

REPORT TO: CITY DEVELOPMENT COMMITTEE – 26 JANUARY 2015

REPORT ON: SITE PLANNING BRIEF - MAXWELLTOWN WORKS, HILLTOWN

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 421-2014

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval for the Site Planning Brief on the former Maxwelltown Works site at Alexander Street, Hilltown following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a notes the summary of issues raised in the comments received on the Draft Site Planning Brief, notes the response to these by the Council and approves the proposed alterations as set out in Appendix 1;
 - b approves the Maxwelltown Works Site Planning Brief as Planning Advice to inform future development of the site; and

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 Reference is made to Article XI of the minute of meeting of the City Development Committee on 25 August 2014 (Report 294-2014) which approved the Draft Maxwelltown Works Site Planning Brief for the purposes of consultation.
- 4.2 Following the Committee's approval, an invitation to comment on the Draft Site Planning Brief was posted to 41 local residents. An e-mail invitation to comment was also sent to approximately 166 consultees drawn from a list of those contacted during development of the Local Development Plan. Consultees included statutory undertakers, agencies, developers, consultants, groups, community councils, owners, agents, Communities Officers, churches, housing associations, and others.
- 4.3 Interested parties were asked to submit observations on the Draft Site Planning Brief and comments received are summarised in Appendix 1.
- 4.4 Eleven responses have been received through the consultation exercises. Comments are mainly relate to on a desire for the new housing to fully integrate with the surrounding neighbourhood, the safety and shared use of internal roads, parking and provision of safe play areas.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Draft Maxwelltown Works Site Planning Brief.

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GH/AM/KM

16 January 2015

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APPENDIX 1**SUMMARY OF COMMENTS RECEIVED FROM CONSULTATION ON DRAFT MAXWELLTOWN WORKS SITE PLANNING BRIEF**

Responses received from:

- Play Scotland
- Historic Scotland
- Scottish Natural Heritage
- Scottish Water
- Scottish Environmental Protection Agency
- Tactran
- Road Haulage Association
- J & L Agnew
- Charlene Hay
- Paths For All
- St Salvador's Church

RESPONDENTS	COMMENT RECEIVED	DCC RESPONSE/ACTION/PROPOSED CHANGES
PAGE 1		
	None.	
PAGE 2		
Location and Site Description		
- J&L Agnew	Concerns are raised regarding the potential detrimental impact that the allocation of flats could have on surrounding housing and St Salvador's Church through overshadowing if the flats are located in the north east corner of the site. Concerns are also raised that the inclusion of flats would not be in accordance with the Local Development Plan.	An allowance for flats has been included in the Brief to provide for a range and choice of residential accommodation on the site. The adopted Local Development Plan does not presume against flats within a Site Planning Brief. Any proposed development that included flats, in line with the Brief, would have to ensure that they are developed without any detriment to the quality of environment enjoyed by surrounding residents or impact on the existing streetscape including St Salvador Church. No change.

RESPONDENTS	COMMENT RECEIVED	DCC RESPONSE/ACTION/PROPOSED CHANGES
Movement and Access		
- Paths For All	Consideration should be given to “good quality, safe and welcoming paths for recreation and to allow people to reach community buildings, shops, schools, parks and work by walking or cycling so that they don't have to drive everywhere.”	Proposals for the development of the site will be expected to meet the requirements of the Local Development Plan's Sustainable and Accessible Transport policies by ensuring development connects into the existing network of active travel routes to community facilities, shops and open space. No change.
- St Salvador's Church	Do not restrict parking availability on North George Street and Carnegie Street. Remove yellow lines.	Redevelopment of the site will necessitate reconsideration of yellow lines; however, this is not a matter to be considered in the Site Planning Brief. No change.
- Play Scotland	Pedestrians should have priority over motor vehicles within the development, thereby facilitating space for children to play.	Policy 54 requires development to afford priority to pedestrians and cyclists over motorised transport. To highlight this the brief will be altered to include a new sentence after “other access is possible from each side of the site” to read: “All internal roads should be developed to the standards contained in Dundee City Council's Streets Ahead document and the Scottish Government's Designing Streets.”
- J&L Agnew	It was previously identified (in 2008) that “any entry to a new housing development from North George Street would lead to congestion. The street is already full with parked traffic around 50% of the time, the street is also used as a “rat-run” by vehicles to avoid the traffic lights on the Hilltown.”	The Local Development Plan requires that all parking requirements generated by new development are accommodated within the site. The development of this site should not add to any further demand for on street parking. Concerns regarding the existing use of North George Street as a rat run is not a matter to be addressed in the Site Planning Brief but will be given separate consideration. No change.

