

13 MARYFIELD DRAFT SITE DEVELOPMENT BRIEF (AN299-2005)

Reference is made to Article I of the minute of meeting of this Committee of 20th June, 2005, Report 284-2005 - Maryfield Depot Draft Site Development Brief, whereby approval was given to the Director of Planning and Transportation to proceed with external consultations on the draft brief and to report back to Committee on completion of the consultation exercise.

A copy of the draft Site Planning Brief and covering letter were forwarded on the 22nd June, 2005, with comments to be returned on or before the 15th August, 2005, to the owners of adjacent and neighbouring properties and interested parties and Historic Scotland. In total, 114 letters and accompanying draft briefs were issued.

From the consultation exercise:

- (a) The agent for Scottish Water wrote that they would make representation in due course.
- (b) One letter was received from residents of the area supporting the new garden ground and car parking standards if the site is to be developed with new housing, the use of sandstone as an appropriate cladding material to guard against the use of materials that are "cheap and incongruous". The draft brief encourages the use of high quality materials. The letter also suggested the introduction of a speed camera on the Forfar Road, an issue which is at present outwith the remit of the draft brief.
- (c) One letter was received from the National Playing Fields Association requesting that the redundant tennis courts on the site be made good. As the draft brief does not preclude any future use of the site other than retail and given the provision of tennis facilities at Baxter Park, Dalkeith Road and other leisure facilities at Dundee International Sports Complex and Baxter Park no revision has been made to the draft brief.
- (d) One e-mail was received requesting clarification on the term of recreational and leisure facilities as a potential use of the site in order to stimulate a range of potential uses of the site, and clarification as to where on Walrond Street vehicular access can be gained.

From the results of the consultation the draft brief remains unaltered.

This agenda note recommends approval of the Maryfield Depot Site Planning Brief to promote and enable the quality of redevelopment expected for the Category B Listed Maryfield Depot and associated site within the context of the Maryfield Conservation Area. Upon approval, the Site Planning Brief will become supplementary planning guidance to the Dundee City Council Finalised Local Plan Review 2005 as a material consideration in determining the planning application for the site.