

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 31 MARCH 2015**

**PLANNING APPLICATION – CRAIGMILL LODGE, STRATHMARTINE, DUNDEE, DD3 0PH**

**GRID REF: 338385 : 735044**

**REPORT BY THE HEAD OF PLANNING AND PLACE**

**Abstract:**

This report deals with planning application No. 15/00081/FULL for the Change of Use of Land to Form 6 Caravan Pitches for Holiday Use for Grants (Craigmill) Caravans at Craigmill Lodge, Strathmartine, Dundee. This application is recommended for conditional approval.

**1. RECOMMENDATION**

It is recommended that this listed building consent application is approved for the reasons and subject to the conditions detailed at Section 10 of this report.

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

This report contributes to the following local outcome(s) 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 The applicant seeks planning permission for the change of use of land to form 6 caravan pitches for holiday use at Craigmill Lodge, Strathmartine, Dundee.
- 3.2 The application site which measures 2998sqm located immediately to the west of Craigmill Lodge and is bound to the north by Craigmill Road, to the south by the Dighty Water and to the west by the applicant's caravan sales and service business. The north boundary of the application site consists of a stonewall that is complemented by additional planting; the east boundary is undefined; the south boundary consists of substantial planting and the west boundary consists of a stonewall that is complemented by additional planting. Vehicular access to the site is located at the east boundary of the site. The application site sits below the level of Craigmill Road by approximately 6m and is screened from the south due to the substantial landscaping along the south boundary. The application site is understood to have comprised a part of the now demolished Baldovan Asylum and Orphanage and is now occupied by a large disused garage/workshop and its associated hardstanding.
- 3.3 The application seeks the change of the use of the land to form 6 caravan pitches for holiday use. The plan submitted in support of the application indicates the 6 caravans that have a footprint of 24sqm would be arranged in a north/south orientation with a separation distance of 5.8m between each caravan. A raised timber deck some 1.8m wide would be erected around each caravan. The floor level of the caravans would be 84m AOD (caravan 1), 82.95m AOD (caravan 2) and 82.8m AOD (caravans 3 – 6). Each caravan would have parking for 2 vehicles and bin storage areas. An amenity area and soft landscaping area would be provided to the north of the proposed caravan pitches. The existing vehicular access would serve the development with the existing internal tarmac road within the site extended to incorporate a turning head.
- 3.4 The application has not been subject of variation.

- 3.5 The proposal has been advertised in the press as required by legislation.
- 3.6 This application requires to be determined by the Development Standards Committee due to the recommendation for approval whilst being subject to an objection from the Community Council.

#### **4. RELEVANT PLANNING HISTORY**

- 4.1 Planning permission in principle application (ref: 11/00382/PPPL) for the erection of two dwellinghouses at the site was validated on 11 May 2011. The application was withdrawn on 30 June 2011.
- 4.2 Planning permission in principle application (ref: 12/00201/PPPL) for the erection of three dwellinghouses at the site was validated on 2 March 2012. The application was approved subject to conditions on 25 April 2012 under delegated powers.
- 4.3 Planning permission in principle application (ref: 15/00038/PPPL) for the erection of 3 dwellinghouses (renewal of planning permission 12/00201/PPPL) was validated on 20 January 2015. The application is still pending consideration.

#### **5. APPLICANT'S CASE**

- 5.1 A Flood Risk Assessment has been submitted in support of the proposal which concludes that the site would be developable with respect to flood risk, as the site is not within the 1 in 200 year flood plain of the Dighty Water. All finished floor levels should be set at, or above 82.8m AOD and any caravans/buildings proposed to be constructed within the flood envelope should be constructed using flood resilient materials and methods.
- 5.2 A transport statement has also been submitted in support of the proposal which indicates the trip generation associated with the proposed development would be significantly fewer than those associated with a three house development which has previously been granted planning permission in principle at the site. In relation to access the site access junction has a historic layout, and has not been designed to current design standards but notwithstanding this there is no history of accidents at this location therefore it is considered that road users are exercising the appropriate care in negotiating the historic road layout, and it is unlikely that the proposed development would exacerbate the existing situation.
- 5.3 A letter in support of the proposal considers that the proposal is in accordance with the Angus Local Plan Review, it will result in the reuse of redundant brownfield land, will do much to improve the visual amenity of the immediate area and will bring welcome tourism accommodation into the area. The proposed small scale holiday static caravan site will work well with the applicant's adjacent retail business, the consented larger holiday caravan site to the west and will generate a modest level of employment and holiday expenditure within the local economy.