RESPONDENTS	COMMENT RECEIVED	DCC RESPONSE/ACTION/PROPOSED CHANGES
- Tactran	The brief does cover transport, however, seems to omit sustainable forms of transport, in particular active travel.	The Brief states that Development is expected to meet Local Development Plan policy standards. Sustainable forms of transport underpin the Local Development Plan policy provision that new developments will need to meet eg Policy 54: Active Travel will apply to any proposals affecting the site. No change.
Form and Landscaping		
- Play Scotland	It is not clear where children are going to play within this neighbourhood. Promote access to green space within and outwith the development.	The site is a short distance from Hilltown Park. Developers of this site are expected to provide some open space within the development. To highlight this the Brief will be changed to include the new sentence at the end of the paragraph: "An unequipped Local Area for Play should be incorporated into the housing layout."
- J&L Agnew	"when discussing the potential development of this site in 2008, we were all led to believe that any development would be inward-facing with housing facing the internal streets in the development."	The Brief seeks to achieve high quality development which is well integrated with surrounding developments and uses. This would be best achieved with houses facing onto the main streets within and surrounding the site. No change.
General Comments		
- Historic Scotland	No statutory interests will be significantly affected.	Noted.
- Road Haulage Association Limited	No comment to make.	Noted.
- Scottish Natural Heritage	No comment to make.	Noted.
- Scottish Environmental Protection Agency	No detailed comment to make, however, recommend that finished ground levels slope away from the site and finished floor levels are raised above local ground levels.	Noted.

RESPONDENTS	COMMENT RECEIVED	DCC RESPONSE/ACTION/PROPOSED CHANGES
- Scottish Water	<p>No comment to make on the content of the brief.</p> <p>Highlighted that there is a gravity fed combined sewer pipe at the entrance from North George Street extending south to Alexander Street.</p>	<p>Noted.</p> <p>The Council is aware of this sewer pipe.</p> <p>No change.</p>
- Charlene Hay	<p>"I will not give my authorisation for any more trees and roads to be dug up in this process. I strongly object to this occurring".</p>	<p>There are no roads within the development site and protection of the trees on Alexander Street is referred to in the Brief.</p> <p>No change.</p>
- J&L Agnew	<p>"...under the existing hard surfacing...there could be extensive industrial pollution, which will include a tailings pond, and a machinery dump pit...[and]... a stream/burn running under the site..."</p> <p>"...you say that any development in the Maxwelltown area should be of a "more balanced tenure" and that "The redevelopment of the Maxwelltown area will comprise a tenure mix of 20% of dwellings for RSC and 80% for owner occupied dwellings." There is nothing in the Site Planning Brief to reflect this."</p>	<p>The Brief already highlights the need to address any contamination that is found within the site. This would be addressed in the consideration of any planning application submitted for development of this site.</p> <p>No change.</p> <p>The tenure of new development on this site is not relevant to the scope of the Site Planning Brief.</p> <p>No change.</p>
- Tactran	<p>"An abundance of local and national strategy documents require that provision for active travel have to be integrated into the planning process on a local level".</p>	<p>The policies of the adopted Local Development Plan already take into consideration the need for active travel to be integrated into the planning process. The Brief does not seek to replicate this requirement. Any planning application submitted for this site will be considered against the policies of the Local Development Plan alongside the site planning brief.</p> <p>No change.</p>