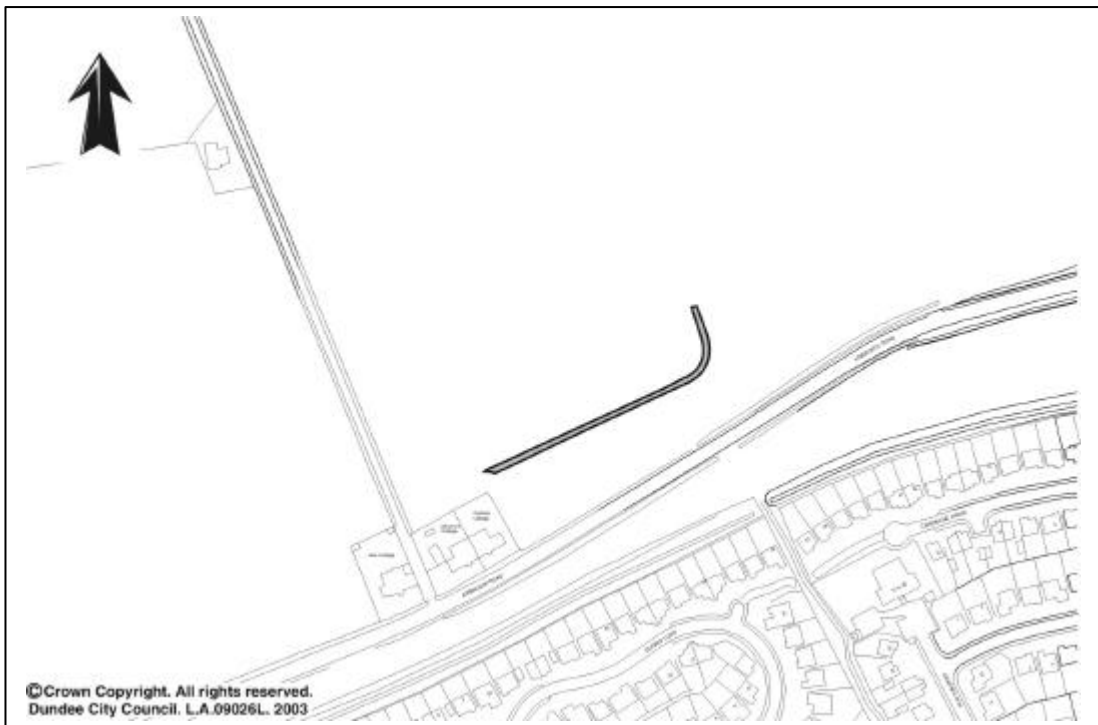


KEY INFORMATION**Ward** Balgillo**Proposal**

Formation of an emergency access

AddressLand North of A92 East of
Linlathen Lane West of
Balmossie Bridge
Arbroath Road
Dundee**Applicant**Miller Homes Ltd
Miller House
2 Lochside View
Edinburgh Park
Edinburgh EH12 9DY**Agent**EMA Architectural and
Design Ltd
The Stables
30 Balleyfield Road
Edinburgh EH15 1NA**Registered** 24 Nov 2005**Case Officer** C Walker

Road to be Provided for Emergency Access Only

The formation of an emergency access is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the Development Plan and will not adversely impact on the amenities of neighbouring residents. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought to create an emergency access road to serve the 150 house development at North Balgillo which is the subject of 2 planning applications , 05/01012/REM and 05/01011/FUL, the Reports on which are contained elsewhere within this Agenda.
- In the adopted Local Plan the site sits to the south of an area allocated as a greenfield housing site for a maximum of 150 houses under Proposal H71. Although the immediate area of the application site is allocated as Open Countryside under Policy 74, the proposal for an emergency access track with bollards at either end and serving no other function is not considered to contravene this policy.
- Occupiers of a nearby cottage have asked for clarification that there will be no through route and also ask that street lighting be provided for the service road linking the cottages with the roundabout on the A92. No through access will be available and it is considered appropriate that street lighting be provided.

