

**KEY INFORMATION**

**Ward** Longhaugh

**Proposal**

Extension (phase 2) to Fintry Village Green

**Address**

Old Police Station  
Fintry Road  
Dundee DD4 9HA

**Applicant**

Fintry Community Safety Panel  
Per John Gilruth, Chairman  
88 Fintry Crescent  
Dundee

**Agent**

**Registered** 25 Sept 2002

**Case Officer** G Reid



# Extension to Fintry Village Green Proposed

An Extension to Fintry Village Green is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposal to extend the village square is in accordance with policies of the development plan and the Site Planning Brief.

The application is recommended for **APPROVAL** subject to conditions

**SUMMARY OF REPORT**

- Planning permission is sought for an extension (phase 2) to the Village Square at Fintry Road, Dundee.
- The proposed development raises issues for consideration in terms of the Housing Polices of the Dundee Local Plan 1998 and the Site Planning Brief for Fintry Village Square: Phase 2 (Report 712-2002 refers).
- A single letter of objection was received from the owner of the land occupied by the former police station at Fintry Road. The ground of objection was that the proposal was unrealistic and unattainable, as the applicants did not own the land. It is considered that this is not a material planning ground of objection and should not be taken into account in the determination of the application.
- It is considered that the proposed development is in accordance with the Housing Polices of the Dundee Local Plan 1998 and the Site Planning Brief for Fintry Village Square: Phase 2 (Report 712-2002 refers).

## DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension (phase 2) to the Village Square at Fintry Road, Dundee.

The extension is to include ground occupied by the former police station and car parking serving the dental surgery in Finlarig Terrace. The proposed extension is to take the same design format as the first phase of the village green including railings, an extended meeting area, paths and landscaping. In addition, the proposals include the provision of six car-parking spaces adjacent to the dental surgery.

## SITE DESCRIPTION

The application site is located on the east side of Fintry Road and is to the south of Finlarig Terrace. The site extends to approximately 0.0386 hectares. The site contains the former Fintry Police sub-station, an area of car parking, some hardstanding and landscaping.

To the south of the site is the Fintry Village Green, to the west is Mains of Fintry Parish Church, to the north is housing and to the east is a dental surgery and Servite housing.

## POLICY BACKGROUND

There are no national or structure plan policies of relevance to the consideration of this application.

Dundee Local Plan 1998: The site is located in an area covered by Housing Policy H1 that seeks to ensure that the environmental quality enjoyed by residents in the area is maintained.

Report 712-2002: Fintry Village Square-Phase 2: Site Planning Brief is relevant to the consideration of the application. This report was approved by the Planning and Transportation Committee on the 28 October 2002 and referred to the Development Quality Committee as a material consideration. The brief seeks to achieve an extension to the existing village square on the land to the north.

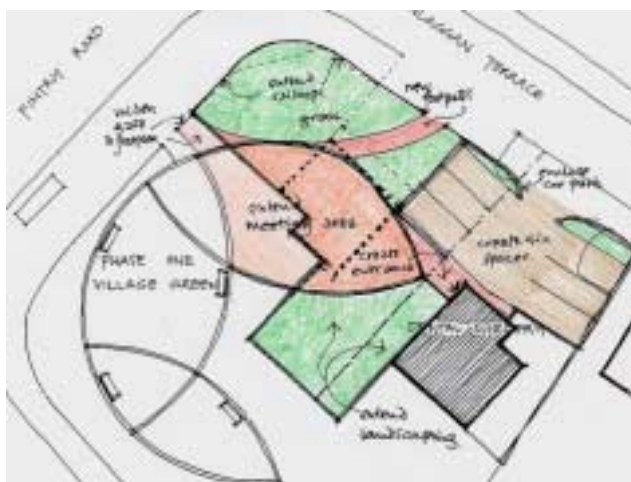
## LOCAL AGENDA 21

Key Theme 13 is relevant to the application and seeks to ensure that places, spaces and objects combine meaning and beauty with utility. The proposal meets this aim as it will remove an unsightly vacant building and build upon an existing village square, which has created a quality open space.

