



John J Watson
 Planning Secretary
 39 Elie Avenue
 Broughty Ferry
 Dundee DD5 3SF

Craig Swankie
 Planning Officer
 City Development Department
 Dundee City Council
 Dundee House
 North Lindsay Street
 Dundee
 DD1 1LS

7th July 2021

Dear Craig Swankie,

**21/00484/FULL – Land to North of Colliston Drive, Broughty Ferry, Dundee.
 Erection of new detached house with adjacent garage and gravel driveway.**

BFCC's preliminary letter of objection to the above application dated 5th July 2021 refers.

At its ordinary meeting earlier this evening BFCC ratified the content of that letter. It also recorded its concern that should the application be approved it would set a precedent whereby areas of ground within original developments clearly marked then as open spaces to be enjoyed by the local residents and by the wider public could be subjected to similar applications resulting in the green amenity being lost forever.

When the original developments were approved, in the case of that ground subject to the current application, more than 25 years ago, the planning authority's approval would have included the provision of open ground spaces to be maintained by the developer in future times. There was no provision where should the original developer sell all or part of the open ground spaces to a third party, that third party would become obliged to maintain those spaces as originally intended. The weakness in the original, and perhaps current agreed developments, is that there is nothing agreed that would prevent the owner of these spaces applying to build upon them.

It therefore falls upon the local planning department to seek to enforce the original intention when examining applications such as the one now being considered, Broughty Ferry Community Council in objecting to this application also urge the planning department when reviewing the current Local Development Plan to secure the future of open

spaces agreed in residential developments yet to be considered in the longer term and close the loophole that would put the future of such spaces at risk.

Broughty Ferry Community Council agreed at its meeting on 6th July 2021 that its concerns explained above should be attached to its letter of objection dated 5th July 2021.

John J Watson
Planning Secretary
6th July 2021