#### **6. CONSULTATIONS**

- 6.1 The Roads Service has not objected to the proposal in respect of traffic safety or flood risk. In relation to road safety, the Transport Statement has been considered. Taking account of the level of traffic generated by the existing use relative to the proposed use, the Roads Service has confirmed that the proposal would not result in unacceptable impacts on the public road network. They have also considered the submitted information on flood risk and have confirmed no objection subject a number of planning conditions.
- 6.2 SEPA has not objected to the proposal in respect of flood risk. They have reviewed the flood risk assessment and support the recommendation that the finished floor levels are set to 82.8m AOD which provides 70mm freeboard above the 1 in 200 year plus climate change and allowance of blockage (full blockage of downstream culvert and 50% of Pitempton Road Bridge).
- 6.3 The Environmental Health Service has indicated no objections to the proposal.
- 6.4 Scottish Water has indicated no objections to the proposal.

- 6.5 Strathmartine Community Council has objected to the application with their concerns relating to the approval for mass housing at the former Strathmartine Hospital they consider that any further developments, whether housing or holiday caravans, will place undue strain on what is a rural road network and effectively contribute to urbanisation of the area through ribbon development. *'The full representation from the community council will be circulated to members of the Development Standards Committee and copies are available to view in the local library or on the council's Public Access website'.*

## **7. LETTERS OF REPRESENTATION**

No objections have been received.

## **8. PLANNING CONSIDERATIONS**

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 In this case the development plan comprises:-
- TAYplan (Approved 2012)
  - Angus Local Plan Review (Adopted 2009)
- 8.3 The development plan policies relevant to consideration of this application are provided in Appendix 1 and have been taken into account in the preparation of this report.
- 8.4 Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Draft Proposed Angus Local Development Plan was considered by Angus Council at its meeting on 11 December with a view to it being approved and published as the Proposed ALDP for a statutory period for representations. The Draft Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP(June 2012) and Scottish Planning Policy (SPP) published in June 2014. The Proposed ALDP, as approved by Angus Council, will be subject to a 9 week period for representation commencing in February 2015. Any unresolved representations received during this statutory consultation period are likely to be considered at an Examination by an independent Reporter appointed by Scottish Ministers. The Council must accept the conclusions and recommendations of the Reporter before proceeding to adopt the plan. Only in exceptional circumstances can the Council choose not to do this. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it will be a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. Limited weight can therefore currently be attached to its contents. This may change following the period of representation when the level and significance of any objection to policies and proposals of the plan will be known.
- 8.5 The site is not allocated for development and lies to contiguous with the Strathmartine Hospital development boundary. The local plan indicates that development boundaries are defined around settlements to protect the landscape setting of towns and villages and to prevent uncontrolled growth. On such sites, Policy S1(c) indicates that proposals will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary. The proposal involves the diversification of the existing caravan sales and storage operation on an existing commercial site. The site benefits from peripheral landscaping and the proposal would not appear visually to create additional uncontrolled growth adjacent to the development boundary. It would be located within the existing storage yard area and would be contained between Craigmill Road to the north and the Dighty Burn to the south. The proposal could be beneficial in providing additional tourist accommodation which offers potential economic benefits to the local economy and would be located on previously developed land. This is an existing business operation and that diversification of the business would provide continued employment opportunities in the rural area and that this would provide some public interest. I also accept that there is some business efficiency associated with the operation being linked to the existing caravan sales

business and note that permission exists for the siting of static caravans further west along Craigmill Road. As this is an existing site, I do not consider the proposal to be inconsistent with the intentions of Policy S1(c) which is to protect the landscape setting of settlements and prevent uncontrolled growth.

