



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

Planning report 1st – 31st March 2021

A planning sub-group led by John Watson, Planning Secretary, and supported by Charlie Delaney, Member, and Norma McGovern, Member, was established and has been active since the March meeting.

During the above period 14 planning and 3 tree applications were validated and examined, 2 were considered worthy of further examination and formal comment. As is required under Section 9. b) of Standing Orders, BFCC's *preliminary* views have been sent to the appropriate Case Officers and require to be ratified or otherwise.

Sharon Dorward
 Planning Officer
 Dundee City Council
 50 North Lindsay Street
 Dundee
 DD1 1LS

18th March 2021

Dear Sharon Dorward,

21/00119/FULL – 314 – 316 Brook Street, Broughty Ferry, Dundee. DD5 2AN
Extension to the rear of the property and formation of beer garden

An examination of the supporting documents and subsequent site visits resulted in BFCC being persuaded that it should provide the planning authority with its reaction to this application to assist in the planning process.

This property lies within the Broughty Ferry Conservation Area (2014) and while the north elevation, roof and internals have enjoyed substantial improvement works a number of years ago, the ground identified in this application attached to the rear (south) shows distinct signs of neglect and bad housekeeping.

By its very nature the site is currently quiet and secluded, used only for car parking, deliveries and services. This proposal amounts to a change of use of the site which would introduce a completely different environment. The change proposed is substantial and risks relating to use, noise, hours of opening, environmental controls and overlooking to those residences immediately adjacent to the site are of great concern.

There is nothing in the supporting documents attached to the application that provides reassurance that the applicant has addressed, or is prepared to address, those risks. In the application form referring to 'Pre-application discussion', the applicant writes, 'The feedback was that the Council would welcome the application'. There is no information on what was discussed or advised and that weakens the application to the extent that it loses credibility.

Broughty Ferry Community Council's *preliminary* view is that **it OBJECTS** to this application.

John J Watson
 Planning Secretary
 24th March 2021.

An initial examination and site visit of this application produced a preliminary view that BFCC should provide the Case Officer with its observations in the form of a Representation and stop short of objecting to the application. However, that view was finely balanced and during a subsequent examination and site visit it was established that residents adjacent to the proposed development objected strongly to the application for reason of noise, overlooking and change of use. This, because of Covid restrictions, could not be investigated further but was considered enough to persuade BFCC that it should object to the application.

Craig Swankie
 Planning Officer
 Dundee City Council
 50 North Lindsay Street
 Dundee
 DD1 1LS

18th March 2021

Dear Craig Swankie,

**21/00138/FULL – Glenogil, 9A Ogilvie Road, Broughty Ferry, Dundee. DD5 1LU
 Proposed Change of Use from Domestic Dwelling to Water Sports Club Headquarters and
 Associated Alterations**

The supporting document in three parts headed *RTYC PROJECT 200* attached to this application is extremely comprehensive, it illustrates how responsibly the applicant has approached its members decision to relocate from its current headquarters at No. 43 Dundee Road to Glenogil House, 9A Ogilvie Road, Broughty Ferry should this application to change the use of the latter be approved.

In considering the application BFCC has had regard to the long history of the Royal Tay Yacht Club and that it has operated out of Grassy Beach on the banks of the Tay immediately adjacent to Glenogil House for well over 100 years. It is also sympathetic to the main reason given why the club is seeking to relocate its headquarters in that it is necessary to protect its longer-term survival.

The fact that the applicant has no intention to alter the exterior of the building protects the current local environment to the continuing advantage of the surrounding properties. The alterations proposed, bar one small doorway, are confined to the interior of the property.

In considering whether the proposal could have a negative effect on those residing, not only adjacent to Glenogil House but in the immediate wider area, BFCC have been made aware, as has the applicant, of objections from some residents in the near vicinity. The detail of these objections has not been provided to BFCC so it is unable to consider them.

In terms of the planning requirements regarding the change of use, it is useful to refer to the RTYC Project document under the heading 'Location information'. *The development of houses on what was previously an open field took place in the early 1980s with all residents accepting that the busy boating activity and access to it was a long established and indeed attractive and important part of the scene. Royal Tay Yacht Club, at that stage, acquired from the developers a long strip of land running along the (north side) of the railway to serve as a much needed car park with parking for 80 cars plus 4 spaces reserved for disabled use. The club granted right of access through the car park to enable 3 neighbouring properties to be built.*

There is little evidence to suggest that having its headquarters in Glenogil House would create a greater demand for car parking spaces there than currently exists under the control of the RTYC in that vicinity.

It is noted that Ogilvie Road is unadopted and that RTYC have contributed to its maintenance in the past and will continue to do so. It would be useful for the sake of those residents living in the Ogilvie Road to learn whether the Roads Department have any plans to adopt this important thoroughfare. This latter remark is simply an observation.

In Part 4 of the Project Document – Proposed Operation of Clubhouse. A number of telling statements are made that form irreversible undertakings by the applicant. In the event the application is approved it must contain conditions already accepted by the applicant:

- *It would not be used for large private functions. Any private functions would be small and the host would have to be a member. (The meaning of 'large' in this context requires to be defined: <100. <50?)*
- *The premises will not be licensed to sell/dispense alcohol.*
- *The club will not require a license to provide live entertainment.*
- *No amplified music will be played.*

It is noted that in its reassurances to neighbours, the applicant underlines that, 'The Club has no intention of seeking or operating as a licensed premise.'

The results of the comprehensive investigations already conducted by the applicant in regards to the internal use of Glenogil House, including those into noise levels, provide comfort that it will be managed in a responsible manner.

To make comment on the whole of the RTYC Project 200 document would take BFCC beyond its mandatory consultative remit. However, it is clear from the evidence provided that should this application be rejected the longer term survival of the RTYC as a unit will, not may, be in doubt.

Having examined the application and supporting documents with care BFCC's *preliminary* view is that **it supports the application subject to the conditions referred to earlier.**

John J Watson
Planning Secretary
18th March 2021

BFCC had been made aware that this application was imminent. Examination of the content in terms of BFCC's mandatory planning consultee role produced nothing that gave cause for concern, provided the undertakings given by the applicant could be considered conditions in the event the application was approved. However, the supporting documents attached to this application invoked the content of Section 3 of the Constitution of Broughty Ferry Community Council in its wider sense. The documents provided a strong opinion that the decision of the Board of the RTYC to seek to relocate its headquarters was as a result of it identifying the substantial challenges in regards to the future financial risks it faced should it remain in its current headquarters at Dundee Road. It is therefore for BFCC on behalf of its community to assist in the long term survival of the RTYC by providing its strong support for the relocation of its headquarters.

John J Watson
Planning Secretary
31st March 2021