

Proposed Car Park at Huntly Square

KEY INFORMATION

Ward East End

Address

Land to West of 42 Huntly Road, Dundee

Applicant

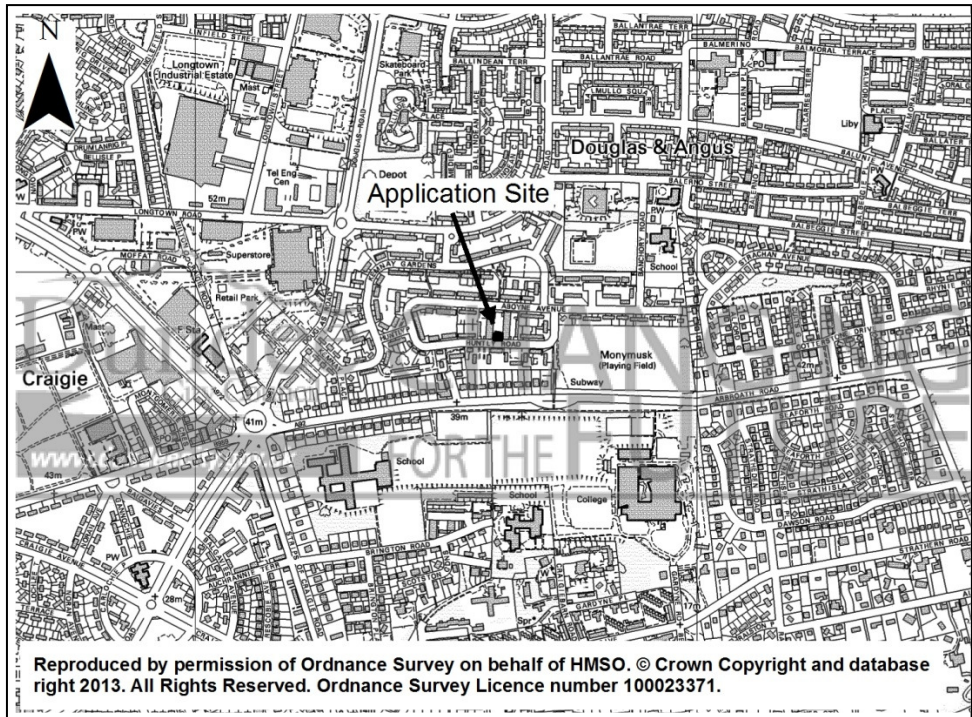
Craigie Community Sports Hub
1-3 Huntly Square
Dundee DD4 7SY

Agent

Angus Johnman
11 Harley Street
Broughty Ferry
Dundee DD5 3AD

Registered 8 July 2013

Case Officer A Ballantine



SUMMARY OF REPORT

- Planning permission is sought to form a car park on land to west of 42 Huntly Road. A 0.6 metre steel railing bounding the site will be erected.
- Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 is relevant in the determination of this application. The proposal is in accordance with this Policy.
- The statutory neighbour notification procedure was carried out. No public comments were received.
- In accordance with the Council's mandatory scheme of delegation, this application requires to be reported to the Development Management Committee for determination as the site is owned by the Council.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MP01K1GC04Q00>.

RECOMMENDATION

The proposal complies with Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005. There are material considerations that would support approval of planning permission. Therefore, it is recommended that the application be APPROVED.

1 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks planning permission to form a 5 space car park on land to the south of Huntly Square to provide parking facilities for users of the Craigie Community Sports Hub, currently resident at 1-3 Huntly Square. The proposed car park will be accessed from Huntly Road to the south and over the existing road-side car parking area using a new dropped kerb. The area of land to be used for the proposed car park is currently unused and is finished in tarmac. The proposal is also for the installation of 0.6m high steel railings around the proposed car park.