- 8.6 Policy SC19 deals with rural employment uses. The supporting letter submitted on behalf of the applicant indicates the proposed developments would generate a modest level of employment and would also complement their existing business. In this case the proposal is directly associated with an existing tourism facility. The proposed development is likely to assist the existing business and in this respect I consider that the development will make a positive contribution to the rural economy. I consider that the general principle of supporting an existing business is compatible with the general aims of this policy. Issues regarding the scale and nature of the development are discussed below in association with other policy considerations.
- 8.7 The primary policy considerations for tourism developments are SC20 and SC21 of the Angus Local Plan Review. Policy SC20 encourages tourism development, including accommodation, where it would improve the range and quality of the facilities or extend the tourist season; would have no unacceptable detrimental impact on the landscape or rural environment; would be in keeping with the scale and character with the adjacent buildings or surrounding countryside; and would be compatible with surrounding land uses. The application provides for the reuse of an existing brownfield site adjacent to the applicant's existing caravan retail business and is also within close proximity to a consented larger holiday caravan site to the west of the caravan retail business (refs: 09/00854/FUL & 12/01054/FULL). Provided the caravans were used for holiday and tourism purposes, I am satisfied that this would increase the amount of tourist accommodation in the area. The proposed development would support the Council's strategy to increase the variety and quality of visitor accommodation in Angus. On this basis I consider that the principle of the development is generally compatible with Policy SC20.
- 8.8 Policy SC21 contains a number of criteria for the assessment of holiday caravan and chalet sites. Criterion (a) seeks to support such development in unobtrusive locations and avoid the undeveloped coastline. The site is considered to be in an unobtrusive location and avoids skylines, prominent hillsides and exposed flat sites and is not located on the undeveloped coast. Criterion (b) states that the development should fit into the surrounding landscape and incorporate substantial landscaping and planting, appropriate density of pitches, satisfactory access arrangements and adequate parking, waste management facilities and suitable water supply and drainage arrangements. The indicative layout indicates soft landscaping would be introduced to the north of the proposed caravans which would help to create an appropriate setting within the site for the caravans as well as an amenity area. In relation to how the proposals would be accommodated within the surrounding landscape the site is not readily visible from Craigmill Road due to the difference in ground levels and the stone wall at the north boundary of the application site which restricts views into the site. Substantial landscaping exists along the south boundary of the site which restricts any views into the application site from this direction. As such, the proposed location is considered to be a suitable location for the scale and nature of development proposed.
- 8.9 In relation to appropriate density of pitches, the indicative layout indicates 6 caravans can be suitably accommodated within the site without any negative impacts on the amenity of the proposed occupants. In respect of roads, parking and access the Roads Service has considered the application in terms of the traffic likely to be generated by it and its impact on the public road network. Concerns have been raised by the Community Council in relation to the inadequacy of the local road network. In terms of access and parking, the development proposes to utilise the existing access to the site and 2 parking spaces would be associated with each of the 6 caravans. The Roads Service has considered the submitted transport statement and has offered no objections to the proposed development.
- 8.10 In terms of waste management, the indicative layout indicates each caravan would have their own facilities. The Environmental Health Service has not raised any concerns relating to the waste management arrangements but a condition would be attached to any approval to ensure these details are submitted and approved prior to the proposal coming into use. In relation to water supply/drainage arrangements the application form states that a connection to the public water supply is proposed. Scottish Water has offered no objections to the proposal. I am satisfied that acceptable foul drainage arrangements could be made for the caravan pitches. Similarly the application form states that surface water would be managed

within the site through the provision of appropriate SUDS. No details of the SUDS has been provided therefore a condition is proposed requiring agreement of the detail of this system prior to the commencement of development.

