



Planning Secretary's Report July and August 2016

It is appropriate we draw attention to a sub-section of paragraph 9. b) of the Community Council's Standing Orders which states, '*As a courtesy to the planning authority, the Planning Secretary shall make the authority aware of the preliminary view of the Community Council as early as possible in the authority's relevant committee cycle. The view will be subject to ratification at the next ordinary meeting of the Community Council*'.

In order to demonstrate further the role of the Planning Secretary to all members of the BFCC, **all** planning applications made to the Dundee City Council Planning Department relating to the BFCC area are included in this report for the period indicated. **Future reports will be selective and only report those applications deemed worthy of objection, representation, comment or otherwise.**

The following are the applications made to the planning authority for the period 4th July to 26th August and the preliminary view, if any, given by the Planning Secretary to the authority within a reasonable time after the application was validated and registered by it.

16/00609/FULL

17A Douglas Terrace, Broughty Ferry. Dundee. DD5 1EA

Erect metal protective barrier to wallhead of front elevation of maisonette, (in retrospect)

Within Broughty Ferry Conservation Area. Not detrimental to area. No view given.

16/00575/FULL

Loch Leven Care Home. 121 Layers Drive, Broughty Ferry. Dundee. DD5 3UP

Erection of 240 KW Biomass System and related storage.

No view given but by moving away from a gas fired heating system the applicant will decrease its carbon footprint in the area.

16/00619/FULL

39 Strathcathro Terrace, Broughty Ferry. Dundee. DD5 2PY

Proposed single storey extension at rear of existing dwelling house with internal alterations.

Out-with conservation areas. No view given.

16/00621/FULL

Rosendael, 3 Victoria Road, Broughty Ferry. Dundee. DD5 1BE

Erection of garden room and associated landscaping.

Veterans home within the West Ferry Conservation Area. No view given.

16/00540/FULL

110 Balgillo Road, Broughty Ferry. Dundee. DD5 3LX

Replace existing conservatory roof.

Out-with conservation areas. No view given.

16/00531/FULL

33 Beaumont Crescent, Broughty Ferry. Dundee. DD5 3LS

Proposed one and a half storey extension on east elevation and single storey extension on south elevation.

Out-with conservation areas. No view given.

16/00637/FULL

18 Cortachy Crescent, Broughty Ferry. Dundee. DD5 3BF

2 storey extension to west elevation of dwelling.

Out-with conservation areas. No view given.

16/00635/FULL

333 Brook Street, Broughty Ferry. Dundee.

Alteration of existing chimney to original height and state.

Within Broughty Ferry Conservation Area. The chimney structure is in a dangerous state and the applicant should be commended for taking remedial action. No view given.

16/00670/FULL

161 Hamilton Street, Broughty Ferry. Dundee. DD5 2RE

Erection of single storey extension to side and rear of dwelling.

Out-with conservation areas. No view given.

16/00659/FULL

48 Fort Street, Broughty Ferry. Dundee. DD5 2AB

Change of use from vacant residential property to extend existing hotel to form a licensed wine bar/residents lounge.

Within Broughty Ferry Conservation Area. All works of an internal nature. No view given.

16/00642/FULL

58 Albany Road, Broughty Ferry. Dundee. DD5 1NW

Alteration and extension to house including window replacement.

Within West Ferry Conservation Area. Modern bungalow type dwelling – proposals modest. No view given.

16/00615/FULL

60 Union Street, Broughty Ferry. Dundee. DD5 2AU

Change of use from kitchen showroom (Class 1) to tattoo studio (Class 2).

Within Broughty Ferry Conservation Area. Internal alterations. No view given.

16/00687/LBC

8 Ellieslea Road, Broughty Ferry, Dundee, DD5 1JH

Internal and external alterations to create an en-suite facility for an existing bedroom including works to install a sun tunnel and velux window.

*This is a listed 'B' building within the West Ferry Conservation Area. The proposed velux window will intrude upon the existing roof structure but be unseen from the south and west. The proposed sun tunnel too will be unseen from the south and west. The quality of the application is poor but it is for the planning department to consider its merits after due consideration of the content. John Watson spoke to Claire Myles, Planning Officer involved in considering the application, by telephone during w/e 12th August indicating that the Community Council was uncomfortable with the application. Claire Myles indicated she had a site visit planned. **The application was withdrawn w/e 19th August.***

16/00714/FULL

1 Glenfeshie Street, Broughty Ferry, Dundee, DD5 3XE

Proposed erection of detached dwelling house and garage.

