

KEY INFORMATION**Ward** North East**Proposal**

New Life Services Building incorporating Social Work, Healthcare, Library and Retail Facilities allied to Public Open Space and Service Road and Cafe

Address

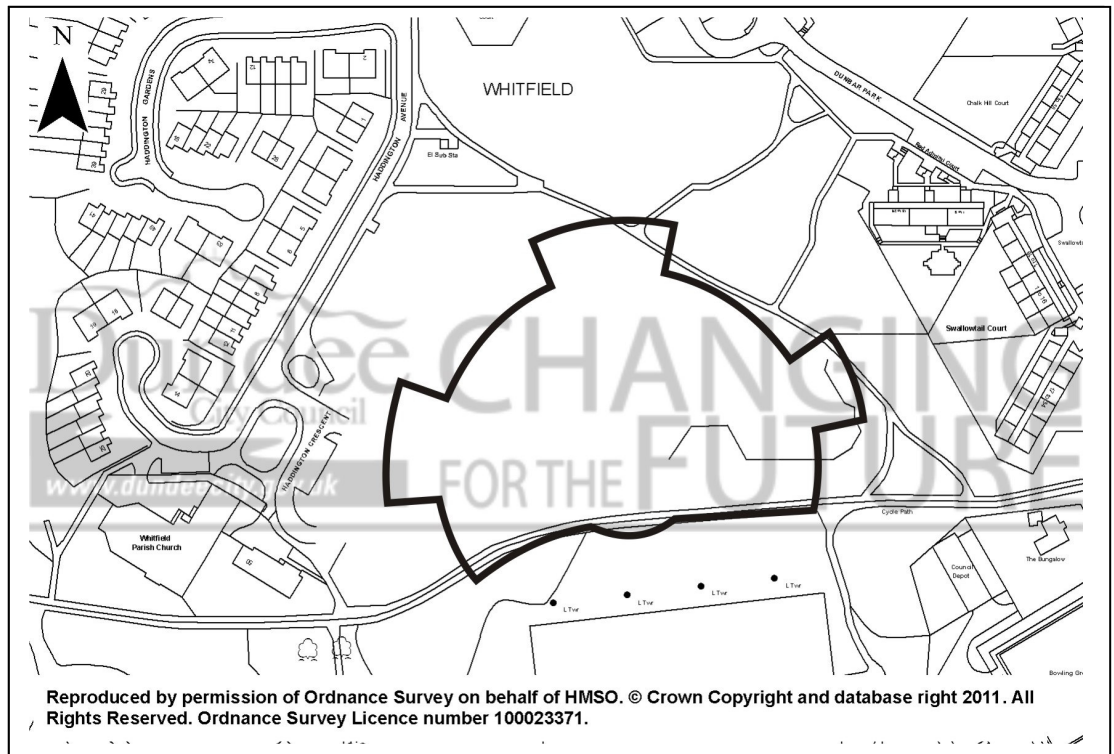
Land to East of
Haddington Avenue
Dundee

Applicant

City Architectural Services
Officer
Dundee City Council
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Dundee DD1 3RQ

Agent

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Registered 8 Feb 2011**Case Officer** P Macari

New Life Services Building for Whitfield

A New Life Services Building incorporating Social Work, Healthcare, Library and Retail Facilities allied to Public Open Space and Service Road and Café is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

RECOMMENDATION

The proposals accord with the requirements of Policies 1, 45, 53, 55, 56, 66B, 72, 75, 81 and 82 of the Dundee Local Plan Review 2005. The concerns of the Objector are not supported. It is therefore recommended that planning permission is granted subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a new life services building incorporating social work, healthcare, library, cafe and retail facilities allied to public open space and service roads and associated parking on land to the east of Haddington Avenue, Dundee.
- Policy 1 (Vibrant and Sustainable Communities), Policy 45 (Location of New Retail Development), Policy 53 (License and Hot Food Premises Outwith the City Centre) Policy 55 (Urban Design), Policy 56 (Public Art), Policy 66B (Protection of Other Open Space), Policy 72 (Trees and Urban Woodland), Policy 75 (Sustainable Drainage Systems), Policy 81 (Pedestrians) and Policy 82 (Cycling Facilities) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- The Whitfield Planning Framework is also relevant to the outcome of this planning application.
- No adverse comments have been received from Consultees.
- One letter of objection has been received from a neighbouring resident concerned about the impact of the proposed development on property values, the services proposed shall attract drug addicts and "hoodies".

