space. • Plan has been amended.
4	Cohen & Co (for Mrs June Inkster)	<ul style="list-style-type: none"> • Client has no interest in co-operating with this brief. • Client is not interested in accepting any offer for the site. 	<ul style="list-style-type: none"> • Noted • Noted
5	Servite Housing Association	<ul style="list-style-type: none"> • Have experienced recent numerous break-ins, damage and vandalism and problems with teenagers. 	<ul style="list-style-type: none"> • Noted, however the Police indicate that this cannot be attributed to the Square. • See below

CONSULTEE	COMMENTS	RESPONSE
6 Tayside Police	<ul style="list-style-type: none"><li data-bbox="628 331 986 483">• Police are using Phase 1 for community activity programme eg Cycle Marking Programme. This could be extended.<li data-bbox="628 488 986 573">• Youths do assemble here because it is open and well lit.<li data-bbox="628 609 986 694">• Nuisance Vandalism is no greater than other parts of Fintry.<li data-bbox="628 698 986 792">• Removal of old Police Station will aid CCTV and remove a "Hidey Hole"	<ul style="list-style-type: none"><li data-bbox="1027 331 1193 353">• Welcomed<li data-bbox="1027 488 1378 609">• An extension as proposed would aid observation and move any problems away from housing.<li data-bbox="1027 613 1145 636">• Noted.<li data-bbox="1027 698 1139 721">• Noted