

KEY INFORMATION

Ward Whitfield

Proposal

Outline consent for 113 dwelling houses in phases 4a, 5, 6, 7 and 8

Address

Land To West Of
Ballumbie Road and
North Of Berwick Drive
Dundee DD4 0NL

Applicant

D J Laing (Homes) Limited
Laing House
Panmure Industrial Estate
Carnoustie DD7 7WP

Agent

Voigt Partnership
Architects Studio
66 High Street
Arbroath DD11 1AW

Registered

13 November 2001

Case Officer

Charlie Walker



Housing Development proposed at Ballumbie

Outline consent for 113 dwelling houses in phases 4a, 5, 6, 7 and 8. is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.** Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development fully complies with Policy H10 of the Local Plan. Although it extends beyond the boundaries of Proposal HS52 of the Local Plan the development does not propose additional housing over and above that envisaged in the Local Plan and in addition most of the additional areas beyond the allocated site are for the provision of open space and woodland areas. The application is recommended for APPROVAL with conditions.

SUMMARY OF REPORT

- Outline planning permission is sought for a residential development on the site. The submitted layout indicates 113 dwellings of which 45 are detached and the remaining 68 are semi detached.
- No public comment was received following neighbour notification and advertisement of the application.
- There are material planning considerations for permitting the proposed development even though it is not entirely consistent with the boundaries of Proposal HS52 of the Local Plan. These include the fact that the development does not propose additional housing over and above that envisaged in the Local Plan and in addition most of the additional areas beyond the allocated site are for the provision of open space and woodland areas.
- The layout complies with all the requirements of Policy H10 including parking provision and garden sizes. It also complies with the more stringent requirements set out by the Committee in its review of Policy H10 Guidelines in August 2001.
- The application is therefore recommended for APPROVAL with conditions.

DESCRIPTION OF PROPOSAL

Outline planning permission is sought for a residential development on the site. The submitted layout indicates 113 dwellings of which 45 are detached and the remaining 68 are semi detached. No details of the house types have been submitted. The layout indicates that all houses will have private garden areas in excess of 120 sq. metres.

The layout indicates two access points to the development, one from Ballumbie Road to the east (which has already been formed as part of Phases 4 and 5 of this development) and the other from Berwick Drive to the south. A core road links these 2 access points in a diagonal from north east to south west and a further spur road extended to the west.

Due to the steeply sloping nature of the site a large area of undevelopable land in the centre of the site will be planted as an urban woodland. An area of open space will be provided to the south of the site serving the whole housing development at this location.

18 of the houses indicated as Phases 4A and 5 in this layout are currently under construction as full planning permission has been granted for them.

SITE DESCRIPTION

The site comprises some 9 ha of steeply sloping former agricultural land to the north of Berwick Drive and west of Ballumbie Road. Land to the south and east has already been or is currently being developed for housing. There are few features of interest within the site other than 2 small copses of trees on the northern site boundary and the tree lined Whitfield Burn which flows along the southern site boundary at Berwick Drive.

To the north and east of the site is land comprising part of the Ballumbie golf course and driving range. To the west is Braeview Academy High School. To the south are housing developments on the opposite side of Berwick Drive.

POLICY BACKGROUND

Almost all of this site is allocated for housing under Proposal HS52 of the adopted Dundee Local Plan 1998. Policy H10 of the Plan sets out

standards for new housing developments.

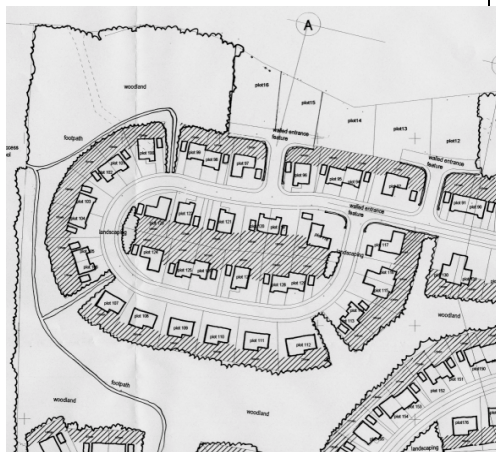
Part of the site (some 3 ha or 30% of the total site area) falls outwith the area of the allocated housing site and is therefore covered by the Rural Development policies of the Plan. These policies contain a presumption against housing and other development except in limited circumstances which do not apply here.

LOCAL AGENDA 21

The Council's Local Agenda 21 Policies seek to promote sustainable development. As this development is proposed on land allocated for housing where existing services including public transport are available or are proposed it is considered that this development is in accordance with the Council's aims.

SITE HISTORY

This housing site has been developed on a piecemeal basis with 5 separate planning applications for individual phases having been approved between February 1998 and February 2002.



These applications have approved a total of 100 houses of which approximately 64 have been completed and most of the rest are under construction. In addition, outline planning permission has been granted for a shop to serve this development in February 1998 and there is a current application for detailed consent for this shop and the Report on that application (ref no 02/00023/FUL) appears elsewhere in this Agenda.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as contravening the Rural Development policies of the Local Plan. No public comment was received.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

OBSERVATIONS

The determining issues for the Committee in this instance are:

- 1 Can the proposed development be approved despite the fact that part of the application site falls outwith the housing site allocated in the adopted Local Plan?
- 2 Does the proposed development comply with the housing standards set out in Policy H10 of the adopted Local Plan?