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a new life services building incorporating social work, healthcare, library, cafe and retail facilities allied to public open space and service roads and associated parking on land to the east of Haddington Avenue, Dundee.

The proposed life services building shall have a very contemporary crescent shape with frontages on both the inner and outer curves. The building shall be two storeys in height and shall have a curved pitched roof that shall overhang the building forming a sheltered entrance to the commercial units on the ground floor. The roof of the building shall be finished in standing seam aluminium cladding with a milled finish while the walls of the building shall be finished in a polymer render. The commercial frontages of the building, windows and doors shall be glazed with powder coated aluminium frames.

The ground floor of the building shall comprise of a pharmacy, two retail areas with a combined floor space of 1,150m² and a central public facilities area that shall provide access to the first floor social work and healthcare facilities. On the ground floor within the central public facilities area there shall be a library, public toilets, cafe and adult learning centre. The central public facilities area shall be accessed from the front and rear of the building through projecting entrance features with rotating doors. The ground floor retail areas can be sub-divided to form smaller commercial units as required.

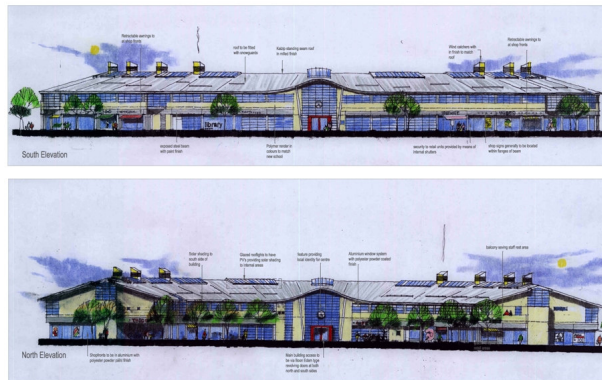
A new service road providing access to the service areas and public car parking shall be formed around the rear of the building and shall adjoin the new Whitfield spine road that is currently under construction linking Summerfield Avenue and Lothian Crescent.

To the front of the life services building the area shall be surfaced to form a pedestrian priority area with a central landscaped disc that shall incorporate the main pedestrian access to Whitfield School as well as a pedestrian crossing point over the new road linking Summerfield Avenue and Lothian Crescent.

In accordance with the Council's Scheme of Delegation, this application is being reported to the Development Management Committee as the Council is both landowner and applicant.

SITE DESCRIPTION

The application site is located to the east of Haddington Avenue and to the north of the recently approved Whitfield Primary School and spine road linking Lothian Crescent and Summerfield Avenue that are currently under construction.



The site is mainly grassed and has areas densely populated by semi-mature trees. The application site was formerly occupied by blocks of flats that were demolished during the last phase of regeneration works in Whitfield in the 1980's.

The site slopes steeply from north to south and is bound to the north and west by Haddington Avenue, to the east by a footpath linking Haddington Avenue to Summerfield Avenue and to the south by the recently approved spine road linking Summerfield Avenue and Lothian Crescent.

The site is not zoned for any particular type of land use in the Dundee Local Plan Review 2005 but is allocated in The Whitfield Planning Framework as the site of a new local centre within Whitfield.

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 policies are 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.

Policy 45: Location of New Retail Developments - the City Centre and District Centres will be the locations of first choice for new or expanded retail developments not already identified in the Local Plan.

Proposals for retail developments outwith these locations will only be acceptable where it can be established that:

- no suitable site is available, in the first instance, within and thereafter on the edge of the City Centre or District Centres; and
- individually or cumulatively it would not prejudice the vitality and viability of the City Centre or District Centres; and
- the proposal would address a deficiency in shopping provision which cannot be met within or on the edge of these centres; and
- the site is readily accessible by modes of transport other than the car; and
- the proposal is consistent with other Local Plan policies.

