

### **3 TAY HOTEL DEVELOPMENT BRIEF (AN349-2006)**

Reference is made to Report 474-2006 of the minute of meeting of this Committee of 14th August, 2006, when it was agreed that the Committee:

- (a) Approve the Draft Site Planning Brief for purposes of consultation;
- (b) Remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the Draft Site Planning Brief;
- (c) Remit the Director of Planning and Transportation to report back on the results of the consultation exercise.

As a result of the approved consultation of the Draft Development Brief, approximately 120 copies of the brief have been issued. Four consultation responses have been received, with the main issues being;

- One response supported fully the content of the brief and offers its support in achieving the earliest possible restoration of this prominent building.
- Another response raised questions regarding the Dundee Central Waterfront Masterplan and the lack of consideration of retail for the site. With regards to the provision of retail use within the development brief, on page 4 it is suggested that the site falls within the 'City Centre Speciality Shopping and Non Core Area'. In addition to Retail use, other non retail uses within Classes 1 (Shops), 2 (Financial), Professional and other Services) and 3 (Food and Drink) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 will also be supported in principle.
- Historic Scotland have offered comments supporting the brief and proposed a number of minor changes. All of Historic Scotland's suggested minor amendments have been incorporated into the finalised development brief.
- The inclusion of possible funding within the brief was suggested, however this has not been included as part of the finalised development brief, as this is not a relevant planning matter.

As a result of the consultation responses and review of the Draft Development Brief a number of minor amendments have been made, including reordering of sections and grammatical changes. Finalised copies of the Development Brief are available in the members' lounges.

It is therefore recommended that the above comments are noted and that the Draft Brief be approved as supplementary planning guidance to the Dundee Local Plan Review 2005; and referred to the Development Quality Committee as a material consideration in the determination of planning applications for the site.