Key Theme 14 is relevant to the application and seeks to ensure that settlements are human in scale and form. The proposal will build upon a successful regeneration of the adjacent site and provide a positive open space for the local community.

## SITE HISTORY

Planning Application D23103: Change of use from Police Station to Licensed Betting Office at former police station, Fintry Road, Dundee. The application was approved at appeal on the 25 February 1998.



Planning Application 02/00269/FUL: Extension to betting office (Class 2) including elevational alterations at former police station Fintry Road, Dundee. This application was appealed on the grounds of non-determination on the 4 July 2002. No decision has yet been issued by the Scottish Executive Inquiry Reporters Unit.

Planning Application 02/00522/FUL: Extension to betting office (Class 2) including elevational alterations at former police station Fintry Road, Dundee. This application is undetermined awaiting the outcome of the appeal re application 02/00269/FUL.

## PUBLIC PARTICIPATION

The applicants carried out the statutory notification of neighbours. A single letter of objection was received from the owner of the former police station, which occupies part of the application site. The main ground of objection was that whilst the proposal for an extension to the village green may be laudable it is unrealistic and unattainable so long as the applicant's do not own the land.

The ownership of the land and the ability to implement the project do not constitute material planning grounds of objection to a proposal. Therefore whilst the comments are noted they are not considered to be material in the determination of the planning application under consideration.

## CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

## OBSERVATIONS

The determining issues for the Committee in this instance are whether:

1 the proposals are in accordance with Housing Policy H1 of the Dundee Local Plan 1998.

2 The proposals are in accordance the Site Planning Brief for Fintry Village Square Phase 2 (Report 712-2002 refers).

The application for an extension to the village square at Fintry Road has been made by the Fintry Community Safety Panel. This application is described as Phase 2 and seeks to build on the existing village square at Fintry Road.

The village square has been a community project supported and implemented by the Local Community Safety Panel and the Community Council. The aim of the project was to develop the area bounded by Finlarig Terrace, Fintry Crescent and Fintry Road for a community use. The site formerly contained a derelict lock-up garage, derelict pigeon club premises, disused public toilets and a disused former police station. The project is being pursued in two phases. The first

phase of the village square was successfully completed in 2000 and has significantly improved the environment of the area.

The current application is for phase 2 of the village square and seeks to build upon the success of phase 1 of the project. The proposals will result in the removal of an unsightly flat roof building, the provision of car parking at the dental surgery and the landscaping of the site to the same standard as phase 1 of the village square.

Housing Policy H1 of the Dundee Local Plan 1998 seeks to ensure that proposals do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement. The proposed extension to the village square will significantly improve the visual appearance of the site to the benefit of surrounding residents. In addition, the proposal will not generate additional traffic and formalise the car parking at the Dental Surgery in Finlarig Terrace.

The proposal is considered to be in accordance with Housing Policy H1 of the Dundee Local Plan 1998.

The Site Planning Brief for the site seeks an extension to the village square. The current proposals cover the same area of land identified in the brief. The details contained in the planning application seek to develop the site in line with the aims of the brief.

The proposals contained in the current application are considered to be in accordance with the aims of the Site Planning Brief for the site at Fintry Road.

## Design

The proposals set out in the application for the extension to the village square seek to continue the high quality of design, materials and landscaping used in Phase 1. The proposals are considered to be of a high quality and will significantly improve the visual appearance of the site.

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## CONCLUSION

The proposal for an extension (phase 2) to the village square at Fintry Road is considered to be in accordance with the Housing Policies of the Dundee

Local Plan 1998 and the Site Planning Brief for Fintry Village Square: Phase 2 (Report 712-2002 refers).

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## RECOMMENDATION

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

- 1 the development hereby permitted shall be commenced within five years from the date of this permission
- 2 A detailed scheme of landscaping including details of the railings shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in accordance with such approved details

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to ensure a satisfactory standard of appearance of the proposed development