Development proposals generating significant traffic must be supported by Transport Assessments and Travel Plans where necessary. Travel Plans will be implemented through appropriate planning and/or other agreements.

Policy 53: Licensed And Hot Food Premises Outwith The City Centre - in general, outwith the District Centres no licensed premises other than off licences or hotels with a restricted license and no premises selling hot food is acceptable:

- within 30 metres of existing and proposed housing if the outlet does not exceed 150m² gross floorspace (excluding cellar space) and;

- b within 45 metres if the 150m² figure is exceeded.

In the District Centres some relaxation of the above controls on distance from residential property may be appropriate. However, proposals for hot food takeaways other than those outlined below, will not be permitted in premises directly adjoining (ie directly above or to either side) residential property which is not within the control of the takeaway proprietor/operator.

Where hot food carryout premises and snack bars/cafes/tea rooms are proposed which would not meet the above requirements these may be permitted subject to:

- a the hours of operation being limited to between 7.00am and 7.00pm; and,
- b the hot food not requiring to be prepared on the premises and only requiring heating by means of a microwave oven or other method which would not cause a nuisance to surrounding residential property by virtue of smell.

Policy 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 56: Public Art - the City Council will continue to support Public Art through the adopted Public Art Strategy and the Percent for Public Art Policy by:

- a implementing the "Percent for Public Art" policy where all new development in Dundee with construction costs of £1,000,000 or over will be required to

allocate at least 1% of the construction costs for the inclusion of an art project/s in a publicly accessible/visible place or places within their development. The implementation of the policy will be delivered through the development control process by the imposition of appropriate conditions on planning permission and the conclusion of legal agreements; and

- b involving the Dundee Public Art Programme at every opportunity in future environmental improvements and building developments; and
- c encouraging and developing the role of the artist within private sector developments; and
- d promoting the development of the community arts in residential areas; and
- e identifying sites through Development Briefs where public art would make a contribution to the streetscape, City image or local environment.

Policy 66B: Protection of other Open Space - there will be a presumption against the development or redevelopment of all other open space within the Local Plan area unless:

- a the broad principles of criteria listed in Policy 66A are satisfied; or
- b the proposals are consistent with a park masterplan, strategy or programme approved by the Council to improve the management of open space.

Policy 72: Trees and Urban Woodland - new developments must have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts and both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements. The Council will promote Tree Preservation Orders to protect individual trees or entire planting schemes where expedient to do so.

The Council and its partners will pilot local urban woodland projects within suburban communities to provide sustainable land use treatment for vacant or underused land. Temporary urban woodland projects will be based on a 'minimum cost, rapid impact, site recovery' approach with interpretative signage, so not to preclude future development. Public access will be discouraged within these areas. In addition, peripheral vacant sites with little or no development value will be targeted by the Council and its partners for permanent urban woodland schemes.

The Council will also support advance planting on key development sites, enhanced tree planting within Greater Camperdown Country Park and the City Parks, as well as the creation of new community forests on the urban fringe in conjunction with neighbouring authorities.

Policy 75: Sustainable Drainage Systems - all appropriate development proposals must be accompanied by a Sustainable Drainage scheme at the time of submitting a planning application. This must be supplemented by a Drainage Impact Assessment that shows the impact of a 1 in 200-year rainstorm event. SUDS schemes should be designed accordingly so that if this event occurs, flooding will not be higher than 300mm below floor level. In addition, proposals will be encouraged to adopt an ecological approach to surface water management and exploit opportunities for habitat creation or enhancement by forming wetlands or ponds, for example:

Policy 81 (Pedestrians) is supportive of proposals that consider ease and safety of pedestrian access as a priority over all modes.

Policy 82 (Cycling Facilities) is supportive of proposals that include provision for on road or off road facilities for cyclists.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:
Scottish Planning Policy 2010

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

The Whitfield Planning Framework - The Whitfield Planning Framework outlines the Local Community's and the Council's vision for a regenerated Whitfield. The framework identifies sites suitable for housing, open space, commercial development and infrastructure. The Whitfield Planning Framework identifies the application site as a site suitable for life services, community facilities and convenience retailing.

