

**ANGUS COUNCIL**



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT  
MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**PLANNING PERMISSION IN PRINCIPLE APPROVAL  
REFERENCE 13/01184/PPM**

To: **Taylor Wimpey  
c/o David Wardrop  
Millard Consulting  
Inveralmond Business Centre  
Auld Bond Road  
Perth  
PH1 3FX**

With reference to your application dated **9 January 2014** for planning permission in principle under the above mentioned Acts and Regulations for the following development viz:-

**Proposed Residential Development at Field 200M South East Victoria Street Monifieth for Taylor Wimpey**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Grant Planning Permission in Principle (Committee Decision)** for the said development in accordance with the particulars given in the application and plans docketed as relative hereto in paper or identified as approved on the Public Access portal. The permission is subject to the following conditions, namely:-

- 1 That, plans and particulars of the matters listed below, shall be submitted for consideration by the planning authority. No work shall begin until the written approval of the authority has been given for the matters listed below and the development shall be carried out in accordance with that approval. The matters are:
  - a) the layout of the site, including the number of residential units to be provided (which shall not exceed 400 units), road layout, car parking, turning space, open space, landscaping and facilities for waste/recycle storage and collection. For the avoidance of doubt the indicative layout submitted with the application is not approved;
  - b) a phasing plan for the entire development, including the timing and number of dwelling units to be released in each phase; details of the provision of infrastructure; road construction; provision of street lighting; open space areas; landscaping; drainage infrastructure; and the formation of the new pedestrian/cycle connections;
  - c) the siting, design and external appearance of the dwellings;
  - d) the existing and proposed ground levels and finished floor levels of houses relative to a fixed ordnance datum;
  - e) the precise details of the means of accesses to the development, including visibility splays; a scheme for the alteration to the speed limit on Victoria Street; specification of all roads, lighting and road drainage car parking provision and garage layouts. The speed limit on Victoria Street shall be reduced to 40mph in accordance with details approved by Angus Council before development commences;
  - f) the means of drainage for the development. For the avoidance of doubt the foul drainage from the development will be directed to the public sewage system and surface water shall be disposed of by Sustainable Urban Drainage System (SUDS). No development shall commence until evidence is provided to the planning authority to demonstrate that the public sewer has capacity to accommodate development of the entire site. All water retention/detention features shall be designed to minimise danger to the public and shall be fully landscaped and fenced where necessary to achieve this purpose;
  - g) all boundary enclosures;
  - h) the provision of open space, at a minimum of 2.43 hectares per 1000 head of population, including play equipment, and a scheme for its provision and ongoing maintenance in perpetuity;

- i) a legally binding scheme for the provision of 25% affordable housing or suitable alternative provision in accordance with Angus Council's Affordable Housing Implementation Guide or any subsequent policy or guidance that replaces it;
  - j) a public access plan that provides full details of all proposed pedestrian and cycle paths within the site, linkages to the existing wider network and details of their long term maintenance. The plan shall have regard to the existing core path to the north of the site, or suitable alternative provision, remaining accessible to the public at all times, including during the construction period(s). The plan must also provide for the widening and conversion of the existing footway on the west side of Victoria Street to a cycle track prior to the occupation of the first dwellinghouse; and
  - k) a public transport scheme that details provision for suitable bus layby, bus shelter (with real time display, bus stop pole and raised kerb(s)) on the west of Victoria Street.
- 2 That any application for approval of Matters Specified in Condition 1 above shall be accompanied by the following:
- a) A Masterplan for the entire application site which shall include: -
    - i) a Design and Access Statement in accordance with the requirements of Part 3 Regulation 13 (5) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
    - ii) an overall design concept for the layout of the site and dwellings within the site taking account of building orientation, building height, use of materials, and a palette of colours and textures to be used in the construction of dwellings;
    - iii) road access and construction of roads to the standards set by the Roads Authority having regard to Designing Streets;
    - iv) provision of access by pedestrian, cycle and public transport;
    - v) a strategy for the drainage of foul and surface water;
    - vi) details of structure planting and landscaping within and around the site, including details of those trees to be retained and measures for their protection during development.
  - b) A noise impact assessment; and
  - c) A scheme for the provision of a Residential Travel Plan and Pack. Once approved the document shall be provided to the first occupants of each dwelling.
- 3 No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Aberdeenshire Council Archaeology Service or such other party as may be appropriate.

The foregoing conditions are imposed by the Council for the following reasons:-

- 1 To ensure that the matters referred to are given full consideration and are acceptable to the planning authority.
- 2 In order to ensure that development within the site takes place in accordance with an overall design concept and to enable the planning authority to consider the matters detailed in Condition 1.
- 3 To safeguard and record the archaeological potential of the area.

The reason(s) for the foregoing decision by the Council are as follows:-

- 1. That the development would address an identified shortfall in the 5-year effective housing land supply in the South Angus Housing Market Area in a manner that is broadly compliant with development plan policy. Potential impacts associated with the development can be appropriately mitigated and there are no material planning considerations that justify refusal of the application.

Dated this 17 September 2015



Iain Mitchell - Service Manager  
Angus Council  
Communities  
Planning  
County Buildings  
Market Street  
FORFAR  
DD8 3LG

## **NOTES**

A Section 75 Legal Agreement is relevant to this permission. The terms or a summary of the terms to which this Agreement relates can be inspected at Angus Council, Resources, Legal & Democratic Services, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

The decision was based on the following amendment(s):-

### **Amendments:**

The application has not been subject of variation.

**It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments e.g. the Building (Scotland) Act 2003 and the Building (Scotland) Regulations 2004 as amended.**

**WARNING ANY ALTERATIONS MADE TO THE APPROVED PLANS OR STATED CONDITIONS WITHOUT THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY COULD LEAD TO ENFORCEMENT ACTION BEING TAKEN TO REMEDY OR REINSTATE THE UNAUTHORISED ALTERATIONS**