

**KEY INFORMATION**

**Ward** Lochee East

**Proposal**

Erection of a Veterinary Surgery with staff facilities and car parking

**Address**

Land to northeast of Maplewood Drive and east of Kings Cross Road, Dundee

**Applicant**

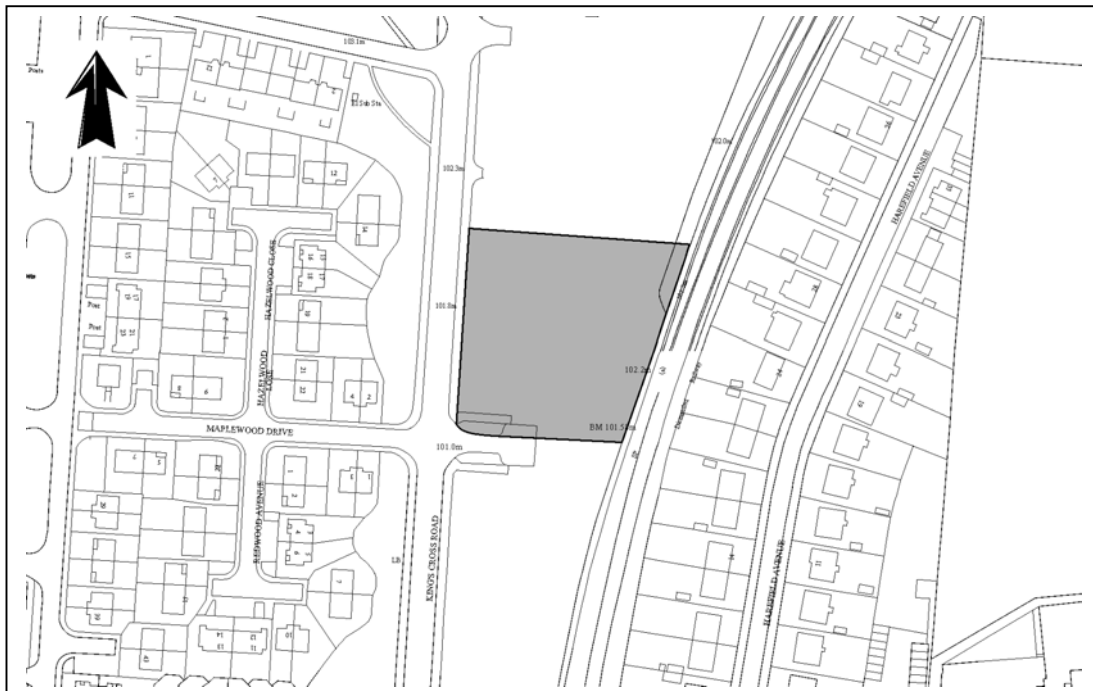
Parkside Veterinary Group  
61 Constitution Road  
Dundee  
DD1 1LA

**Agent**

Alca Design Ltd  
Algo Business Centre  
24 Glenearn Road  
Perth  
PH2 0NJ

**Registered** 27 Mar 2003

**Case Officer** Eve Jones



The erection of a Veterinary Surgery with staff facilities and car parking is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development does not comply with all of the relevant policies in the Dundee Local Plan. The proposal does comply with the Finalised Local Plan Review and this together with other material considerations support the granting of planning permission and the application is therefore recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a new veterinary surgery with 4 consulting rooms, 2 operating rooms and supporting facilities including internal dog and cat accommodation. The building will have a rear compound for staff vehicles and 27 parking spaces for clients. The L shaped building is to be located on the east side of Kings Cross Road.
- The site forms part of a larger site which is allocated for residential development in the Dundee Local Plan 1998 and Employment Policy EU26 directs such uses to District and Local centres. However the proposed use is acceptable in a residential area and complies with Policy H1.
- In the Finalised Local Plan Review, the site is no longer identified as a housing site and the proposed development complies with Policy 1 - Vibrant and Sustainable Communities.
- It is considered that the following material considerations are of significance in this instance:
  - The veterinary practice has expanded since 1965 to employ 26 people including 13 vets and has outgrown its current main surgery where the building cannot be expanded and there are traffic and parking restrictions.
  - The site requires to be accessible for both city clients and the country based vets.
  - Purpose built excellent facilities will provide expanded services.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a Veterinary Surgery with staff facilities and car parking. The unit will be a single storey, L shaped building with buff facing brick walls to the public elevations and composite panel sheeting to the internal courtyard, the roof will be grey panel sheeting. The building will provide 4 consulting rooms, 2 operating rooms, x-ray, dental, isolation and internal dog kennel and cattery rooms. Offices, library, lounge and an overnight facility provide for the veterinary staff. A fenced compound will provide staff access and 27 parking spaces are provided for clients. The site is to be landscaped on the south and west sides and the open ground will accommodate a swale and planted wetland in accordance with an agreed Sustainable Urban Drainage system.

