

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 2 AUGUST 2016**

**PLANNING APPLICATION – GOLF PRO CENTRE, CARNOUSTIE GOLF COURSE,  
LINKS PARADE, CARNOUSTIE**

**GRID REF: 355994 : 734039**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report deals with planning application No 16/00445/FULL for the Revised Extension to Golf Pro Centre and Ancillary Works – Re-application for Carnoustie Golf Links Management Committee at Golf Pro Centre, Carnoustie Golf Course, Links Parade, Carnoustie. This application is recommended for conditional approval.

**1. RECOMMENDATION**

It is recommended that the application be approved for the reasons and subject to the conditions given in 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 full planning permission for the Revised Extension to Golf Pro Centre and Ancillary Works at Links Parade Carnoustie.

3.2 The application site measures 6165sqm in area and accommodates the existing golf pro centre building along with some areas of associated hard and soft landscaping adjacent to the building. The Barry Burn and 1<sup>st</sup> hole of the Championship Course bounds the application site to the northwest whilst the Carnoustie Golf Hotel, existing putting green and Black Slab car park bounds the application site to the northeast. To the southeast and southwest the application site is bound by a golf practice area and the Barry Links.

3.3 The proposal would involve the erection of an extension that would be attached to the northeast and northwest elevations of the existing golf pro centre building. The footprint of the extension would measure approximately 543sqm (1469sqm of additional floor space over 2-storeys, including the provision of additional floor space above the existing building) with the ridge height of the extension being 16.22m. The extension consists of two rectilinear wings with pitched roofs. The external materials would consist of stonework to match the existing building, dark grey metal profile sheeting, smooth render (buff colour), timber aluminium clad windows, slate, timber soffits and fascias. The ground floor of the extension would accommodate a new entrance point, check-in counter, golf simulator area, member's golf bag storage area, temporary bag drop area, external store for hire equipment, caddies rest area, caddymasters office, member's office, pro-shop store/office and a waste/delivery area. Small areas of the ground floor within the existing part of the building would be reconfigured. The first floor would accommodate a bar area, café/restaurant (including a private dining room), function/TV room, kitchen preparation areas and stores, committee meeting room, offices, meeting room, toilets, staff changing room and external terrace areas. The external service

yard located at the southeast corner of the building would be relocated to the southwest corner of the building and have an area of 132.5sqm. The walls of the service yard would be formed in stone to match the rest of the building. A new access road with associated turning area would be formed adjacent to the southeast elevation to provide access to the relocated service yard. This access road would tie into the existing access roads in the vicinity of the pro centre. Additional pedestrian access paths would be provided around the perimeter of the building.

3.4 The application was varied on 14 July 2016. The variation related to the provision of additional window openings at the first floor of the south elevation.

3.5 The application was advertised in the Dundee Courier as required by legislation.

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

4.1 Planning application (Appn. 10/00116/FULL refers) for the erection of a golf pro centre and changing facilities and associated access and landscaping was approved subject to conditions by the Development Standards Committee at its meeting of 8 June 2010. The planning permission has subsequently been fully implemented.

4.2 Planning application (Appn. 14/00859/FULL refers) for landscaping works around the entrance to the golf pro centre building was approved under delegated powers on 19 November 2014. The planning permission has subsequently been fully implemented.

4.3 Planning application (Appn. 15/00824/FULL refers) for extension to golf pro centre and ancillary works was approved subject to conditions by the Development Standards Committee at its meeting of 3 November 2015. The planning permission has not been implemented.

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

5.1 A Design and Access Statement and a response to matters raised in letters of objection has been submitted in support of the application.

5.2 The supporting information is available to view on the Council's Public Access system and is summarised at Appendix 2 below.

#### **6. CONSULTATIONS**

6.1 **Angus Council – Roads (Traffic)** – has no objections to the proposal in respect of traffic safety.

6.2 **Angus Council – Roads (Flood Prevention)** – has no objections to the proposal providing the finished floor level of the extension is the same as the existing building (4.2m AoD) and should be constructed from water resistant construction materials.

