

City Chambers
DUNDEE
DD1 3BY

2nd December, 2025

BAILIE

Will DAWSON

COUNCILLORS

Stewart HUNTER

Dorothy McHUGH

Dear Colleague

You are requested to attend a MEETING of the **LOCAL REVIEW BODY** to be held remotely on Tuesday, 9th December, 2025 at 2.00pm.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434205 or by email at committee.services@dundeecity.gov.uk by no later than 12 noon on Friday, 5th December, 2025.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

2 MINUTES OF PREVIOUS MEETINGS - Pages 1 and 3

(Minute of meeting of 21st October, 2025, and 11th November 2025, copies attached).

3 LOCAL PLANNING REVIEW LRB08/2025 (AN36-2025)

PLANNING APPLICATION 25/00235/PPPL - ERECTION OF DWELLINGHOUSE - LAND TO THE SOUTH OF THE LODGE AT 488, PERTH ROAD, DUNDEE

Review documents have previously been circulated and are available to view on request.

4 LOCAL PLANNING REVIEW LRB09/2025 (AN37-2025)

PLANNING APPLICATION 25/00265/FULL- PROPOSED CHANGE OF USE OF COMMERCIAL UNIT TO 6 DDA COMPLIANT STUDENT BEDROOMS – 63 BROWN STREET, DUNDEE

Review documents have previously been circulated and are available to view on request.

ITEM No ...2.....

At a MEETING of the **LOCAL REVIEW BODY** held remotely 21st October, 2025.

Present:-

Bailie Will DAWSON
Councillor Stewart HUNTER
Councillor Dorothy McHUGH

Bailie Will DAWSON, Convener, in the Chair.

The Chair welcomed those present to the meeting and briefly outlined the role of the Local Review Body and officers, in particular advising that, although the Planning Advisers were employees of the Planning Authority, they had not been involved in the determination of the cases under review and were present to provide factual information and guidance only.

I DECLARATION OF INTEREST

There were no declarations of interest.

II MINUTE OF MEETING OF 19TH AUGUST, 2025

The minute of meeting of 19th August, 2025, was submitted and approved.

III LOCAL PLANNING REVIEW LRB06/2025

PLANNING APPLICATION 25/00060/PPPL - ERECTION OF DWELLINGHOUSE DEVELOPMENT - 13 PANMURE TERRACE, BROUGHTY FERRY, DUNDEE

There was submitted Agenda Note AN27-2025 giving details of a request for a review of planning permission to refuse planning permission for Erection Of Dwellinghouse – 13 Panmure Terrace, Broughty Ferry, Dundee.

The Planning Adviser gave a brief outline of the application and the reasons for refusal.

The Legal Adviser advised that the applicant had intimated in the Notice of Review that they had not raised any new matters which were not before the Appointed Officer at the time of them reaching their decision therefore all documentation should be taken into consideration by the Local Review Body during its deliberations.

Thereafter, the Local Review Body considered the documentation submitted and, having taken into account the provisions of the Development Plan, all material considerations, and matters raised at the site visit, upheld the determination of the Appointed Officer and refused application 25/00060/PPPL on the grounds that:

1. The proposal does not comply with Policy 10 (including Appendix 4) of the adopted Dundee Local Development Plan, as the development would fail to respect the settlement pattern of the area. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
2. The proposal does not comply with Policy 14 of National Planning Framework 4, or with Policy 1 of the adopted Dundee Local Development Plan, because the development would not respect or enhance the character of the surrounding built environment, nor reinforce the identity of the area. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
3. The proposal does not comply with Policy 23 of National Planning Framework 4, or with Policy 39 of the adopted Dundee Local Development Plan, as the application has failed to demonstrate that an acceptable level of amenity would be achievable for the proposed house. There are no material considerations of sufficient weight to justify 39

of the adopted Dundee Local Development Plan, as the application has failed to demonstrate that an acceptable level of amenity would be achievable for the proposed house. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.

IV LOCAL PLANNING REVIEW LRB07/2025

PLANNING APPLICATION 25/00088/FULLL – CHANGE OF USE OF FORMER BANK (CLASS1A) TO COCKTAIL BAR AND LOUNGE (SUI GENERIS) AND ASSOCIATED EXTERNAL ALTERATIONS - 288 BROOK STREET, BROUGHTY FERRY, DUNDEE

There was submitted Agenda Note AN29-2025 giving details of a request for a review of planning permission to refuse planning permission for the Change Of Use Of Former Bank (Class1a) To Cocktail Bar And Lounge (Sui Generis) And Associated External Alterations - 288 Brook Street, Broughty Ferry, Dundee.