SUSTAINABILITY ISSUES

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

SITE HISTORY

Planning application 09/00786/FULM sought planning permission for the erection of a three stream primary school, nursery, family unit and sports pitch on the former sports blaze pitch to the south of the site of the proposed life services building. This application was approved by the Development Management Committee on 15 March 2010.

Planning application 10/00140/FULL sought planning permission for the formation of a new spine road linking Summerfield Avenue and Lothian Crescent. This application was approved by the Development Management Committee on 19 April 2010.

Both of the above applications form integral parts of The Whitfield Planning Framework that along with the current proposals shall facilitate the regeneration of Whitfield. The formation of the spine road, erection of the new school and life services facilities shall form a new local centre within Whitfield with new housing sites allocated on the surrounding land.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure outlined by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. This application has also been

advertised in the Dundee Evening Telegraph as a departure from the Development Plan.

One letter of objection has been received from a neighbouring resident concerned about the impact of the proposed development on property values and that the services proposed shall attract drug addicts and "hoodies" to the area.

Members will already have access to these letters and the points raised are considered in the "Observations" section of this Report below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has raised a concern that instances of noise disturbance and smell nuisance may be generated by the proposed cafe and retail units. However, should the Committee be minded to grant planning permission these concerns can be addressed by conditions.

In addition, the Head of Environmental Health and Trading Standards has requested that the standard conditions relating to the submission and approval of a contaminated land remediation strategy and validation report are incorporated into the grant of planning permission should the Committee be minded to approve this application.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

It is the aim of Policy 1 to support commercial proposals within residential areas that maintain the level of environmental quality afforded to neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.

The proposed life services building shall be of a modern design incorporating elements of innovative

architecture in the form of the building's crescent shape and projecting entrance features. The proposed building in combination with the new school under construction shall form a hub of modern design and contemporary architecture in Whitfield creating new public spaces that are accessible to all. The building shall have commercial frontages on both the north and south elevations and shall be linked to the surrounding streets by the existing public footpath network as well as the new spine road which is under construction. In this instance, by virtue of the accessible layout of the proposed development, the new life services building and community facilities shall be integrated into the existing residential communities surrounding the application site.

In terms of traffic movement and parking, the proposed life services and community facilities building shall be served by their own service road and 135 car parking spaces. The access road shall be wrapped around the rear of the building and shall be accessed from the new spine road linking Summerfield Avenue and Lothian Crescent. Car parking shall be located on the inner and outer curves of the service road and will include the provision of accessible spaces close to the main entrance of the building. Service areas shall be located on the inner curve. In the interests of ensuring that the proposed service road has been designed to incorporate sufficient visibility at the junctions with the spine road under construction, the design of the junctions shall be controlled by condition should the Committee be minded to approve this application.

There shall be three large areas of additional temporary public car parking located on the outer curve of the service road serving the new life services and community facilities building until the next phase of the Whitfield Planning Framework is implemented which involves extensive house building to the north of the application site.

The land to the front of the life services building shall be surfaced to form a pedestrian priority area with a landscaped disc that shall incorporate the main pedestrian access to the new Whitfield School as well as a safe pedestrian crossing point over the new road linking Summerfield Avenue and Lothian Crescent. The form and

location of the proposed service road and car parking facilities shall reduce the number of vehicle movements along the new spine road between the new primary school and life services building while also providing a safe drop off and collection point for pupils. In the interests of ensuring that the proposed landscaping and traffic calming measures are visually compatible and effective these features shall be controlled by condition should the Committee be minded to grant planning permission.

The proposed retail areas and cafe have the potential to generate instances of smell nuisance and noise disturbance. However, should the Committee be minded to grant planning permission these issues can be addressed by conditions restricting the operating hours of the cafe, the installation of a high level extraction system and noise restrictions on all electrical and mechanical plant.

The proposed life services and community facilities building shall maintain the existing level of environmental quality afforded to neighbouring residential properties. The proposals therefore adhere to the requirements of Policy 1 of the Adopted Local Plan.