6.3 **Angus Council – Economic Development** – has offered support for the application. It is indicated that the proposed development would be an added asset to the existing golf and visitor experience in Carnoustie and Angus and has the potential to offer visitors to Angus a high quality experience that encourages them to stay longer, spend more and increase return visits to the area. The development would complement recent improvements to the Carnoustie Golf Hotel and hopefully encourage investments in other facilities and services to ensure the visitor experience at Carnoustie can match the world class golf course recognising the extent of investment taking place or planned at other leading courses. In this regard the proposals for the provision of the additional facilities for golfers and visitors are very much in line with regional and local strategies.

6.4 **Angus Council Parks & Burial Grounds** – has offered no objection to the proposal.

6.5 **SEPA** – has offered no objections to the proposed development on flood risk grounds.

6.6 **Carnoustie Community Council** – has offered no comments on the proposal.

## 7. REPRESENTATIONS

7.1 20 letters of representation have been received; 11 are in support of the proposal with 9 raising objection. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the council's Public Access website.

7.2 The main points of support are as follows:

- Carnoustie Golf Hotel does not consider the proposed extension as unwelcome competition but is supportive of leisure development that encourages visitors to visit the Links and stay longer and spend more. What is good for the golf of Carnoustie is good for the hotel, the business of the hotel and its employees.
- The provision of the pro centre was a major step forward in improving and updating the facilities at Carnoustie but had its short comings. The current proposal is a huge leap forward and a vast improvement to the look and feel of the building both internally and externally. The upper floor bar and restaurant facilities will provide players and guests with an enhanced hospitality facility and great views over the Links.
- The proposed extensions can only enhance the experience not only in Carnoustie but to the locality and for all Scotland not least by the overseas visitor.
- The provision of a bar and restaurant along with the warm up facilities would be of significant benefit to golfers and visitors.

Comment – Planning permission has been granted for an extension of a similar nature and scale at this location. The substantive issues are addressed under Planning Considerations below.

7.3 The main points of concern raised are as follows:

- **The proposal is contrary to the Development Plan.**
- **The design of the proposed extension does not relate to the low level nature of the original building which was landscaped into the ground to reduce its height.**
- **The proposed development has not been fully justified by the applicant.**
- **The development is not required to retain Open Golf.**
- **The incorporation of a restaurant and bar within the extension will threaten the existence of the existing golf clubs and high street businesses.**

Comment – As indicated above there is an extant planning permission for an extension of a similar nature and scale at this location. That planning permission could be implemented and therefore constitutes a significant material consideration. The substantive issues are addressed under Planning Considerations below.

- **The applicant has not undertaken appropriate consultation with local golf clubs and the community in general** – there is no statutory requirement to undertake formal pre-application consultation in relation to an application of this nature. Any public consultation undertaken by the applicants in respect of this, or the previous application for an extension to the building, was voluntary. Angus Council has undertaken the requisite publicity and consultation. The application has been advertised in the local press and details have been provided through the Council's online Public Access facility.
- **The 1892 Kinloch Disposition prevents any commercial premises from being constructed on the Kinloch Ground** – this is not a material planning consideration.
- **A driving range facility would be more beneficial than the facilities proposed in order to get school children playing golf** – this is not a material planning consideration.