- 8.11 Policy SC21 also indicates that accommodation will be restricted to ensure that it is only occupied for holiday purposes and to prevent permanent residential accommodation. This is appropriate in this case as permanent residential accommodation on this site would not be compatible with the Council's policies for housing in the countryside and would give rise to different impacts on infrastructure, as noted by the Community Council. Conditions are therefore proposed to limit occupation of caravans on the site to holiday accommodation only and the length of time they can be occupied by any individual or group of individuals.
- 8.12 In terms of amenity impacts a development of this nature is likely to increase visitor numbers and movement in the wider area and as such has potential to impact on amenity. The closest property to the site is located at Craigmill Lodge which is located approximately 10 metres from the closest caravan. The mutual boundary between the application site and the aforementioned property is currently undefined however the provision an acceptable form of screening would be required to minimise the impacts on Craigmill Lodge. On this basis the proposal would not introduce a use or degree of overlooking that would result in unacceptable impacts on the amenity of Craigmill Lodge. It should also be noted that there are other residential properties in the general vicinity of the site but it is not unusual for holiday parks and residential properties to be located close to one another and I do not see any reason why these uses should not be compatible in this case. In relation to the siting of the caravans within the application site a condition is proposed requiring the caravan pitches/ hard standing areas to be sited and formed in accordance with the Council's Model Caravan Standards. Such a condition should ensure the caravans are appropriately sited to ensure the amenity of the neighbouring residential property is not adversely affected.
- 8.13 In terms of Policy ER27: Flood Risk Consultation and Policy ER28: Flood Risk Assessment, both SEPA and the Roads Service have been consulted on the Flood Risk Assessment (FRA). In this instance both SEPA and the Roads Service agree with the recommendations of the FRA and have raised no objections to the proposal.
- 8.14 In respect of Policy S6 only certain criteria from this policy would be relevant in the determination of this application. Issues in relation to amenity; visual impact; roads/parking/access; landscaping; flood risk; drainage and waste management have been addressed in the discussion above and I do not consider the other elements of Policy S6 to be relevant in this instance and consider that the proposal is consistent with the development principles established under Policy S6.
- 8.15 It should be noted that the current proposal is for a change of use only and no operational development is currently proposed. The plans submitted as part of the application do show various landscaping, caravan layouts and roads. Class 17 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended) indicates that development required by the conditions of a site licence issued in terms of the Caravan Sites and Control of Development Act 1960 would be permitted and the agent has indicated this in their supporting statement. However at present no site licence has been issued and it is therefore considered appropriate to attach a condition requiring details of the layout of the site to be submitted for the approval of the planning authority.
- 8.16 In conclusion, the proposal is considered to comply with the relevant policies of the development plan and there are no material considerations which would justify refusal of the application.

## **9. OTHER MATTERS**

### **HUMAN RIGHTS IMPLICATIONS**

The decision to grant permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy

his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

## **EQUALITIES IMPLICATIONS**

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

## **10. CONCLUSION**

It is recommended that application be approved for the following reasons and subject to the following conditions:

### **Reason(s) for Approval:**

That the proposed development will provide a tourist facility that will assist the economic development of Angus in a manner that complies with relevant policies of the development plan and there are no material considerations that would justify refusal of the planning application.