This housing site identified by Proposal HS52 of the adopted Local Plan has fairly tight boundaries and excludes woodland copses to the north of the site and ground adjacent to the Whitfield Burn to the south of the site. Although all these areas are included within the current application site so that 30% of the site falls outwith the allocated area, in fact most of this area is not proposed for development. The knolls of trees to the north of the site are retained as planted areas and a substantial area of open space is proposed adjacent to the Whitfield Burn to the south of the site. When these areas are excluded almost all of the proposed housing areas fall within the allocated site. Furthermore an extensive area of urban woodland is proposed in the centre of the site.

The net effect of all this is that the extent of housing proposed is less than that assumed in Proposal HS52. That proposal assumed that the site would yield a total of 225 houses whereas when the current proposals are added to committed development the total is 195 units. The fact that the application site goes beyond the boundaries of Proposal HS52 therefore means that there will be no impact on total housing numbers at this location.

For all these reasons it is therefore considered that there are sufficient material considerations for approving the proposed development despite the fact that part of the site falls outwith the allocated housing area. It is further considered that this stance will not set a precedent for future housing development on unallocated sites.

Due to concern about the piecemeal nature of this housing development and the lack of a strategy for the overall housing site, the applicants were encouraged to make this application for outline planning permission for the balance of the development. The proposed layout has been the subject of numerous discussions chiefly seeking to reduce numbers in order to produce a more attractive layout. A total of 12 houses were deleted from the scheme as a result of these discussions. The resulting layout complies with all the requirements of Policy H10 including parking provision and garden sizes. It also complies with the more stringent requirements set out by the Committee in its review of Policy H10 Guidelines in August 2001. Other factors which cannot be measured at this stage where outline permission is sought, such as house size, can be made the subject of planning conditions but there should be no difficulties in this regard given the more generous plot sizes.

An attractive feature of the proposed development is the proposal for a number of larger housetypes on generous plots in elevated positions to the north of the site. These plots will enjoy spectacular views to the south and south east over the Firth of Tay and some will also enjoy views over Ballumbie golf course to the north.

An informal play area of some 2,400 sq. metres is proposed to the south of the site adjacent to the Whitfield Burn. In addition there will be extensive areas of informal walkways through the proposed urban woodland in the centre of the site. It is considered that this level of provision satisfies the requirements of Policy OS2.

Drainage and flooding matters have featured in the initial phases of this development and a large attenuation area was constructed at the junction of Berwick Drive and Ballumbie Road. This is not because the application site floods but rather the development of this land could lead to an increase in

flooding of downstream properties. However the attenuation area was constructed to the standards which prevailed at the time and it may be that additional attenuation will be required for the phases of the development currently proposed. It is considered that this matter can be resolved by planning conditions requiring either the use of Sustainable Urban Drainage Systems within the development or the use of the play area adjacent to the Whitfield Burn as an emergency overflow area should the existing attenuation area prove to be inadequate. The imposition of a suspensive condition will ensure that this matter is resolved before development takes place.

DESIGN

Although the individual house designs have not yet been established, the layout of the proposed development has been amended to provide a satisfactory standard of residential amenity for the future residents of this development.

CONCLUSION

There are material planning considerations for permitting the proposed development even though it is not entirely consistent with the boundaries of Proposal HS52 of the Local Plan. These include the fact that the development does not propose additional housing over and above that envisaged in the Local Plan and in addition most of the additional areas beyond the allocated site are for the provision of open space and woodland areas. The layout is satisfactory and complies with Policy H10 of the Plan.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz: the siting of the buildings, the design of the buildings, the external appearance of the buildings and the landscaping of the site.
- 2 Application for approval of the matters referred to in condition (1) above must be made within 3

years of the date of this permission.

- 3 The development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later.
- 4 Details of the surface water drainage of the site which shall provide sufficient attenuation to ensure that there is no increased risk of flooding of downstream properties shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 5 The design and layout of the proposed houses shall be fully compliant with the requirements of Policy H10 of the adopted Dundee Local Plan 1998 as amended by the Council's Planning and Transportation Committee on 27/8/01 in Report no 462-2001.
- 6 The proposed play area to the south of the site shall be completed and landscaped to the satisfaction of the Council prior to the completion of 58 dwellings within the application site.
- 7 Details of the landscaping of the site, including timescales for new planting and provisions for future maintenance shall be submitted to and approved in writing by the City Council prior to the commencement of development. The approved scheme shall be fully implemented in accordance with the approved timescales. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 8 The existing trees and shrubs on the site shall not be cut down, grubbed out topped, lopped, uprooted or root pruned without the written consent of the City Council. Any trees or shrubs removed without such consent or dying, or being severely damaged

or diseased, shall be replaced with trees and shrubs of such size and species as may be directed by the City Council and to the standard as approved by the City Council.

- 9 This consent shall permit the construction of a maximum of 113 houses on the application site.

Reason

- 1 To reserve these matters for future consideration by the Council.
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 3 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 4 To ensure that the proposed development does not lead to and increased risk of flooding in accordance with the requirements of NPPG7 Planning and Flooding.
- 5 In order to provide a satisfactory design and layout of development.
- 6 To ensure early provision of the play area.
- 7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 8 To protect those landscape features which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 9 To ensure a satisfactory layout of development that complies with Policy H10 of the adopted Dundee Local Plan 1998.