

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 31 MARCH 2015

PROPOSAL OF APPLICATION NOTICE – TAYMOUTH ENGINEERING WORKS

GRID REF: 355076 : 734066

REPORT BY HEAD OF PLANNING AND PLACE

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. 15/00259/PAN) has been submitted in respect of a Residential Development on a site at Taymouth Engineering Works, 2 Anderson Street, Carnoustie. 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. 15/00259/PAN) has been received. It indicates that an application for planning permission is to be submitted for a Residential Development at Taymouth Engineering Works, 2 Anderson Street, Carnoustie. The proposed development site measures 2.145 ha (21 450 sq m) and currently consists of the former Cement Castings and the former Foundry on Anderson Street. A plan showing the outline of the site on which the development is proposed has been submitted. 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 Carnoustie Community Council. A public display is to be held at Carnoustie Leisure Centre.

- 3.4 The results of the community consultation will be submitted with the subsequent planning application in the form of a pre-application consultation report (PAC Report) as required in regulations.
- 3.5 Members are also advised that in addition to the community consultation identified by the applicant the Planning Service has recommended to the applicant's agent that the pre-application consultation (PAC) proposed within the PAN should be extended to include Carnoustie Development Group. It has also been suggested that specific invitations to the consultation event should be sent to parties that neighbour the site. At this time confirmation was also given that a planning application could not be submitted prior to 05 June 2015 (the date 12 weeks from the submission of the PAN).

4. BACKGROUND

- 4.1 The site that is subject of the PAN lies within the development boundary of Carnoustie although it is not specifically allocated. The site has been historically associated with Class 5 (General Industrial) use. Two businesses operated from the site until relatively recently. The majority of the site was a cement casting facility and the lesser part of the site was a foundry. A building warrant is in place for the demolition of the cement casting works (13/00136/NDOM5 refers).
- 4.2 The site is bound to the north by residential properties on Taymouth Terrace. The west of the site also bounds residential property on James Street although there is an 18 metre wide amenity strip along this boundary that separates the works site from the residential properties beyond. Anderson Street bounds the east of the site beyond which lies Former Maltings Housing Site as identified in the Angus Local Plan Review as Proposal C2. That site is largely cleared of the former Maltings facility and has been partially developed for housing. The East Coast main railway line bounds the south of the site. The Carnoustie Golf Courses lie beyond the railway.

5. DISCUSSION

- 5.1 In this case the land subject of the Proposal of Application Notice (PAN) is not allocated in the adopted Angus Local Plan Review for residential development and is not identified for housing use in the emerging Local Development Plan. The redevelopment of the site for housing use would therefore be considered as a so-called windfall development. The appropriate policy relating to windfall development in the Angus Local Plan Review is Policy SC3 which states: -

Policy SC3 : Windfall Sites

Angus Council will support proposals for residential development of 5 or more dwellings on windfall sites within development boundaries in addition to the identified supply where they:

- *will make a significant contribution towards regeneration and renewal;*
- *are compatible with established and proposed land uses in the surrounding area;*
- *include affordable housing in accordance with Policy SC9; and*
- *take account of the provisions of Policy S6 : Development Principles.*

- 5.2 As the last use of the site was within Class 5 (General Industrial), Policy SC16 would also be relevant. Policy SC16 safeguards existing employment land from alternative development. The policy states:

Policy SC16 : Employment Land Supply

Angus Council will maintain a supply of employment land to which proposals for business and industry will be directed as follows:

- *Arbroath, Elliot and Kirkton, (minimum 10 ha);*
- *Forfar, Orchardbank (minimum 10 ha);*
- *Montrose, Forties Road and Broomfield (minimum 10 ha);*
- *Brechin, Business Park (minimum 5 ha);*
- *Carnoustie (up to 5 ha);*

- Kirriemuir (up to 5 ha).

At these locations, and other established employment areas, planning permission will not normally be granted for uses other than Class 4 (business), Class 5* (general industry), and Class 6* (storage and distribution), but may be considered where they are small scale, complementary and ancillary to the existing or proposed use. Development proposals will require to demonstrate there is no detriment to the surrounding amenity.*

* As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

5.3 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 redevelopment of an existing employment site for housing;
- 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, in particular impacts from the adjacent mainline railway;
- Impact of development on existing infrastructure, in particular impacts on the roads and drainage networks and education estate;
- The identification and mitigation of flood risk from known surface water extents;
- 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;
- The identification and remediation of land contamination as necessary.