The proposal includes some 1,150m² of retail floor space. The application site is in an out of centre location and therefore Policy 45 (Location of New Retail Developments) would apply. Policy 45 stipulates that the City Centre and District Centres will be the locations of first choice for new or expanded retail developments not already identified in the Local Plan. Proposals for retail developments outwith these locations will only be acceptable where it can be established that:

- a No suitable site is available, in the first instance, within and thereafter on the edge of the City Centre or District Centres.

The application site is situated centrally within the Whitfield Area of Dundee. There are no district centres serving this locality and the area is located some 3.5 miles from the City Centre. There is some existing local retail provision in the area at the Whitfield Shopping Centre to the west and at Longhaugh Road to the South. Neither of these locations would be

considered as within the definition of City or District Shopping Centres and are not identified as part of the retail hierarchy within the Dundee Local Plan Review 2005. The existing Whitfield shopping centre has a poor quality environment that is not suitable for the location of life services and their integration with the proposed retail facilities. The Longhaugh Centre is also dated and is located outwith the Whitfield area. Given its location it is considered that it does not provide a convenient location to meet local shopping needs for the Whitfield area. In this instance there are no alternative sites within or on the edge of the City Centre, District Centres or the existing Whitfield shopping centre that could adequately accommodate the proposed integrated life services and community facilities serving Whitfield.

- b Individually or cumulatively it would not prejudice the vitality and viability of the City Centre or District Centres.

The application site is located some 3.5 miles from Dundee City Centre and more than 2.5 miles from the nearest district centre serving the Albert Street corridor. In this instance given the isolation of the Whitfield area of Dundee from existing local services contained within the City Centre and District Centres, the proposals shall not prejudice the vitality and viability of the City Centre or District Centres.

With regard to the existing Whitfield shopping centre, the existing facilities are not sufficient to serve the residents of Whitfield and the new housing sites that have been allocated by the Whitfield Planning Framework 2010. The proposed life services and community facilities building shall not prejudice the vitality or viability of the existing Whitfield shopping centre which is of poor environmental quality with a large area of vacant commercial floor space.

- c The proposal would address a deficiency in shopping provision

which cannot be met within or on the edge of these centres.

Similar to the assessment of the proposals against Criteria (a) above, Whitfield is located more than 2.5 miles from the nearest District Centre serving the Albert Street corridor. Therefore there is an obvious gap in the level of modern facilities and services available to the residents of Whitfield and this is highlighted by the poor environmental quality and high level of vacant commercial floor space within the existing Whitfield shopping centre.

The proposed development would allow for the integration of life services and community facilities within one building and would address the existing deficiency in shopping provision within Whitfield that cannot be met within the nearest District Centre or existing Whitfield shopping centre.

- d The site is readily accessible by modes of transport other than the car.

The application site shall be accessible by a range of different modes of transport including the car. Most notably the proposed life services and community facilities building shall be connected to the existing footpath network serving the whole of Whitfield and surrounding environs making the application site accessible to all. In addition to pedestrian access, provision has also been made to extend the existing bus routes serving Whitfield so that the new primary school and life services and community facilities building shall be accessible from outwith Whitfield. Provision has also been made for cyclists with the inclusion of 10 cycle spaces to the rear of the new building.

Although the application site shall be served by 135 car parking spaces including three areas of temporary car parking, the temporary car parking shall serve the proposed life services and community facilities building in the short term with these facilities being made permanent at a later date to serve the future phases of development within

Whitfield involving extensive house building.

- e The proposal is consistent with other Local Plan policies.

The proposals are consistent with other relevant policies within in the Dundee Local Plan Review 2005.

The proposals satisfy the requirements of Policy 45 of the Adopted Local Plan.

