

3 ST. LEONARD'S HOUSE - DRAFT SITE DEVELOPMENT BRIEF CONSULTATION RESPONSES (AN392-2006)

Reference is made to Article III of the minute of meeting of this Committee of 14th August 2006 whereby approval was given to the Director of Planning and Transportation to proceed with external consultations on the draft site planning brief for St Leonard's House, St Leonard's Terrace and to report back to Committee on the completion of the consultation exercise.

A copy of the draft brief and a covering letter were sent to 19 neighbouring properties on 11 October 2006 with comments to be returned by 10 November. The local residents and tenants association (SMART) and the elected member whose ward covers the identified site were also consulted.

Two responses were received from owners of properties on St Leonard Terrace and another from a resident of Cox Gardens. One response commented that the development of housing on the site would harm the outlook from their house causing a reduction in the value of their property.

The draft planning brief requires a developer to submit a comprehensive landscape plan to ensure that all boundaries of the site including the one facing the respondent's property contain high quality landscaping in order to create an attractive streetscape. The impact of development on the value of a property is not a material planning consideration.

Another resident requested that the footpath on the eastern side of the site be closed as this would increase the amenity of rear gardens of properties on Cox Gardens. The brief proposes retaining the footpath as this would connect St Leonard Terrace with St Leonard Place to the continuing benefit of pedestrians, in particular those residing on St Leonard Terrace.

Concern was also raised that the development would increase traffic on St Leonard Terrace. As part of any planning application developers would have to demonstrate that the development would not increase vehicular traffic to the detriment of highway safety or to the detriment of the amenity of neighbouring residents.

Further comments were made regarding the loss of established trees in the site. The site does contain several established trees. The draft brief requires developers to provide street trees in a 12 metre landscaping strip along the side of St Leonard Road and to submit a comprehensive landscape plan. Given the response to the consultation the landscaping section of the brief has been amended to include the following: "This landscape plan will where possible seek to retain the existing trees within the site".

It is recommended that the Committee approves the St Leonard's House Site Development Brief, including the above amendment, as supplementary planning guidance to the Dundee Local Plan Review 2005 and to remit the Director of Planning and Transportation to report this to the Development Quality Committee as a material consideration in the determination of planning applications for the site.