*This is a change of house type previously approved under **05/00673/FULL** Out-with conservation areas. No view given.*

16/00673/LBC

1 The Croft, 5 Albany Grove, Broughty Ferry, Dundee, DD5 1LL

Proposed removal of existing white timber window on north west elevation of listed building and installation of new white timber French doors and fanlight.

This is a 'B' listed building out-with the West Ferry Conservation area. Dundee City Council has published clear recommendations regarding replacement windows and doors in listed buildings that includes early consultation with the planning department. The applicant did not consult with the planning department prior to lodging the application and had to be reminded by the planning officer concerned with the application that planning consent would also be required.

*BFCC provided its preliminary view to the planning department that it **objected** to the application on the grounds that the applicant had not followed the City Council's recommendations regarding replacement windows or doors in listed buildings.*

A copy of that preliminary view is attached to this report and requires to be ratified or otherwise.

16/00703/FULL

1 The Croft, 5 Albany Grove, Broughty Ferry, Dundee, DD5 1LL

Proposed cut-down and replacement of existing white timber windows with new white timber French doors and fanlight.

Refer to 16/00673/LBC above. This is a planning application made as a result of the planning officer advising the applicant that planning approval would be required. Again, the applicant did not consult with the planning department prior to lodging the planning application or follow the recommendations regarding replacement windows and doors in listed buildings. In replacing the windows with french doors and a fanlight the proposal compromises the character of the listed building.

*BFCC provided its preliminary view to the planning department that it **objected** to the application on the grounds that the applicant failed to observe the Council's recommendations on the replacement of windows and doors in listed buildings and that the proposal compromised the character of the listed building.*

A copy of that preliminary view is attached to this report for ratification or otherwise.

16/00716/FULL

14 Avon Crescent, Broughty Ferry, Dundee, DD5 3TX

Proposed new single storey conservatory on the rear of the property.

Out-with conservation areas. No view given.

New Local Plan

Next stage awaited.

Broughty Ferry Library – Proposed Community Extension – Design Selection

Judy Dobbie, Head of Library and Information Services, Dundee City Council made contact with our Community Council through Hugh Begg on the 5th August under a heading 'Broughty Ferry Library – Procurement of Proposed Upgrade and Extension'. She advised that Keir Construction had undertaken a short-listing process and that three architect practices had been invited to submit designs for the community extension to Broughty Ferry Library. She also advised that interviews were scheduled to be held on 24th August to select the practice that best met the project brief.

The designs would be available for the BFCC planning to view between 15th to 19th August at the Wellgate Central Library. They would not be on public display at this stage, however as members of a group that had been involved in taking the project forward, she said it would be appreciated if we viewed the designs and made comment on them before the selection process.

Hugh Begg passed this information on to John Watson and Ronnie Findlay (Planning Secretaries BFCC) who agreed that it fell into the category of pre-application notification of a competition with draft plans revealed at a neutral venue and it would therefore be in order to view and make observations without prejudice to the formal appraisal when an application is submitted.

As a consequence, John Watson and Ronald Findlay arranged to attend a meeting with Judy Dobbie at noon on Thursday 18th August at the Wellgate Central Library, where they studied the three designs that had been submitted and thanked Judy for the opportunity. After considering what they had seen the BFCC planning secretaries agreed their Preferred Option with qualifications that would constitute BFCC's preliminary view on the designs and inform the Head of Library and Information Services of that view in writing, which was done on the same day in the following terms:

The preliminary view of the Broughty Ferry Community Council is that the ----- submission should be regarded as its Preferred Option. This view is given with regard to the future opportunity during the planning process of refining the proposer's choice of stone-work and façade finishing. Due consideration too should be given to creating a simple, cost effective, balancing structure to the east of the original 1928 building.

The proposal illustrates how the community of Broughty Ferry has appreciated the changes in architectural design over the years with 44 years passing between the year of the opening of the original building to the contemporary extension in 1972 and now, a further 44 years on, a proposal reflecting modern design sympathetic to its surrounds.

The Project Brief consisted of two elements, one, the community extension, and two, replacement of the existing glazed skylight on the main public lending library with a proprietary double glazed system incorporating openable vents linked to a heat sensor. The existing flat roofing system to be replaced with a proprietary single ply roofing membrane system.

The question of funding was visited mildly with Judy Dobbie who was unable to provide detail but opined that while an amount had been set aside for the main project, the community extension, some additional funds would be required to meet the overall capital costs of that part of the project.

Funding for the skylight and roofing proposal would be from a separate DCC account.

Should any further progress be advised on the above or any other matter contained in this report then a verbal report will be made to the CC at its next meeting on the 6th September 2016.

Ronald Findlay
John Watson

Planning Secretaries.

30/08/2016

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