It is the aim of Policy 53 (Location of Licensed and Hot Food Premises Outwith the City Centre) to protect the level of amenity afforded to neighbouring residential properties by virtue of noise disturbance and smell nuisance from inappropriately located licensed and hot food premises. Premises with a floor area of less than 150m² should not be located within 30m of existing and proposed housing. Where hot food carryout premises and snackbars/cafes/tea rooms are proposed which would be located within 30m of neighbouring residential properties these may be permitted subject to:

- a the hours of operation being limited to between 7am and 7pm and,
- b the hot food not requiring to be prepared on the premises and only requiring heating by means of a microwave oven or other method which would not cause a nuisance to surrounding residential properties by virtue of smell.

The proposed cafe shall have a floor area of 50m² and shall be located no less than 30m from existing and any proposed housing surrounding the application site. In this instance the proposals comply with the requirements of Policy 53 of the Adopted Local Plan. However, should the Committee be minded to approve this application conditions restricting the hours of operation and the installation of a high level extraction system shall be incorporated into the granting of planning permission.

Policy 55 (Urban Design) stipulates that all development proposals in their design and layout will be expected to contribute to an environment which is safe and accessible to all. In addition, Policy 55 is supportive of proposals that are of a high quality design and

creates new public places and points of interest.

A design and access statement has been submitted in support of the proposed development. The design and access statement demonstrates that the proposed life services and community facilities building has been designed so that it is accessible to all while also creating a landmark building that is of significant architectural merit.

The accessibility and high quality design of the building is mirrored in the site layout which provides a clear separation between pedestrian and vehicular areas. The pedestrian priority area to the front (south) of the life services building has been designed as a public space. This is demonstrated by the surfacing of the spine road in the same materials as the pedestrian priority area as it passes between the new primary school and the proposed life services building to heighten drivers awareness of pedestrians. In addition, the pedestrian priority area also incorporates a safe pedestrian crossing point over the spine road to the main pedestrian access to the new school and the inclusion of soft landscaping. The north of the life services building although furnished with ground floor commercial frontages is not a pedestrian priority area but rather a parking and service area with ground and first floor windows overlooking the service road, service area and parking areas for security. The service road and parking areas have been purposely designed to wrap around the rear of the proposed life services building to minimise instances of on-street parking between the new primary school and the life services building and to create a safe drop off and collection point for pupils.

In addition, it is proposed to plant a dense belt of street trees along the northern and southern sides of the spine road as it passes between the new primary school and proposed life services building. This shall give drivers the perception that the road is narrowing and therefore the speed of vehicles passing through this stretch of road shall be reduced.

In this instance the proposals by virtue of high quality design and layout shall not only create a landmark building, new public space and point of interest but shall also contribute significantly

to the creation of an environment that is safe and accessible to all. The proposals therefore satisfy the requirements of Policy 55 (Urban Design) of the Adopted Local Plan.

In compliance with the requirements of Policy 56 (Public Art) a work of public art will be located within the pedestrianised area to the front (south) of the building. A local artist will be commissioned for the works with the design being influenced through consultations with the local community. While the proposals comply with the requirements of Policy 56, a condition securing the provision of public art will be incorporated into the grant of planning permission should the Committee be minded to approve this application.

Policy 66B (Protection of Other Open Space) is supportive of proposals to develop areas of open space which comply with the broad principles of Policy 66A of the adopted Local Plan, or, where the proposals are consistent with a park master plan, strategy or programme approved by the Council to improve the management of open space.

The Whitfield Planning Framework includes a strategy to improve the provision and management of open space within the Whitfield locality. The Whitfield Planning Framework has identified several areas of open space that are to be retained as well as several sports pitches and areas of open space that are to be enhanced as part of the regeneration of Whitfield. In addition several areas of redundant or poor quality open space have been identified for development. The application site has been allocated by the Whitfield Planning Framework as one of these areas. However, the loss of open space will be off set against the creation of new and the retention and enhancement of existing sports pitches and areas of open space throughout Whitfield. In this instance, the proposals accord with the requirements of Policy 66B (Protection of Other Open Space) of the Adopted Local Plan.

In accordance with Policy 72, a replacement landscaping scheme has been proposed in place of the existing pockets of deciduous trees that shall be removed from the application site to make way for the proposed life services building. Although Policy 72 encourages the retention of existing

trees, these trees were planted to serve a housing development that no longer exists and are not considered to contribute significantly to the environmental quality of the surrounding area.

