



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

### **Planning report 1<sup>st</sup> – 30<sup>th</sup> April 2021**

During the above period 15 planning applications were examined, none required attention.

#### **21/00119/FULL – 314-316 Brook Street Broughty Ferry – Proposed beer garden.**

This application was considered by the Planning Committee on Monday 19<sup>th</sup> April whose decision was to refuse the application by 17 votes to 7. The reason given was that the proposed beer garden was contrary to Policy 27 of the Dundee Local Development Plan.

#### **21/00138/FULL – Change of Use – Glenogil, 9A Ogilvie Road, Broughty Ferry – RTYC**

This application, supported by BFCC, is still under consideration but, because of the number of objections received, will be considered by the Planning Committee on a date yet to be decided. BFCC has indicated that it will speak to provide support should it receive an opportunity to do so.

#### **Proposed Closure and Blocking up of Mill Street, Broughty Ferry.**

A Traffic Order to this effect was approved by DCC in March and is related to the successful Planning Application 20/00534/FULL – **Cycleway and footpath and associated infrastructure – Active Travel Project**, which BFCC supported. These orders are subject to a 28 day public consultation before implementation, unless material objections arise. BFCC have received a copy of an objection from a resident in Castle Terrace sent, as required in the notice, to the Head of Democratic and Legal Services. This copy has, no doubt, been sent as a courtesy and is reported as such here. It would, should the meeting agree, be sensible if our Secretary acknowledged receipt of the copy and reported it had been noted without comment at BFCC's ordinary meeting in May.

#### **National Planning Framework 4.**

##### **Initial Default Minimum All-Tenure Housing Land Requirement For the Tay Cities Region Area.**

A letter was received by the Planning Secretary from DCC dated 14<sup>th</sup> April 2021 which referred to the above subject matter. The main purpose of the letter was to inform that the Scottish Government was asking Councils to consider whether there was local evidence and policy ambition for a locally adjusted housing estimate to replace the default figures. Councils were asked to work with Housing Market Partnerships (of which BFCC is one in relation to DCC) and other interested stakeholders to provide a considered view. BFCC as “a key stakeholder of the Housing Market Partnership” was invited to send its **initial** view by Friday 30<sup>th</sup> April. The letter went on

the say that: “It would also be useful to have your suggestions of valid inputs to the calculation of alternative locally adjusted figures”.

After examining the invitation, it was considered that BFCC and other such organisations were unlikely to have the skills necessary to provide valid inputs to the calculation of alternative locally adjusted figures. However, the logic of locally adjusted figures seemed much more appropriate and indeed common sense. This reaction was put to the Head of Planning and Economic Development who agreed and explained what DCC needed to do was to provide an evidence base to support the position it adopted. The letter was to demonstrate that DCC had provided the opportunity for stakeholders to express a view, which would enable DCC to express a robust submission to Government.

Having determined DCC’s view that it favoured locally adjusted figures, a simple question was asked of the Head of Planning, “Would a one-line response from BFCC referring to a ‘common sense’ approach be helpful?” This received a “Yes, that would be good”, reply, which resulted in the following being sent and copied to all members with an explanation on 17<sup>th</sup> April:

*Gregor Hamilton/David Simpson  
Planning and Economic Development/Housing and Communities  
Dundee City Council  
Dundee House  
50 North Lindsay Street  
Dundee  
DD1 1LS*

*16<sup>th</sup> April 2021*

*Dear Sirs,*

***National Planning Framework 4  
Initial Default Minimum All-Tenure Housing Land Requirement for the Tay Cities Region Area***

*Your invitation to provide initial views on the above has been received and considered.*

*This Community Council’s clear view is that a locally adjusted housing estimate should replace the default Government figures.*

*For and on behalf of Broughty Ferry Community Council.*

**It is recommended that BFCC should approve this response and await further advice from the Head of Planning and Economic Development and the Head of Housing and Communities in due course.**

### **Civic Trust – Response to Care Home application Stannergate**

Dundee Civic Trust considers that the development of the care home here will be an acceptable use of this derelict brownfield site. We think it unlikely that the existing zoning for business use will be taken up and this development will provide

a not unattractive frontage to The Stannergate not detracting from the Riverside cycle and walkway. Heavy planting will be required on the west of the site to screen the large tank structure. Noise attenuation measures will be required in the design to reduce disturbance by trains. We expect there to be a fully developed landscape plan and public art provision, possibly at the public walkway. Any site contamination issues will need to be address before development commences. We note that the major sewers on site are not affected by the building envelop. Car parking can be increased to the north of the site if required. We note objections from Dundee Road West residents but recognize that protection of views is not generally a planning matter.

John J Watson  
Planning Secretary  
30<sup>th</sup> April 2021