

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
27 MAY 2003**

**REPORT ON: REVIEW AND UPDATE OF DEVELOPMENT BRIEFS**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 240-2003**

## **1 PURPOSE OF REPORT**

- 1.1 To advise Committee of the Development Briefs still fully valid.
- 1.2 To inform Committee as to the value of preparing and maintaining Development Briefs.

## **2 RECOMMENDATIONS**

- 2.1 Committee is asked to note the current status of the Planning Briefs as listed in the Appendix and their relevance as a material consideration in dealing with any planning application for the site.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 In the review and update procedure, there is no immediate financial implications.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 Health is protected by creating safe, clean and pleasant environments.

The purpose of the site planning brief is to secure just such environments for both occupiers of the development and other nearby land use occupants.

- 4.2 Places, spaces and objects combine meaning and beauty with utility. The purpose of the briefs is to secure a quality development, be it residential, industrial or commercial.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Full regard will be given to the pursuit of equal opportunities' values, as approved by the Council's Equal Opportunities' Policy in the preparation of any brief. Likewise, wherever possible, existing best design practice for access for the physically impaired will be incorporated.

## **6 BACKGROUND**

- 6.1 The preparation of site planning briefs by the Planning and Transportation Department has in the past been seen as a valuable tool in securing the successful development of a given site. By the preparation of these briefs, extensive consultation is engaged in with such diverse parties, as community councils and developers. Dundee City Council has been in the forefront of using site planning briefs as an effective means of communicating planning requirements to a wide

range of public and private bodies. In recent years the Scottish Executive has made available the following documents which are an adjunct to the locally produced site planning briefs.

A Policy Statement for Scotland  
Designing Places November 2001  
Planning Advice Notes  
Housing Quality February 2003  
Scottish Planning Policy  
Planning for Housing February 2003

In continuing to produce and monitor site planning briefs, it is considered that these documents provide valuable information to the local community and the developer as well as being an important material consideration for determining planning applications.

- 6.2 Where the briefs apply, and development has commenced, those still valid until all development has been completed and are to remain applicable (see attachment).
- 6.3 This shows good progress in the development of the briefs. Further briefs are continuously being advanced and will be included in the next years audit.

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 Dundee and Angus Housing Land Audit, June 2001.

Mike Galloway  
Director of Planning & Transportation

Iain Mudie  
Head of Planning

IJ/JMcG/KM/PO/15

13 May 2003

Dundee City Council  
Tayside House  
Dundee

## APPENDIX 1

## STATUS OF COMMITTEE APPROVED DEVELOPMENTS

BRIEF	COMMITTEE APPROVED	LAND USE	STATUS
Caird Ashton Works, City Centre	22 March 1991	Commercial/Industrial	Site infrastructure and two advanced units completed
Trades Lane, City Centre	4 May 1995	Housing/Commercial	Site capacity 22 flatted units. 22 completed.
Dundee Royal Infirmary, City Centre	28 October 1996	Housing	Site capacity 163 houses. 24 completions.
Railyards	25 November 1996	Housing	Not on site
Ninewells Avenue, West End	26 May 1998	Housing	Site capacity 97 houses. 68 built.
Larch Street/Brook Street, City Centre	27 April 1998	Housing	Site capacity 136 houses. First phase now well underway – 88 complete.
Victoria Docks, City Centre	30 March 1998	Housing/Commercial	Site capacity 246 houses. 32 built. Commercial refurbishment partially complete. Hotel and conference facility completed March 2003.
Eliza Street, Mains Loan, Stobswell	26 June 2000	Housing	25 houses. 0 built. Ongoing negotiations with developer.
Victoria Street/Albert Street, Stobswell	26 June 2000	Housing	No specific number referred to in Brief. Outline planning permission in place.
Blackness Nursery/West End	12 April 2000	Housing	5 houses. 0 built. Outline planning permission in place.
Commercial Street/Exchange Street, City Centre	22 January 2001	Housing/Retail	9 flats/1 shop. 0 built. Planning application submitted for office use.
Mayfield Hostel	25 June 2001	Housing	60-65 houses. 0 built. A planning application has been approved.
Former Logie School	27 August 2001	Housing	Not on site
Westport	27 August 2001	Hotel/Student Housing	Not on site
Homebase, Riverside Drive	30 September 2002		Range of uses would be encouraged, apart from retail.
Parker Street	28 October 2002	Housing	20 flats or student housing.

**APPENDIX 1****STATUS OF COMMITTEE APPROVED DEVELOPMENTS**

<b>BRIEF</b>	<b>COMMITTEE APPROVED</b>	<b>LAND USE</b>	<b>STATUS</b>
Fintry Village Green Phase 2	28 October 2002	Open Space	Not on site.
Trottick	27 January 2003	Housing	Site capacity 111 houses.

**APPENDIX 2**

The following site planning briefs are no longer valid, their requirements having been fulfilled:

- 1 Baxter Park (1991)
- 2 Camperdown Road (1991)
- 3 Balgillo Road (1991)
- 4 Dalmahoy Drive (1992)
- 5 Aberlady Crescent (1993)
- 6 Barns of Claverhouse Road (1995)