The replacement landscaping shall include a wide variety of native and specimen tree and shrub species that shall greatly enhance the environmental quality of the area. To ensure that any trees on site that are to be retained are protected during development the tree protection methods and proposed landscaping scheme shall be controlled by condition should the Committee be minded to grant planning permission.

As part of the on-going regeneration of Whitfield, the Council's Leisure and Communities Department in association with the Council's Forestry Officer shall work together with key stakeholders to develop a new tree strategy for Whitfield.

The proposals comply with the requirements of Policy 72 (Trees and Urban Woodland) of the Dundee Local Plan Review 2005.

In accordance with the provisions of Policy 75 (Sustainable Drainage Systems), it is proposed to surface the parking areas and part of the pedestrian priority area to the front of the building in permeable paving with the service road and parts of the pedestrian priority area surfaced in impermeable materials. Run-off from the proposed life services building and areas of impermeable surfacing shall be treated and attenuated within swales serving the proposed service road and shall be linked to the drainage system serving the spine road linking Lothian Crescent and Summerfield Avenue. The swale will be sewn in grass and will blend with the proposed landscaping scheme to the north of the application site.

In the interests of ensuring that the proposed drainage facilities shall sufficiently attenuate and treat run-off from the proposed service road and life services building their exact design shall be controlled by condition should the Committee be minded to approve this application.

The proposals comply with the provisions of Policy 75.

Policy 81 (Pedestrians) is supportive of proposals that consider ease and safety

of pedestrian access as a priority over all modes. The proposed life services and community facilities building shall be located between Haddington Avenue to the north and to the south by the spine road linking Summerfield Avenue and Lothian Crescent. The proposed development shall therefore be readily accessible to pedestrians. The proposals therefore comply with the requirements of Policy 81 of the adopted Local Plan.

In terms of Policy 82 (Cycling Facilities) the application site is very accessible by cyclists. Therefore the inclusion of 10 secure cycle storage facilities has been incorporated into the layout of the proposed parking areas serving the life services and community facilities building.

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

Other Material Considerations

The other material considerations to be taken into account are as follows:

a Whitfield Planning Framework 2010.

After significant community consultation, the Whitfield Planning Framework was approved by the Council as a blueprint for the regeneration of Whitfield. The Whitfield Planning Framework identifies the erection of a new primary school, the creation of a localised and central life services facility and the formation of a new road linking Lothian Crescent, Summerfield Avenue and neighbouring streets as facilitators of the creation of a connected, sustainable, vibrant and inclusive Whitfield.

Work is underway on the new primary school with work on the spine road entering its final phase. Should the Committee be minded to approve this planning application work on the life services building shall commence immediately leading to the completion of the initial stages of the phased regeneration of Whitfield outlined in the Whitfield Planning Framework.

Following the completion of the life services building, the spine road and primary school the next

phase of regeneration works in Whitfield shall involve new housing development. The Whitfield Planning Framework has allocated several new housing sites with the area earmarked for the erection of up to 1000 new houses.

The proposals accord with the aims of the Whitfield Planning Framework 2010.

b Views of the Objector.

One letter of objection has been received from a neighbouring resident concerned about the impact of the proposed development on property values and that the proposed services shall attract drug addicts and "hoodies".

With regard to concerns relating to drug addicts and "hoodies" being attracted to the area, the life services and community facilities building has been purposely designed to incorporate high level surveillance over the public space to the front of the building and the parking and service areas to the rear. In addition the building has been designed with commercial frontages and entrances to the ground floor commercial units on both the front and rear elevations of the building. It is therefore considered that the proposed building has been designed to discourage anti-social behaviour with all areas of the building and associated grounds surveyed from within.

Concerns relating to property values are not material planning considerations and as such have not been taken into account in the assessment of the proposals against the Development Plan.

In this instance the concerns of the Objector are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to the material considerations to justify the refusal of planning permission. It is therefore recommended that planning permission is granted with conditions.

Design

The proposed life services and community facilities building is of a

high quality design and layout that promotes the safe and accessible regeneration of Whitfield.