### **Conditions:**

1. That the number of caravans permitted on site shall be limited to a maximum of 6 in total unless otherwise agreed in writing by the planning authority.  
*Reason: In order to clarify the terms of this permission and to ensure that the use of the site is appropriately controlled in the interests of the amenity of the area.*
2. That the site hereby approved shall be used for holiday accommodation only and no person shall occupy any caravan or other structure as permanent residential accommodation or as a permanent or principal residence.  
*Reason: In order to define the consent and ensure that no permanent residence is formed at the site as this would be contrary to the council's policies for housing in the countryside.*
3. No caravan hereby granted planning permission shall be occupied by the same individual or group of individuals for a period exceeding a total of 12 weeks in any 26 week period. The operator of the site shall maintain a register of guests (including the name, address, dates of arrival and departure) of those staying at the site. On request, this guest register shall be made available to the Council as planning authority for inspection.  
*Reason: In order to ensure that no permanent residence is formed at the site as this would be contrary to the council's policies for housing in the countryside.*
4. That the development be undertaken in accordance with the mitigation measures identified in the Proposed Caravan Site at Craigmills, Strathmartine - Flood Risk Assessment dated January 2015 by Millard Consulting (reference 12197/AB/284), namely:
  - (a) All finished floor levels should be set at, or above 82.8m AOD, a minimum of 70mm above the adjacent Q200 + 20% flood level, including blockages.
  - (b) Any caravans/buildings proposed to be constructed within the flood envelope of the Q200 + 20% + blockage, should be constructed using flood resilient materials and methods.*Reason: In order to ensure that the development is not subject to an unacceptable level of flood risk.*
5. That prior to the commencement of development, the following details require to be submitted to and approved in writing by the Planning Authority: -
  - The submission of a plan that provides the precise location of each caravan pitch/ hard standing area having regard to the Council's Model Standards in relation to existing landscaping and neighbouring residential property. The site should be laid out only in accordance with the approved details and the layout retained thereafter unless otherwise approved in writing by the Planning Authority.

- A scheme for the assessment of surface water flooding for the development. Thereafter the assessment shall be undertaken in accordance with approved scheme and any mitigation measures contained within it shall be implemented prior to the approved use of the site commencing. For the avoidance of doubt the submitted assessment should demonstrate that the development is not at risk and that appropriate contingencies have been put in place to account for exceedance.
- Full details of the proposed means of surface water disposal from the development. Unless otherwise agreed in writing by the Planning Authority, surface water shall be disposed of via the use of Sustainable Urban Drainage Systems and the development shall not be occupied unless the agreed drainage scheme has been provided in its entirety.
- A scheme of hard and soft landscaping, including an indication of all existing trees and hedgerows on the land and details of these to be retained and cleared, together with the measures for their protection in the course of development. All planting indicated on the approved plans shall be carried out in the first planting season following the commencement of the use hereby approved or at earlier stages and any plants or trees which within a period of five years from the commencement of the use die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
- A waste management plan to include details of where and how waste would be stored, segregated, collected and managed within the site. Thereafter, the approved details shall be implemented prior to the commencement of the use hereby approved.
- Details of the means of site enclosure proposed to be used at the east boundary. Thereafter the approved boundary enclosure shall be erected or formed on or before the commencement of the use hereby approved.

*Reason: In order to ensure an acceptable layout having regard to the model standards and neighbouring residential amenity; in order to reduce the potential of flooding within and outwith the application site; to ensure the provision of an acceptable drainage system in the interests of the amenity of the area; in order to ensure that the landscaping proposals necessary to enhance the amenity of the proposal/development are satisfactory and acceptable to the Council; to ensure adequate waste management facilities; in the interests of the amenity of the occupiers of adjacent dwellings and the visual amenity of the area.*

6. That from the date of this permission none of the existing trees or hedges within the site be felled, topped, lopped or otherwise interfered with without advance discussion with and without the prior written consent of this Planning Authority.  
*Reason: In order that the general amenity of the area shall not be affected.*

## **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.

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Date: 19.03.2015

## **Appendix 1: Relevant Development Plan Policies**

## APPENDIX 1 – RELEVANT DEVELOPMENT PLAN POLICIES

### Angus Local Plan Review 2009

#### **Policy S1: Development Boundaries**

- (a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.
- (b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.
- (c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.

#### **Policy S3: Design Quality**

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- site location and how the development fits with the local landscape character and pattern of development;
- proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- use of materials, textures and colours that are sensitive to the surrounding area; and
- the incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

#### **Policy S6: Development Principles**

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

#### **Schedule 1 : Development Principles**

##### **Amenity**

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- (b) Proposals should not result in unacceptable visual impact.
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

##### **Roads/Parking/Access**

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
- (e) Access to housing in rural areas should not go through a farm court.
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.
- (g) Development should not result in the loss of public access rights. (Policy SC36)

##### **Landscaping / Open Space / Biodiversity**

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)



- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.
- (j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.
- (k) The planting of native hedgerows and tree species is encouraged.
- (l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

#### **Drainage and Flood Risk**

- (m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)
- (n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.
- (o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)
- (p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).
- (q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)
- (r) Development should minimise waste by design and during construction.

