



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

Planning report 1st – 26th February 2021

Of the 9 planning and 7 tree applications validated and examined during the above period, two deserve mention but no further formal comment.

21/00080/FULL – 6 Ralston Road, Broughty Ferry, Dundee. DD5 1NQ – Proposed erection of external south facing balcony with parking underneath.

This property is known as The Coach House and was built between 1875 and 1890 to support the ‘A’ listed Beach Tower that sits on the high ground to the east of the property. It is not listed, neither is it within the West Ferry (2011) Conservation Area, nevertheless, it does form part of the western boundary of that historic part of West Ferry where the wealthy resided as can be seen in a 1898 plan of Broughty Ferry. It was converted into a dwelling house in the early 1960s and enjoyed substantial conservation measures in 1987 and again in 2006. It is strange that it was not included within the 2011 Conservation Area.

It has come under new ownership in the recent past and the proposed improvements will enhance the western elevation from being somewhat drab when viewed from the south to provide an interesting new dimension to the property without compromising its historical past.

The reason it deserves mention is to demonstrate that BFCC is alive to every planning application that relates to its area and will provide credit where credit is due.

21/00084/FULL - 8 Dalhousie Road, Broughty Ferry, Dundee. DD5 2SQ. – Demolition of existing building and erection of 54 bed care home with associated open space, infrastructure and parking.

BFCC were made aware in September 2020 of the likely development of this the site of the Cambustay Hotel which closed earlier that year. David Coutts, acting as liaison for the original developer, kept BFCC aware of the progress of the development process and, as was reported at the February meeting, informed that original developer had been replaced by Meallmore Ltd, based in Inverness, named as the applicant submitting the application through its agent Planform Architects of Glasgow.

The Cambustay Hotel has long been a feature of that area of The Ferry but reports indicated it was in need of substantial repair and was no longer fit for purpose. It is perhaps fortunate that rather than it being left to deteriorate further and become an eyesore, its demolition will allow the site to be used for good purpose in the form of the proposed 54 bed care home. An indication of how the

proposed care home will occupy the site is shown here. BFCC should welcome the inward investment and be content to allow the planning process to proceed to conclusion.



Broughty Ferry to Monifieth Active Travel Project

Members are reminded that with BFCC's support planning consents were granted for the works within the Conservation Area between Broughty Castle and the Glass Pavilion on the 18th January 2021.

Sustrans have now confirmed grant funding of £9.3m to support the design and construction of the project.

Tenders have been received for improvement works at:

- Balmossie to Seven Arches link. This, while separate from the main project, is still part of the Active Travel Project and an illustrative plan of the link is attached at the end of this report.
- Stannergate to Douglas Terrace lighting.

These tenders will be considered at the Development Committee meeting on 8th March and, subject to approval, it is anticipated the works will start in March and June of this year.

Traffic orders relating to works in the Conservation Area will also be considered at the 8th March meeting and will then, subject to approval, be advertised for the standard 28 day period.

Detailed designs for the main route are to be submitted to Sustrans by August 2021 for its review and approval.

The current anticipated construction programme, subject to the necessary statutory agreements, is:

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| • Glass Pavilion to Bridge Street (remote path) | November 2021 – March 2022 |
| • Castle Green/Windmill car park/Beach front | November 2021 – May 2022 |
| • Esplanade (Segregated cycleway) | August 2022 – January 2023 |
| • Dighty Bridge and path connections east and west | March to September 2022 |
| • Monifieth shared path improvements | November 2021 – March 2022 |

Notes of interest have been received from artists for the provision of public art and are still being considered. Any others coming forward will still be considered.

Thanks are due to Gerry Conway, Project Manager, who is currently managing the Flood Protection works and the Active Travel Project, for providing this valuable information. His public relations officer will continue to provide BFCC with regular updates as the project(s) progress.

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