

Mr. P Macari,
Senior Planning Officer
City Development Dept.,
Dundee City Council,
Dundee House, Floor 6,
N Lindsay St., Dundee,
DD1 1LS

Dr.D.Hewick,
17 Davidson Street,
Broughty Ferry,
Dundee, DD5 3AT.
01382 774288

2 April, 2013

Dear Mr Macari,

Erection of health club on land west of Broughty Ferry Public Library
(13/00166/PPPL)

We note the following:

1. The new building seems similar in design and size to that proposed earlier (12/00829/PPPL).
2. The new building has been moved southwards. This provides more garden for the cottage to the north, as well as reducing the amount of overshadowing. However, it does introduce the disadvantage that more of the east elevation of the listed church will be obscured. In addition, the new building will be nearer the road and have a more prominent aspect.
3. Much more of the front stone wall will be retained to provide a link between the two listed stone buildings in the conservation area.

Generally this is an improvement. However, the application would be further improved if some planting (hedges/shrubs/small trees) were placed behind the front stone wall to reduce the impact of the 'unashamedly modern design' of the new development.

We are still concerned that this application is essentially an 'outline' one. However, if suitable conditions can be applied we would be prepared to consider this as a letter of representation rather than objection.

Finally, we would like to mention that again in their design statement the applicants state 'We have not pursued the views of Broughty Ferry Community Council at this time as our previous experience revealed that they could not comment, even informally, until an application was lodged.' This is completely erroneous. We have been advised by the Scottish Government that we should not discuss matters with developers AFTER submission of an application. We are, however, willing to discuss matters PRIOR to submission. The agent Mr Fraser Middleton of ARKTX should know this since he discussed, with the community council, an

earlier application (the hotel) involving this site prior to its submission. A number of Ferry city councillors were present.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]