#### **Supporting Information**

- (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

#### **Policy SC19: Rural Employment**

Employment opportunities throughout rural Angus will be supported where they make a positive contribution to the rural economy and are of a scale and nature appropriate to the location. Proposals which reuse existing buildings and sites and those which assist diversification of an existing rural business will be encouraged. There may also be scope for mixed use developments incorporating staff accommodation and/or home/work units.

#### **Policy SC20: Tourism Development**

Development proposals to provide new or improved tourist related facilities/attractions and accommodation will be permitted and encouraged where they:

- improve the range and quality of visitor attractions and tourist facilities and/or extend the tourist season;
- have no unacceptable detrimental effect on the local landscape or rural environment;
- are in keeping with the scale and character of adjacent buildings or surrounding countryside;
- are generally compatible with surrounding land uses; and
- accord with other relevant policies of the Local Plan.

#### **Policy SC21: Caravan Sites and Holiday Chalets**

Development proposals for static holiday and touring caravan sites will not be permitted on undeveloped coastline or in the Angus Glens. Holiday chalet developments will not be permitted on undeveloped coastline. Outwith these areas such development will be generally supported where:-

- (a) the site is in an unobtrusive location avoiding skylines, prominent hillsides and/or exposed flat sites;
- (b) the site is designed to fit into surrounding landscape and incorporates:-
  - (i) substantial landscaping and tree/shrub planting;
  - (ii) appropriate density of chalets/pitches;
  - (iii) satisfactory access arrangements and adequate parking;
  - (iv) waste management facilities; and
  - (v) suitable and adequate water supply and drainage arrangements.

Angus Council will impose conditions on any planning permission to prevent the use of holiday chalets for permanent residential occupation.

#### **Policy ER24: Surface Water Disposal**

Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.

#### **Policy ER27: Flood Risk - Consultation**

- (a) Angus Council will routinely consult with SEPA on all development proposals adjacent to or potentially affected by:-
  - (a) the North Esk, south of Edzell;
  - (b) the South Esk;
  - (c) the Brothock Burn, south of Leysmill;
  - (d) the Elliot Water, south of Arbirlot;
  - (e) the catchment of the Dighty Water and its tributaries; and
  - (f) other watercourses and lochs of known potential flood risk.

Angus Council may require developers to submit a flood risk assessment in support of a planning application.

#### **Policy ER28: Flood Risk Assessment**

Proposals for development on land at risk from flooding, including any functional flood plain, will only be permitted where the proposal is supported by a satisfactory flood risk assessment. This must demonstrate to the satisfaction of Angus Council that any risk from flooding can be mitigated in an environmentally sensitive way without increasing flood risk elsewhere. In addition, limitations will be placed on development according to the degree of risk from coastal, tidal and watercourse flooding.

The following standards of protection, taking account of climate change, will be applied:-

- In Little or No Risk Areas where the annual probability of flooding is less than 0.1% (1:1000 years) there will be no general constraint to development.
- Low to Medium Risk Areas where the annual probability of flooding is in the range 0.1% - 0.5% (1:1000 – 1:200 years) are suitable for most development. Subject to operational requirements these areas are generally not suitable for essential civil infrastructure. Where such infrastructure has to be located in these areas, it must be capable of remaining operational during extreme flood events.
- Medium to High Risk Areas (see 2 sub areas below) where the probability of flooding is greater than 0.5% (1:200 years) are generally not suitable for essential civil infrastructure, schools, ground based electrical and telecommunications equipment.
  - (a) Within areas already built up sites may be suitable for residential, institutional, commercial and industrial development where an appropriate standard of flood prevention measures exist, are under construction or are planned.
  - (b) Undeveloped or sparsely developed areas are generally not suitable for additional development.