

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE - 25 JANUARY 2007

**SUBJECT : FINALISED ANGUS LOCAL PLAN REVIEW
BEECHWOOD PLACE, KIRRIEMUIR**

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

Abstract: This Report sets out the suggested wording of the modification to the Angus Local Plan Review, agreed in principle by Angus Council at their meeting of 14 December 2006, to allocate land South of Beechwood Place, Kirriemuir for 40 houses in the period to 2011.

1 RECOMMENDATION

1.1 It is recommended that the Committee

- 1) agree the draft wording for the proposal to allocate 40 houses at Beechwood Place, Kirriemuir as set out in para 4.8 of this report;
- 2) agree the other modifications set out in paragraphs 4.10 and 4.11, which follow from the above.

2 INTRODUCTION

2.1 Angus Council at their meeting of 14 December 2006 agreed in principle to modify the Angus Local Plan Review and allocate a site south of Beechwood Place, Kirriemuir for 40 houses for the following planning reasons:

- the allocation at Beechwood Place will provide additional choice;
- the site is one originally supported and included by the Council within the Finalised Local Plan Review (February 2005); and
- the site provides an integrated development, incorporating housing land with employment land and certain community benefits.

2.2 The Head of Planning & Transport was requested to submit draft wording for the proposed allocation to the Infrastructure Services Committee for approval, prior to publication of Local Plan Review post inquiry modifications. This report sets out the draft wording associated with the proposal for approval of the Committee and the other modifications to the Kirriemuir settlement statement arising from the earlier Council decision.

3 BACKGROUND

3.1 Report No. 1342/06 and Schedule 1 submitted to the special meeting of Angus Council on 16 November 2006 set out the proposed Statement of Response to the Report on Objections to the Finalised Angus Local Plan Review in line with the prescribed Town & Country Planning (Structure and Local Plan) (Scotland) Regulations 1983. In relation to the objection to the omission of a site for housing at

Beechwood Place, Kirriemuir the Head of Planning & Transport had recommended the acceptance of the Inquiry Reporter's recommendation not to include the site in the Angus Local Plan Review. Members however agreed the deferral of a decision in relation to the recommendations on Land South of Beechwood Place, Kirriemuir and at Hillhead, Kirriemuir. At the Council meeting of 14 December 2006, Report 1481/06 set out the implications of the amendment raised at the special meeting of Angus Council on 16 November 2006 to amend the phasing of the housing allocation at Hillhead, Kirriemuir from 80 houses to 40 houses in the period to 2011 and to allocate those 40 houses to land South of Beechwood Place.

- 3.2 The Council agreed, in principle, to amend the Local Plan Review to include a site south of Beechwood Place for 40 houses and to retain the first phase of 40 houses at Hillhead, in the period to 2011.

4 MODIFICATIONS REQUIRED TO THE KIRRIEMUIR SETTLEMENT STATEMENT

- 4.1 As a result of the 14 December 2006 decision, a number of modifications require to be made to the Kirriemuir settlement statement in the Local Plan Review and these are set out below.

Beechwood Place

- 4.2 The land immediately south of Beechwood Place, is considerably greater in area than that required to meet the terms of the proposed modification. Nonetheless it is important that site principles established for this smaller area do not prejudice the development potential of the larger site in the future. Throughout the post inquiry deliberations of this site, both the developer and Councillors have highlighted the importance of cross funding from the housing development to enable the development of the business park, improvements to the southern gateway of Kirriemuir; provision of a new distributor road; and benefits associated with the proximity of business land and housing land. Council officers will therefore seek to negotiate with the developer to secure a range of planning obligations from the development of both the housing and employment land.
- 4.3 In relation to road access, the original proposal (at the Finalised Local Plan Review stage February 2005) had been the formation of a new roundabout at Forfar Road, giving access to both the business park and housing uses and the construction of a new distributor road from Forfar Road through to Glamis Road. This was based on a larger housing site for 100 houses with an initial phased release of 50 houses in the period to 2011, with a subsequent phase of 50 in the period beyond. It was intended that there would have been no vehicular access from the existing Beechwood Place frontage for any new housing.
- 4.4 It should be noted that outline planning permission has already been granted for the business park (Application 06/00294/OUT and report R820/06 refers). The indicative road layout associated with this permission showed a realignment of the A926 Forfar Road, a new roundabout junction for the Forfar Road within the business park site, which included a spur giving access into the land south of Beechwood Place. Given the above, it would be prudent to allocate an area for housing that could make use of the new junction. Accordingly therefore the site identified for the 40 houses is at the eastern end of Beechwood Place.

- 4.5 The housing development (40 units) is expected to contribute funding to establish the business park (including road realignment, access and internal roads, servicing, and landscaping); provide an element of affordable housing (15%); as well as structural landscaping and it is therefore unreasonable to expect the full extent of the distributor road at this time. It is however important that in taking forward detailed matters as part of any planning application the possibility of linking with the Glamis Road is not prejudiced. In terms of the timing and phasing of both developments (housing and business park) the release of the housing land should be phased and linked to the establishment of the business park. It is expected that this can be dealt with through a legal agreement, as part of progressing a planning application for the housing.
- 4.6 Good quality structural landscaping is also considered an essential part of the proposal, particularly around the perimeter of the housing land. Opportunity exists to integrate the landscaping required for the development of both the employment and housing land to secure maximum benefit for this part of the town.
- 4.7 Detailed matters relating to road alignment, relationship between housing and employment land development, and structural landscaping can all be dealt with at the planning application stage.
- 4.8 The suggested wording of the proposed modification is as follows. The plan set out in Appendix 1 indicates the area allocated at Beechwood Place.