DESCRIPTION OF PROPOSAL

Planning permission is sought to create an emergency access road to serve the 150 house development at North Balgillo which is the subject of 2 planning applications, 05/01012/REM and 05/01011/FUL, the Reports on which are contained elsewhere within this Agenda.

The proposed road is some 150 metres long and will link an existing road serving 4 cottages which runs eastwards from the roundabout at Balgillo Road East and the A92 Arbroath Road to the eastern end of the new proposed housing development.

The proposed emergency access is simply to provide a second means of access to the housing development should the principal access become blocked for any reason. In order to ensure that the emergency access is not abused, lockable or collapsible bollards will be provided at either end and appropriate signage will be provided so that motorists are aware that there is no through road.

It is a requirement of the Council that housing developments in excess of 100 units are served by at least 2 means of access. When outline planning permission was originally granted for housing at North Balgillo (03/00650/OUT) a second means of access directly to the A92 was indicated in the general vicinity of the emergency access currently proposed. However the dualling of the A92 and the formation of a lay by on the A92 close to the proposed secondary access point has meant that that proposal can no longer proceed so the current application seeks to provide an alternative secondary means of access to the housing development.

SITE DESCRIPTION

The site comprises a narrow strip of ground running from the eastern end of a service road serving 4 cottages on the north side of the A92 to a cul de sac road forming part of the proposed housing development at North Balgillo. This strip of ground is part of a larger field at this location.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no structure Plan policies of relevance to the determination of this application.

Dundee Local Plan Review 2005

In the adopted Local Plan the site sits to the south of an area allocated as a greenfield housing site for a maximum of 150 houses under Proposal H71. The land around this allocated area is designated as Open Countryside and Policy 74 contains a presumption against development.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy of relevance to the determination of this application.



Non Statutory Statements of Council Policy

There are no non Statutory Council Policies of relevance to the determination of this application.

LOCAL AGENDA 21

The Councils Local Agenda 21 policies are no relevant in this instance.

SITE HISTORY

Outline planning permission was granted for the erection of 147 houses on the land to the north in November 2005. That proposal indicated a secondary means of access directly to

the A92 but the dualling of the A92 has meant that an alternative to that direct route needs to be established.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of representation was received from the occupiers of the cottage closest to the proposed link. They have asked for clarification that there will be no through route and also ask that street lighting be provided for the service road linking the cottages with the roundabout on the A92.

A copy of this letter is available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

No comments were received from Statutory Consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above. Although the area of the application site is allocated as Open Countryside under Policy 74, the proposal for an emergency access track with bollards at either end and serving no other function is not considered to contravene this policy. The sole function of the road is to provide emergency access for an allocated housing site which already has outline planning permission.

It is concluded from the foregoing that the proposal complies with the adopted Local Plan.

Other Material Considerations

The letter of representation asks for clarification that there will be no through route and also that street lighting is provided for the service road linking the cottages with the roundabout on the A92. There will be bollards at either end of the route and appropriate signage will be erected. When the applicants originally proposed to alter the secondary means of access from the direct route to the A92 to the current proposals, they were informed about the local residents concerns about the lack of street lighting of the service road between the A92 roundabout and their houses. Given the likely increase in pedestrians and cyclists using this stretch of road when the new housing is constructed, it is considered appropriate that street lighting be provided and it is suggested that a planning condition to this effect be imposed should Members be minded to approve the application.

Design

There are no design issues associated with this proposal.

CONCLUSION

The proposed development complies with the Development Plan and will not adversely impact on the amenities of neighbouring residents.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Details of the restriction of the emergency access to emergency traffic only in terms of the proposed bollards and signage shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 3 Details of the provision of street lighting for both the emergency access and the service road leading from the emergency

access to the roundabout on the A92 at Balgillo shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 The proposed emergency access is unsuitable for general vehicular traffic.
- 3 In the interests of vehicular and pedestrian safety.