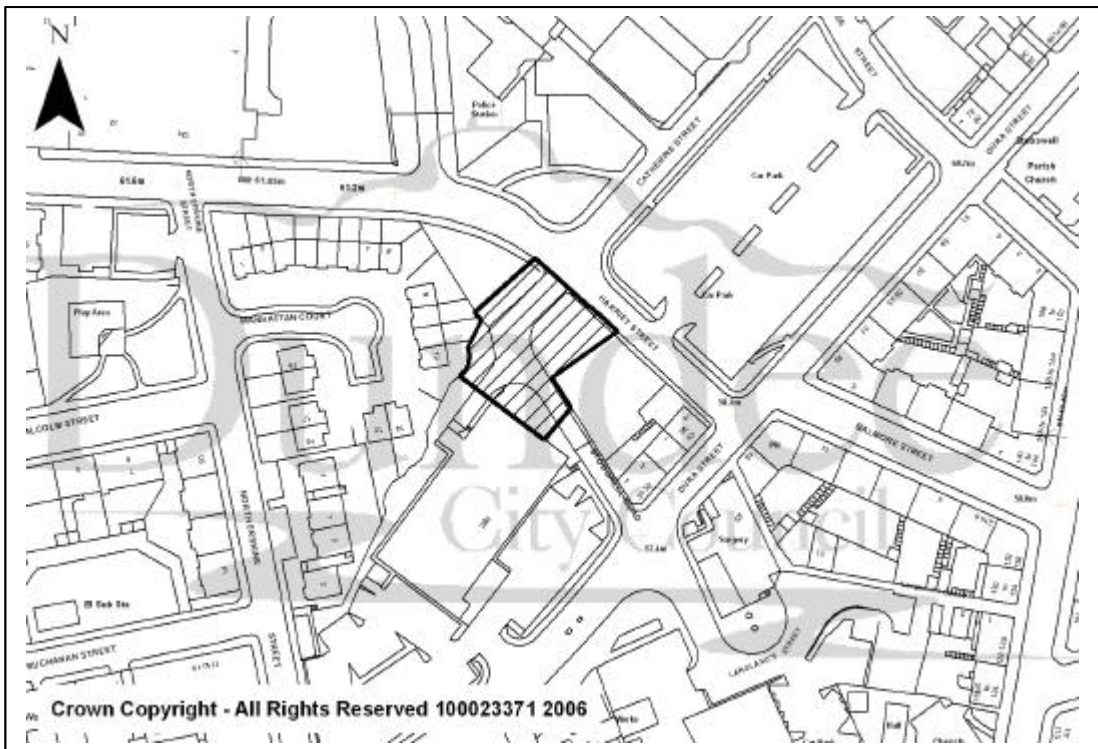


KEY INFORMATION**Ward** Stobswell**Proposal**

Erection of timber clad fence and concrete retaining wall

AddressLidl
28A Dura Street
Dundee**Applicant**Lidl UK GMBH
Tailend Farm
Deans Industrial Estate
Livingston
EH54 8SE**Agent**Smith Design Associates
16 Lynedoch Crescent
Glasgow
G3 6EQ**Registered** 13 Mar 2007**Case Officer** S Johnson

Perimeter Boundary Fence Proposed for Supermarket

The erection of timber clad fence and concrete retaining wall is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policy 1 of the Dundee Local Plan Review 2005. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a timber clad fence with gates and concrete retaining wall on land to the east of 28A Dura Street.
- Policy 1 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as this policy seeks to protect the existing amenity of neighbouring properties.
- No letters of objection were received in relation to this proposal.
- It is considered that the proposal complies with Policy 1 of the Dundee Local Plan Review 2005. There are no material considerations that would justify the refusal of this application.
- This item has been included on the agenda at the request of Councillor Morrow.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of an timber clad fence with gates and concrete retaining wall on land to the north east of the existing Lidl store at Dura Street.

The proposed fence will measure approximately 1.8metres and will enclose the service area for the Lidl store along the north and east side of Stobswell Road. A concrete retaining wall measuring less than 600mm will be constructed to the east side of Stobswell Road. Gates will be provided along a section of Stobswell Road and at the service entrance from Harriet Street to prevent access through the service yard area. The gates will be incorporated into the design of the timber fence. The fence will be timber, constructed from an Indonesian wood called Bankirai. It has a high density and is therefore long lasting, heavy and robust. It has a durability of up to 20-30 years and is hard as oak and naturally weatherproof. It will have a dark wood finish.

SITE DESCRIPTION

The application site is located on the north side of Stobswell Road and the west of Harriet Street. It is the service area for the new build Lidl store on the north side of Dura Street. To the north of the site are some residential properties. To the south, west and east is a mixture of users including some residential.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policy is of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect

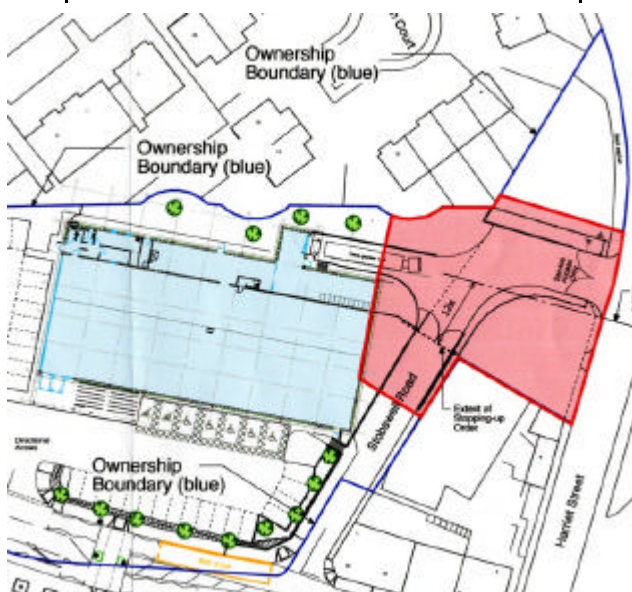
on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Scottish Planning Policies, Planning Advice Notes and Circulars

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

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.



SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning Application 05/00857/FUL for the erection of a Class 1 retail unit, means of access, car parking, landscaping, servicing and additional works and facilities was approved in January 2006.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no objections were received in relation to this application. The local Member has requested that this application should be considered at the Development Quality Committee.

CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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.

In relation to Policy 1 it is considered that there are no issues raised as a result of this development. It is therefore considered that the proposed fence, by virtue of its size and finishing materials would not be detrimental to the character and appearance of the store or the area.

The area is currently open and has no means of controlling access which is not ideal as this is

the service yard for the Lidl store. Presently, members of the public can cut through this area to access Dura Street or Harriet Street. The erection of this fence with security gates will prevent this happening.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

There are no material considerations to be taken into account on this occasion.

It is therefore recommended that planning permission be granted with conditions.

Design

It is considered that the proposed development has no adverse impact on the amenity of the retail unit or the surrounding area.

CONCLUSION

As detailed above this proposal complies with Policy 1 of the Dundee Local Plan Review 2005. It is considered that there are no reasons for refusing planning permission for this development.

RECOMMENDATION

It is recommended that consent 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 None of the trees along Harriet Street shall be disturbed or removed as a result of these works. As agreed in correspondence from the agent dated 4 April 2007.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.