The Planning Adviser gave a brief outline of the application and the reasons for refusal.

The Legal Adviser advised that the Applicant had intimated in the Notice of Review that they had not raised any new matters which were not before the appointed officer at the time of reaching their decision. The review documents were therefore to be taken into consideration by the LRB in reaching their decision.

The Local Review Body considered the documentation submitted and, having taken into account the provisions of the Development Plan and all material considerations, upheld the determination of the Appointed Officer and refused application 25/00888/FULL on the grounds that:

1. The proposal does not comply with Policy 27 of the adopted Dundee Local Development Plan, as the proposal is to locate a public house outside the City Centre. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
2. The proposal does not comply with Policy 23 of the Dundee Local Development Plan because the application site is within the retail frontage area of Broughty Ferry District Centre, where only Class 1A or Class 3 uses are supported. The proposed use class is a sui generis licensed cocktail bar and lounge. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
3. The proposal does not comply with Policies 14 and 23 of National Planning Framework 4 or Policies 1 and 39 of the Dundee Local Development Plan, as the development proposal would create unacceptable noise and disturbance issues, with particular reference to the relationship between the proposed cocktail bar and lounge and the flatted property above. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
4. The proposal fails to comply with Policy 9 of National Planning Framework 4 as the proposal would not be a suitable re-use of the building because it would result in an unacceptable impact on the residential amenity of neighbours. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.

Will DAWSON, Chair.

At a MEETING of the **LOCAL REVIEW BODY** held remotely 11th November, 2025.

Present:-

Bailie Will DAWSON
Councillor Stewart HUNTER
Councillor Dorothy McHUGH

Bailie Will DAWSON, Convener, in the Chair.

The Chair welcomed those present to the meeting and briefly outlined the role of the Local Review Body and officers, in particular advising that, although the Planning Adviser was an employee of the Planning Authority, he had not been involved in the determination of the cases under review and was present to provide factual information and guidance only.

I DECLARATION OF INTEREST

There were no declarations of interest.

II LOCAL PLANNING REVIEW LRB08/2025

PLANNING APPLICATION 25/00235/PPPL - ERECTION OF DWELLINGHOUSE - LAND TO THE SOUTH OF THE LODGE AT 488 PERTH ROAD, DUNDEE

There was submitted Agenda Note AN34-2025 giving details of a request for a review of planning permission for the Erection Of Dwellinghouse - Land To The South Of The Lodge At 488, Perth Road, Dundee

The Planning Adviser gave a brief outline of the application and the reasons for refusal.

The Legal Adviser advised that the applicant had intimated in the Notice of Review that they had not raised any new matters which were not before the Appointed Officer at the time of them reaching their decision therefore all documentation should be taken into consideration by the Local Review Body during its deliberations. The Legal Adviser noted that there was reference within the documentation to decisions regarding other applications and therefore reminded the Local Review Body that each application should be considered on its own merits.

The Local Review Body considered the documentation submitted and, after discussion, agreed to hold an accompanied site visit (Subsequently arranged for 2nd December, 2025). The Local Review Body whilst recognising that the layout was indicative only at this stage asked that the applicant mark the footprint of the proposed dwelling on the application site.

III LOCAL PLANNING REVIEW LRB09/2025

PLANNING APPLICATION 25/00265/FULL - PROPOSED CHANGE OF USE OF COMMERCIAL UNIT TO 6 DDA COMPLIANT STUDENT BEDROOMS – 63 BROWN STREET, DUNDEE

There was submitted Agenda Note AN35-2025 giving details of a request for a review of planning permission for the Proposed Change Of Use Of Commercial Unit To 6 Dda Compliant Student Bedrooms – 63 Brown Street, Dundee.

The Planning Adviser gave a brief outline of the application and the reasons for refusal.

The Legal Adviser advised that the applicant had intimated in the Notice of Review that they had not raised any new matters which were not before the Appointed Officer therefore all documentation should be taken into consideration by the Local Review Body during its deliberations. The Legal Adviser noted that there was reference within the documentation to decisions regarding other applications and therefore reminded the Local Review Body that each application should be considered on its own merits.

The Local Review Body considered the documentation submitted and, after discussion, asked for the applicant to provide the undernoted additional information:-

- Further information regarding any Noise Impact Assessment that concerns the revised ground floor layout.
- Further information regarding the ventilation to be provided to the ground floor rooms, including mechanical ventilation.
- Information regarding the marketing of the commercial unit

The Local Review Body also asked that the Appointed Officer give their consideration to the matters raised in the notice of review

Will DAWSON, Chair.