The main surgery for this veterinary practice currently operates from a relatively small building in Constitution Street, close to the City Centre, with restricted on-street parking. The proposed development represents an expansion of the facilities available to clients and practitioners.

## SITE DESCRIPTION

The site is flat and lies on the east side of Kings Cross Road, opposite the new Beechwood Housing Association development. It is approximately 150 metres to the north of the junction with Harefield Road. The sites to the north and south are open grass with trees in the northern part. A high stone wall to the east borders the "Miley" footpath with housing in Harefield Avenue beyond. Kings Cross Road is a busy local distributor road to the Kingsway and the nearby Kingsway West Retail Park. There are a few trees on the boundaries of the site which will be retained.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

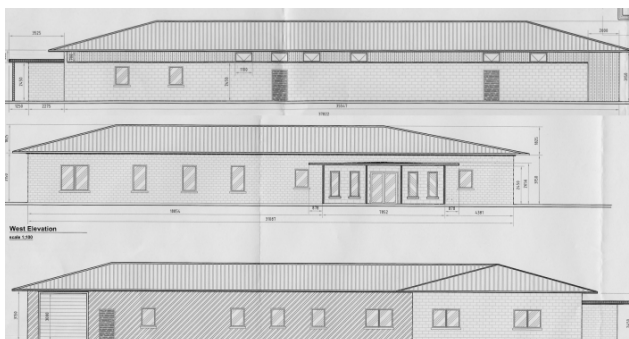
There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance

Policy H1 - Existing Residential Areas. The policy supports developments within areas where residential uses predominate provided they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movements, noise or smell and they are in accordance with other policies in the Plan.

Proposal HS23 - Kings Cross Road East. The site forms part of a larger site which is identified as a brownfield housing development with capacity for about 70 private houses for the whole site.



Policy EU26 - Office Uses Exceptions. The policy states that office uses, which include veterinary surgeries, will not be permitted outwith identified areas or district centres unless they comply with criteria which include; provision of local need which cannot be met in a district or local centre; where the building is of significant townscape or architectural value or involves the reuse of redundant school buildings.

### Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

### Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities. The policy requires that new development should be in accordance with other policies in the Plan and should seek to minimise any effect on the environmental quality

enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

### Scottish Planning Policies, Planning Advice Notes and Circulars

PAN 61 - Planning and Sustainable Urban Drainage Systems is of relevance.

### Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

## LOCAL AGENDA 21

The development provides a local service in an accessible location and provides an attractive, functional building in a landscaped setting.

## SITE HISTORY

There is no planning history of direct relevance to this particular part of the site. However, the site immediately to the north has a substantial planning history for the proposed development of a five-a-side football complex with floodlights and a licensed pavilion. Since 1998, the site has been the subject of 5 separate planning applications, 2 of which were the subject of appeals. The site has planning permission, granted on appeal in November 1999, for a football complex development on a site larger than that owned by the developer. The second appeal was dismissed. The City Council declined to determine the last application which was submitted in June 2002 under planning legislation provided to deter a repeat application which is substantially the same as one which has previously been refused.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as being contrary to the Dundee Local Plan 1998. No objections were received. Beechwood Housing Co-operative has considered the proposal and generally welcome the development.

## CONSULTATIONS

No adverse comments were received from statutory consultees or other Council departments.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy H1 supports developments within areas where residential uses predominate provided they do not adversely affect the environmental quality enjoyed by local residents. The use is defined as Class 2, which provides professional services to visiting members of the public. The proposed use will not attract large numbers of visitors at specific times of the day as an appointment system is operated. The functions are all within the building, there are no outdoor animal pens. The site is not immediately adjacent to the housing areas. The proposed development will not result in a significant increase in the traffic which already uses Kings Cross Road.

