

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 6 JANUARY 2015

PROPOSAL OF APPLICATION NOTICE – SITE AT DUBTON FARM BRECHIN

GRID REF: 358574 : 760536

REPORT BY HEAD OF PLANNING AND PLACE

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. 14/00867/PAN) has been submitted in respect of a Residential Development on a Site at Dubton Farm Brechin. Committee is invited to raise issues which it would like to see addressed in the planning application.

1. RECOMMENDATION

It is recommended that Committee notes the key issues identified at this stage and advises of any other issues it considers should be addressed in any planning application that is subsequently submitted.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

3. INTRODUCTION

3.1 At its meeting on 19 June 2014, Council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (Report 275/14 refers). A key element of that guidance requires officers to present a report to Committee when a Proposal of Application Notice (PAN) is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and allow Members opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 A PAN (ref. 14/00867/PAN) has been received. It indicates that an application for planning permission is to be submitted for a Residential Development on land at Dubton Farm Brechin. It is understood that this will relate to the land which has recently been granted planning permission but that it will propose amendments to the previous application 09/00675/FUL to include amended layout, house-types, roads and open space. No further details relating to the proposed application have been provided at this stage.

3.3 The submitted PAN sets out the proposed consultation that the applicant intends to undertake with local communities and the applicant has indicated that a copy of the PAN has been served on City of Brechin Community Council and that a public display and meeting is to be held at the Mechanics Institute Brechin.

3.4 The results of the community consultation will be submitted with the subsequent planning application.

- 3.5 Notification of the PAN was initially given to Committee at the meeting of 25 November 2014. At this meeting Committee requested that an updated report be brought to Committee with the inclusion of a site plan to provide context of the site to assist the consideration of key issues in the determination process. This plan is included as Appendix 1 to this report.
- 3.6 Members are also advised that on 3 December 2014 confirmation was given by the Planning Service to the applicant's agent that the pre-application consultation (PAC) proposed within the PAN was acceptable. At this time confirmation was also given that a planning application could not be submitted prior to 5 February 2015 (the date 12 weeks' from the submission of the PAN).

4. BACKGROUND

- 4.1 The Angus Local Plan Review 2009 allocates approximately 29HA of greenfield land at Dubton Farm Brechin for residential development together with significant areas of landscaping and public open space. It identifies the site as B1 and states that an initial phase of 100 units will be released within the plan period to 2011 with further development being determined by a future local plan. The site subject of the PAN lies within the local plan allocated site.
- 4.2 A Development Brief for the allocated site was approved by the Infrastructure Services Committee on 3 March 2009 (Report 199/09 refers). The Brief sets out detailed planning requirements for the development of the site including phasing, supporting information, access and circulation requirements, public transport, drainage, open space provision and affordable housing.
- 4.3 At its meeting of 6 July 2010, Committee agreed Report No 491/10 and resolved to grant Planning Permission for the erection of a Mixed Use Development comprising 99 Residential Units and 120sqm of Retail/Commercial Units on part of the Dubton Farm local plan site. That resolution was subject to the conclusion of a planning obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997. That planning obligation was concluded earlier this year and the planning permission was issued on 22 October 2014.

5. DISCUSSION

- 5.1 In this case the land subject of the Proposal of Application Notice (PAN) is allocated in the adopted Angus Local Plan Review for residential development. The local plan states: -

B1 : Housing - Dubton Farm

Approximately 29 ha of greenfield land in the west of Brechin at Dubton is allocated for residential development together with significant areas of landscaping and public open space.

An initial phase of 100 units will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan. Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- *structural landscaping within and around the periphery of the site, including the provision of community woodland adjacent to the A90(T) to provide effective noise mitigation, define development areas and help to integrate new development into the existing landscape framework and adjacent built up area;*
- *access to be taken directly from the A935 and Pittendriech Road;*
- *provision for public transport and linkages for pedestrians and cyclists throughout the whole site and to key public places such as schools, the town centre, community woodland areas, Brechin Business Park and visitor attraction to the west;*
- *developer investment to upgrade off site sewers;*
- *noise impact assessment focusing on the A90(T) and Brechin Business Park to the west;*
- *provision of associated community facilities;*
- *25% of the capacity of the site should provide LCHO affordable housing.*

- 5.2 In addition, there is an extant planning permission for the erection of a residential development comprising 99 residential units and 120sqm of retail/commercial floorspace on

part of the local plan allocated site. At the time of determination of that application the following matters were identified as the main determining issues having regard to relevant Development Plan policies and the guidance contained within the approved Development Brief: -

- Access
- Adjacent uses
- Landscaping
- Open Space
- Drainage
- Affordable housing
- Layout and design

5.3 In this case the principle of the development proposed is compatible with the local plan land allocation. Additionally, the extant planning permission could be implemented and therefore would represent a significant material consideration in the determination of a subsequent planning application.

5.4 In these circumstances it is considered that the key determining issues in relation to the determination of a subsequent planning application are likely to be: -

- Acceptability of the number of residential units proposed having regard to development plan policy;
- Suitability of the proposed site layout and design of buildings, having regard to matters such as the acceptability of the residential environment that would be created and the impact of the development on neighbouring land uses and occupiers, in particular impacts on or from the neighbouring Brechin Business Park;
- Impact of development on existing infrastructure, in particular impacts on the roads and drainage networks;
- Acceptability of the proposed access arrangements for pedestrians, cyclists, public transport and other motor vehicles;
- Acceptability of open space provision and landscaping, including subsequent maintenance;
- Provision of affordable housing in accordance with relevant policy requirements, and;
- Potential impact of the development on the River South Esk Special Area of Conservation

5.5 At the meeting of 25 November 2014, Committee also considered that the following would also be key determining issues in relation to the determination of a subsequent planning application:

- Traffic impacts on the Brechin accesses to the A90 Trunk Road, and;
- The possible impact of noise from A90 on the amenity of dwellings within the development proposed.

5.6 Whilst other issues may emerge through the publicity and consultation process associated with any planning application, the above matters are considered to represent the main issues that should be considered at pre-application stage and that are likely to be determining factors for any subsequent planning application. However, Committee is invited to identify any additional matters that it would wish to see addressed.

6. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

7. OTHER IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

**VIVIEN SMITH
HEAD OF PLANNING AND PLACE**

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

P&P/IM/AH
15 December 2014

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APPENDIX 1

SITE PLAN: SITE AT DUBTON FARM, BRECHIN