CONCLUSION

The proposals accord with the requirements of Policies 1, 45, 53, 55, 56, 66B, 75, 81 and 82 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. It is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 During the period 11pm - 7am total noise from all mechanical and electrical plant shall not exceed NR 35 as measured 1m external to the facade of the nearest residential property.
- 2 Deliveries, including loading or unloading, shall not take place between 10pm and 7am.
- 3 The hours of operation of the proposed cafe shall be restricted to Monday to Saturday between 7am and 8pm and on Sundays between 9am and 6pm only.
- 4 Details of a proposed public art scheme within the application site 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.
- 5 Full details of the proposed tree removal, retention, protection and replacement planting as per BS5837: 2005 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. The trees and shrubs to be retained shall not be cut down, grubbed out topped, lopped, uprooted or root pruned without the written consent of the Council. Any trees or shrubs removed without such consent or dying, or being severely damaged or diseased, shall be replaced with trees and shrubs of such size and species as may be directed by the Council and to the standard as approved by the Council.
- 6 Prior to the commencement of work on site, details of the proposed finishing materials including exterior surfacing materials and boundary treatments shall be submitted to the Council for written approval. Thereafter, the proposed life services and community facilities development hereby approved shall be finished in the materials approved by this condition.
- 7 Prior to the commencement of work on site, details of a high level extraction system to serve the proposed kitchen and cafe shall be submitted to the Council for written approval. Thereafter, the cafe shall not open for business until the extraction system approved by this condition has been installed and is operational.
- 8 Surface water from the proposed development shall be dealt with using Sustainable Urban Drainage System techniques as advocated in the SUDS Manual (CIRIA 697). Full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site. Thereafter, all works approved by virtue of this submission shall be carried out in full. For the avoidance of doubt, all information submitted to the Council should comply with the adoptable standards of Scottish Water and SEPA.
- 9 Development shall not begin until a remediation strategy to deal with contamination at the site has been submitted to and approved in writing by the planning authority in keeping with the submitted Stage I Desk Study and Phase 2 Geo-environmental reports. The strategy shall contain proposals to deal with contamination to include:
 - a the nature, extent and type(s) of contamination on the site.
 - b measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages.
 - c measures to deal with contamination during construction works.
 - d verification of the condition of the site on completion of decontamination measures.
- 10 Before any unit is occupied the measures to decontaminate the site shall be fully implemented and verification submitted for approval in writing by the planning authority.
- 11 BEFORE WORK STARTS ON SITE, a Stage 1/2 Road Safety Audit must be carried out to Dundee City Council Standards and submitted to this planning authority for written approval and thereafter any conclusions or recommendations should be implemented in accordance with the approved details.
- 12 Prior to the commencement of work on site, details of the proposed traffic measures to be incorporated into the pedestrian priority area shall be submitted to the Council for written approval. Thereafter, the proposed development shall be carried out in accordance with the details approved by this condition.
- 13 Prior to the commencement of work on site, details of the junction design between the proposed service road and Whitfield spine road shall be submitted to the Council for written approval. Thereafter, the service road shall be constructed in accordance with details approved by this condition.

Reasons

- 1 In the interests of safeguarding the level of amenity afforded to neighbouring residential properties.
- 2 In the interests of preventing instances of significant noise disturbance from occurring.
- 3 In the interests of safeguarding residential amenity.

- 4 To safeguard the provision of public art in accordance with the requirements of Policy 56 of the adopted Local Plan.
- 5 In the interests of safeguarding environmental quality and visual amenity
- 6 In the interests of visual amenity
- 7 In the interests of preventing instances of smell nuisance from occurring.
- 8 In the interests of ensuring that run-off from the proposed development is both treated and attenuated to prevent contamination of water sources and instances of localised flooding.
- 9 In the interests of treating contamination to facilitate the safe and usable redevelopment of the application site.
- 10 In the interests of decontaminating the application site to facilitate the approved development of the life services and community facilities building.
- 11 In the interests of safeguarding pedestrian and road safety.
- 12 In the interests of pedestrian safety and visual amenity.
- 13 In the interests of road safety.