

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 DECEMBER 2007

REPORT ON: COMPULSORY PURCHASE ORDER OF LAND TO THE REAR OF 98 ALBERT STREET AND WHALERS CLOSE, STOBSWELL, DUNDEE

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 581-2007

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek authority to promote a Compulsory Purchase Order in respect of land to the rear of 98 Albert Street and Whalers Close, Stobswell shown in the drawing at Appendix 1 to secure the redevelopment of vacant and derelict ground within the Stobswell Regeneration Area for a public car park.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee authorise the Depute Chief Executive (Support Services) to promote a Compulsory Purchase Order to acquire all the outstanding interests in the identified land to allow the redevelopment of the Whalers Close area in accordance with the approved Planning Application Reference 07/00820/COU.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs associated with the Compulsory Purchase Order including all compensation due and legal costs will be met by the Vacant and Derelict Land Fund approved programme of expenditure within the Stobswell Regeneration Area.

4 BACKGROUND

- 4.1 The Stobswell Neighbourhood Regeneration Framework 2003, Committee Report 597-2004 refers, at figures 9.1/9.2 and 9.4 illustrates the need for a central hub of redevelopment between Albert Street and Dura Street in order to:
- a promote the redevelopment of brownfield sites;
 - b create public car parking to support the Albert Street District Shopping Centre amenities; and
 - c create better pedestrian permeability between Albert Street and wider residential areas of Stobswell.
- 4.2 In July 2007 the Stobswell Partnership redeveloped the Langlands Street area, to the immediate west of Albert Street, by redesigning the area to increase the number of car parking spaces within a high quality hard landscaped setting. Since completion the Langlands Street area has become a well used public car park supporting the Albert Street District Shopping Centre.
- 4.3 In October 2007 the Planning and Transportation Committee approved the proposed redevelopment of vacant and derelict land at Whalers Close to form a public car park that would enable a pedestrian connection to Langlands Street and the wider Dura Street area, Planning Application 07/00820/COU refers. The small area of vacant land in private ownership within the Whalers Close area, amounting to some 310 sqm, is preventing the realisation of the full extent of the planning permission.
- 4.4 In 2006 and 2007 Officers of Dundee City Council wrote, on numerous occasions, to the local agents of the owners of the vacant ground in private ownership to determine if they would be willing to sell. On each occasion the agent has been unable to obtain instructions from their non-UK resident clients. In addition Officers of Dundee City Council wrote directly to the

owners without a response. Therefore promotion of a Compulsory Purchase Order to acquire the land is now considered necessary.

- 4.5 On 12 November 2007 an Agenda Note by the City Engineer was approved by the Planning and Transportation Committee, for the redevelopment of the Whalers Close area.

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. The major issues identified are -

- 5.2 The purpose of the Stobswell Neighbourhood Regeneration Framework 2002 was to provide a comprehensive basis to secure, and significantly augment, the residential and commercial sustainability of the Stobswell area. Through consultation with the owners and interested parties of the Langlands Street/Whalers Close area and the Stobswell Community Forum they have demonstrated support for this identified project. By creating better area permeability, by removing vacant and derelict land and enabling future redevelopment potential of small sites it is anticipated that key aims of the Regeneration Framework are achieved by creating a place where 'people chose to live and work'.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Finance), Head of Finance, Depute Chief Executive (Support Services), Director of Economic Development, and Director of Leisure and Communities have been consulted and are in agreement with the content of this report.

7 BACKGROUND PAPERS

- 7.1 Planning and Transportation Committee of 27 September 2004, Report 597-2004 'The Stobswell Neighbourhood Regeneration Framework, 2002'.
- 7.2 Development Quality Committee of 10 October 2007, Item 07/00820/COU - Change of use from vacant ground to car park.
- 7.3 Planning and Transportation Committee of 12 November 2007, City Engineer Agenda Note 'Landlands Street Car Park Environmental Improvements - Whalers Close Environmental Improvements'.

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