It is considered that the proposal complies with Policy H1.

Proposal HS23 - Kings Cross Road East. The site forms part of a larger site which is identified as a brownfield housing development with capacity for about 70 private houses for the whole site. The proposed use does not comply with the housing allocation.

Policy EU26 seeks to ensure that office uses, which include veterinary surgeries, clearly serve the local population and are located within identified office areas or district centres in the first instance. The proposal is not a local facility but will

attract clients from a wide area within Dundee and the surrounding country area. The proposal does not comply with this policy.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

### Other Material Considerations

The other material considerations to be taken into account are as follows:

#### Finalised Dundee Local Plan Review

Policy 1 requires that new development should be in accordance with other policies in the Plan and should seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. As detailed above, the proposal is considered to be an acceptable development for this predominantly residential area.

The site is no longer identified as a brownfield site for housing development in the Finalised Local Plan Review. Development of the site for the use proposed would therefore be in accordance with the emerging local plan.

Whilst the site is allocated for housing within the existing development plan, there is not a shortage of brownfield sites within the City. There have been no planning applications for housing at this site. As detailed in Planning History above, planning permission has been granted on appeal for a five-a-side football complex on the land to the north although the developer does not own enough of the site to complete the development as approved. The principle of redevelopment of this site for a use other than housing will not have a detrimental impact on the stock of available housing sites and has been supported by the planning appeal decision on the site to the north.

Whilst the existing Policy EU26 does not support the proposal, the development proposed requires a site of sufficient size to accommodate the scale of facility required to allow for the expansion of the existing practice. The surgery requires to be in a suitable location to serve not only the public but also the need to provide an accessible base for the countryside work which is also carried out by the vets. It would be unlikely to be accommodated within any of the

existing District or Local centres within the City.

The applicants have submitted a letter of justification supporting the application. They point out that from a 2 vet practice in 1965, there are now 13 vets based at branches in Broughty Ferry and Barnhill with the majority at the main surgery in Dundee. There are 26 staff dealing with pet and farm/horse patients. The new development is sought to provide better access for rural calls, improved client access for the whole city, self-contained staff and client parking and improve and expand facilities and services.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The building is a simple single storey L shaped design with a shallow pitch profile sheeting roof. The public elevations will be brick. Following negotiations, the details of the main elevations have been amended to improve the design and appearance of the building. Further details of the boundary fencing and landscaping will be sought to ensure that the building will complement the new housing which has recently been developed on the west side of Kings Cross Road.

## CONCLUSION

Whilst the proposed development does not comply with the policies in the Dundee Local Plan 1998, it is in accordance with the emerging local plan as defined by the Finalised Local Plan Review. The facility provides an essential service to both pet owners and the farming community and requires good access both for the vets to travel to patients and for the public to visit the surgery. All of the facilities are located within the building and it will have a limited impact on the surrounding residential area particularly as an appointment system is operated. The site will be landscaped and will include a swale and planted wetland area in accordance with an agreed Sustainable Urban Drainage system. Given the

particular circumstances of the proposed use, it is considered to be acceptable subject to conditions regarding formation of the new access, fencing, drainage and landscaping.

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**RECOMMENDATION**

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Recommended for APPROVAL subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 The means of access to the development shall be laid out and formed in accordance with details to be submitted to and approved by the City Council before the use is commenced.
- 3 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 4 Details of fencing design and materials 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 existing trees on site shall be retained and there shall be no alterations to the existing ground level surrounding the trees within the drip line of the canopy.
- 6 Prior to the commencement of development chestnut paling fencing of one metre in height shall be erected along the drip line of all trees which fencing shall be retained and thereafter maintained in place throughout the construction period.
- 7 Prior to the commencement of development on site, details of proposed landscaping shall be submitted to the City Council for approval and if approved the works shall be carried out in accordance with the approved details within six months of the first use of the building. Any trees or shrubs removed, dying, being severely damaged or becoming severely 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 by this condition.

**Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In order to ensure the safe movement of vehicular traffic onto the public highway
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development.
- 5 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development
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- 7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.