5.4 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.

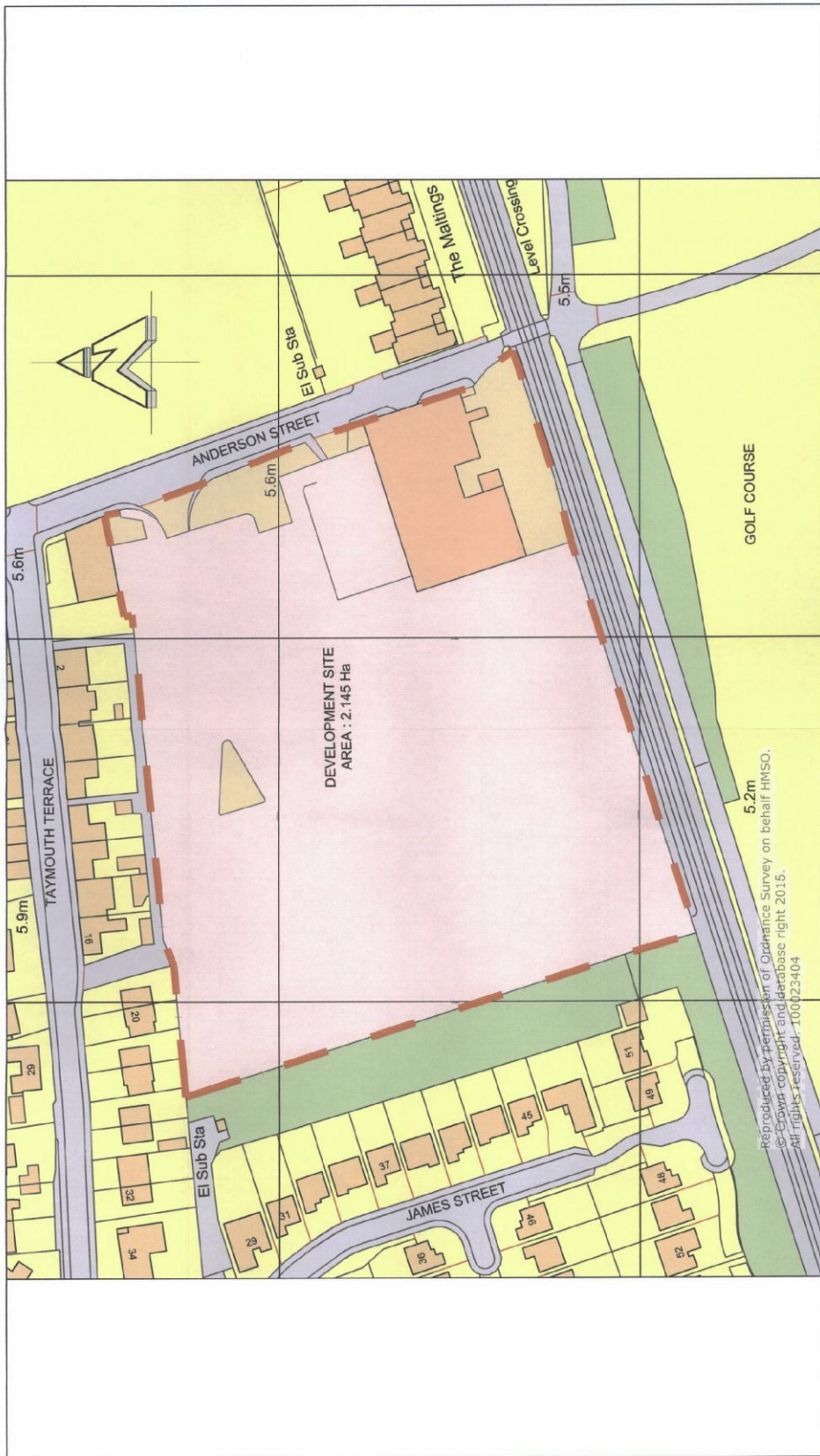
NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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Date: 18 March 2015

APPENDIX : LOCATION PLAN



PROJECT			
PROPOSED RESIDENTIAL DEVELOPMENT TO REGENERATE SITE AT ANDERSON STREET, CARNOUSTIE			
DRAWING LOCATION PLAN			
SCALE	DATE	DRAWN BY	JOB No.
1:100 @ A3	MAR 2015	SA	ANDER
			DRAWING No.
			LP-001
			REV.
			.

REVISIONS



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