K4: Housing – South of Beechwood Place

2.5ha of land south of Beechwood Place is allocated for 40 dwellings and should take into account the following requirements:

- **15% of the capacity of the site to provide LCHO affordable housing;**
- **vehicular access to be taken from the new Forfar Road junction, formed to serve the business park;**
- **no frontage access from Beechwood Place;**
- **landscaping and other boundary treatments will be required to provide an appropriate high quality visual entrance to the town. Particular attention should be given to:**
 - **a suitable landscape buffer along the boundary with the employment land allocated under K5 : Working - East Muirhead of Logie, Forfar Road;**
 - **the proximity of existing housing at Beechwood Place; and**
 - **the location of this site on the edge of the town.**

In addition the release of housing land will be phased and linked to the establishment of the employment land (K5) through the use of a legal agreement.

Hillhead

- 4.9 Following on from the above, the wording for Hillhead set out in Schedule 1 of Report 1342/06 also requires to be marginally adjusted in respect of the number of houses released in the first phase of development, indicating a re-allocation from 80 to 40 houses released in the period to 2011.

4.10 The wording of the modification is as follows:

K2 : Housing – Hillhead

7.6ha of land between Kinnordy Road and Shielhill Road is allocated for around 120 dwellings. A first phase of 40 units will be permitted for development in the period to 2011.

Proposals should all be in accordance with a development brief which will be prepared for this site and which will include details of the following requirements:

- vehicular access from Kinnordy Road. Access from Shielhill Road may be permitted if suitable arrangements can be agreed to relocate or redesign the drop-off/pick-up point for pupils of Northmuir Primary School;
- 15% of the capacity of the site to provide LCHO affordable housing;
- proposals for suitable use and maintenance of the land not required for phase 1.

Other changes

4.11 The changes above result in the following amendments to other parts of the Plan.

- Amend Table 3: New Allocations, in the Kirriemuir Settlement Statement as follows:

K2	Hillhead	40
K3	Sunnyside	40
K4	Beechwood Place	40
Total		120

- Amend Appendix 2 : Housing Land Supply in each Housing Market Area to reflect the Kirriemuir changes above.
- Renumber K4: Working – East Muirhead of Logie, Forfar Road as **K5**, reflecting the renumbering of the housing land allocations.

5 NEXT STEPS

5.1 In accordance with the Town and Country Planning (Structure and Local Plans)(Scotland) Regulations 1983, the post inquiry modifications agreed previously and those set out above will require to be advertised with a period of six weeks available for objections.

5.2 A further report dealing with any objections to post inquiry modifications, any requirement for a second public local inquiry, and procedures relating to the adoption process will be submitted as soon as possible after the conclusion of the objection period.

6 FINANCIAL IMPLICATIONS

6.1 There are no financial implications arising from this report.

7 HUMAN RIGHTS IMPLICATIONS

7.1 There are no human rights implications arising from this report.

8 CONSULTATION

8.1 The Chief Executive, Director of Corporate Services, Head of Finance, Director of Education and Head of Law & Administration have been consulted during the preparation of this report.

9 CONCLUSION

9.1 Angus Council agreed in principle to modify the Angus Local Plan Review to incorporate a site south of Beechwood Place for 40 houses. The wording of the new proposal and implications for other elements of the Kirriemuir settlement statement are set out for approval of the Committee. These modifications, together with other post inquiry modifications, previously agreed by Council, will be advertised and a period of 6 weeks available for objections. This could lead to a requirement for a second public local inquiry before the Angus Local Plan Review can be adopted.

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) was relied on to a material extent in preparing the above Report.

- Report of the Public Inquiry into Unresolved Objections to the Finalised Angus Local Plan Review, Volumes 1, 2 and 3, by Richard E. Bowden, BSc(Hons), MPhil, MRTPI and Richard G. Dent, BA(Hons), DipTP, FMRTPI, August 2006
- Report No. 1342/06 Finalised Angus Local Plan Review – Report of Public Local Inquiry. Angus Council 16 November 2006
- Report No. 1481/06 Finalised Angus Local Plan Review – eferred Kirriemuir Item. Angus Council 14 December 2006
- Report No. 1081/05 Finalised Angus Local Plan Review – Responses to Objections and Progress towards Public Local Inquiry. Infrastructure Services Committee 8 September 2005
- Report No. 1506/04 Angus Local Plan – Finalised Plan. Angus Council 15 December 2004
- Report No. 67/03 Angus Local Plan 2003 – Consultative Draft. Planning and Transport Policy Committee 23 January 2003
- Report No. 820/06 Land at East Muirhead of Logie, Logie, Kirriemuir. Development Control Committee 15 June 2006.
- Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983 (Statutory Instrument 1983 No. 1590 (S149)).

P&T/GDP/NH/IAL
16 January 2007

Eric S Lowson
Director of Infrastructure Services

APPENDIX 1 AMENDMENT TO KIRRIEMUIR SETTLEMENT PROPOSALS MAP SHOWING BEECHWOOD PLACE SITE