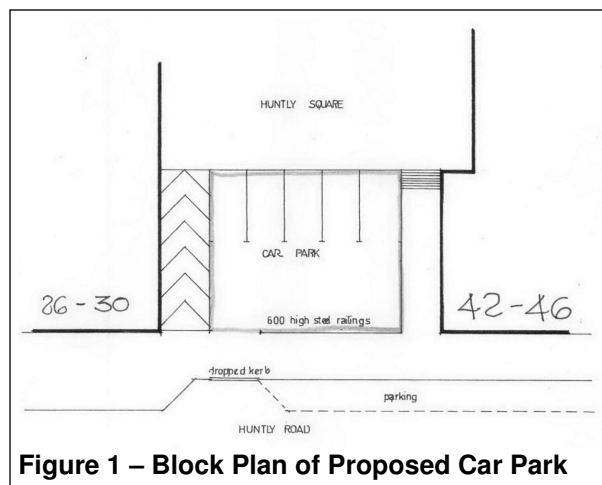


Figure 1 – Block Plan of Proposed Car Park

2 SITE DESCRIPTION

- 2.1 The application site forms a small area of tarmac to the south of the existing shops at Huntly Square. The square itself is used for a variety of purposes, including retail and community use, with stepped and ramp access at either side of the application site. To the south is Huntly Road where there is parking within a layby and residential housing. The surrounding area is generally residential with Huntly Square providing services to the local area.

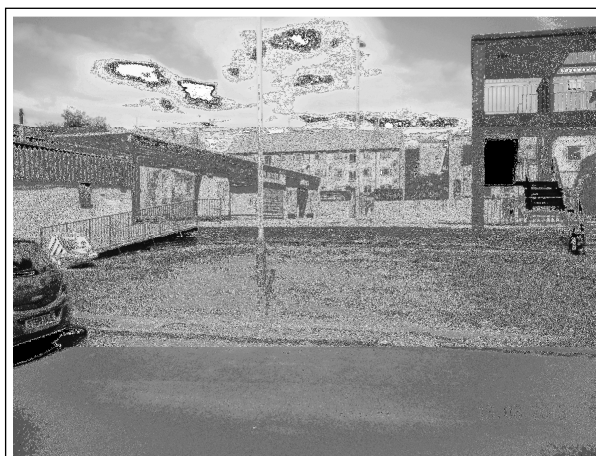


Figure 2 – Photograph of Application Site

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 1: Vibrant and Sustainable Communities

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no planning history for the site relevant to the determination of this application.

5 PUBLIC PARTICIPATION

- 5.1 The Statutory Neighbour Notification was carried out. No public comments were received.

6 CONSULTATIONS

- 6.1 No comments have been received from Statutory Consultees.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 **Policy 1: Vibrant and Sustainable Communities** – it is the aim of Policy 1 to support proposals within residential areas that minimise the impact on the level of environmental quality afforded to neighbouring properties.
- 7.3 The proposal is for the use of the land south of Huntly Square for 5 car parking spaces and installation of 0.6m high steel railings around the site. The land is currently unused and is finished in tarmac. It is considered that the proposed use of this area of land for car parking shall not have an adverse impact on the amenities of neighbours in terms of noise or smell. In addition to this, it is considered that the use of this area of land will not detract from the visual amenity of the area.
- 7.4 In respect of parking and traffic movement issues, it is considered that there will be no adverse impact on traffic/pedestrian movement as there is sufficient visibility to manoeuvre in and out of the vehicle access safely. In terms of parking provision within the area, it is considered that the formation of 5 new car parking spaces will be to the benefit of the parking situation within the area. In the event of granting planning permission, an informative will be attached to ensure that the vehicle access is formed to Dundee City Council standards and specifications, in the interests of vehicle and pedestrian safety.
- 7.5 **The proposal satisfies the requirements of Policy 1 of the Dundee Local Plan Review.**
- 7.6 **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) PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.7 **Policy 7: High Quality Design** - requires all new development to contribute positively to the quality of the surrounding built and natural environment.
- 7.8 It is considered that the proposal to form a 5-space car parking area on land to the south of Huntly Square is acceptable and a suitable use for the area of land in question. The proposed car park will be bounded by 0.6m high steel railings and these are considered to be acceptable in the interests of the visual amenities of the area.
- 7.9 **It is considered the requirements of Policy 7 (High Quality Design) of the Proposed Dundee Local Development Plan are also satisfied.**
- 7.10 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal to form a 5-space car park will not have a detrimental affect on the amenity of the surrounding area. The proposal complies with Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 and there are material considerations that support the approval of planning permission. Therefore, it is recommended that planning permission be granted.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to conditions:
- 1 No conditions attached to this consent.

REASONS

- 1 No reasons attached to this consent.