## **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 As the application is not of strategic importance the policies of TAYplan are not referred to in this report. The relevant policies of the Angus Local Plan Review are reproduced at Appendix 3.
- 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 Proposed Angus Local Development Plan was approved by Angus Council at its meeting on 11 December 2014. It 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 and represents Angus Council's settled view in relation to the appropriate use of land within the Council area. Unresolved representations to the Proposed ALDP have been considered by Scottish Ministers at an Examination and the report on that Examination, which includes the Reporters recommendations, was published on 8 June 2016. The Proposed ALDP and the Reporters recommendations are material considerations in the determination of applications. The policies of the Proposed Plan and the Reporters recommendations are only referred to where they would materially alter the recommendation or decision.
- 8.5 As indicated above the Development Standards Committee has previously granted planning permission for an extension to the pro centre building which accommodates many of the facilities proposed by this application including the bar and restaurant. That permission remains extant and could be implemented irrespective of the outcome of this planning application. The extant planning permission proposed an extension with a footprint of 560sqm (1650sqm of additional floor space). The extension proposed by this application has a footprint that is 196sqm smaller than that previously approved. In this respect the presence of the extant permission which provides for a building of a similar nature and scale is a significant material consideration in the determination of the current application.
- 8.6 The application site lies on the Barry Links and is identified in the Angus Local Plan Review as an area of open space which is safeguarded by Policy SC32. This policy identifies a general presumption against development of open spaces of sporting, recreational, amenity or nature conservation value, for other forms of development. The proposed development is directly related to the use of the golf course. Barry Links is of sporting, recreational and amenity value and the proposed development seeks to improve an existing sporting and recreational facility. Committee has previously determined that a building of similar nature and scale is compatible with this policy and I am satisfied that the revised proposal does not give rise to any conflict with this policy.
- 8.7 Policy SC31 relates to proposals for new and/or enhanced sport and recreational facilities and indicates they should be located within the existing development boundaries. In this instance the application site is located within the Development Boundary for Carnoustie and would improve an existing recreational facility associated with the golf courses on the Barry Links. The applicant's supporting case has indicated that whilst the original golf pro centre development addressed a number of historical deficiencies associated with the facilities that serve the golf courses on the Barry Links further enhancements are necessary in order to compete with other world class golfing venues. The revised proposal amends the design of the proposed extension, principally as a result of reducing the size of the proposed bar and restaurant following the recommendations of a viability appraisal undertaken on behalf of the applicant. It is indicated that the redesign process has allowed for the inclusion of additional facilities specifically sought by golf club members to be incorporated into the extension. The proposed extension would contribute to an enhancement of the existing facilities that serve the golf courses on the Barry Links. The proposal is located some distance from the neighbouring residential properties and there would be no detrimental impact on the

residential amenity enjoyed by occupants of those properties although this matter is discussed further below. Committee has previously determined that a building of similar nature and scale is compatible with this policy and I am satisfied that the revised proposal does not give rise to any significant conflict with this policy.

- 8.8 The Tayside Landscape Character Assessment recognises that the golf courses represent a significant feature within the local landscape and as such buildings associated with that use are to be expected and could be seen to contribute to that character. The design rationale behind the golf pro centre building was to produce a building that did not attempt to visually compete with the adjacent hotel and this approach was considered to be appropriate in the context of a hierarchy of building types and function.
- 8.9 The extension proposed by this application would result in the pro centre having a very different external appearance than at present. However, the extension is similar in its basic form to the extension approved by Committee in November 2015. The extended building would, like the previously approved scheme have a pitched roof, but its maximum height would be 12.8m compared with the approved scheme which has an overall height of 14.5 metres, and the hotel which has a ridge height in the region of 18m. The general appearance of the building is more traditional in form than the existing pro centre and, like the previously approved extension, appears to take some design inspiration from other club house style buildings that are found at Links locations. It incorporates sizeable areas of glazing at first floor level to provide views over the Links and would be finished in stone, render, slate and glazing to complement the existing building. The extended pro centre would be a more obvious feature in the landscape but the hotel would remain the dominant building at this location. Committee has previously determined that an extension to the pro centre of similar scale and design is acceptable. This proposal is for a slightly smaller and lower extension and I find the proposed design acceptable, particularly having regard to the extant planning permission.
- 8.10 Policy SC28 indicates that public houses and hot food takeaways, restaurants and cafés will be permitted where they do not conflict with neighbouring land uses and where traffic, parking, pedestrian and cyclist safety is not compromised. The first floor of the proposed extension which provides views over the 1<sup>st</sup> hole of the Championship Course would accommodate a restaurant and bar with a footprint in the region of 302sqm (as opposed to the extant permission which provides for a restaurant and bar with a footprint of 360sqm). As indicated above the location of the proposed facility is within an area of designated open space. The closest residential properties are some distance from the proposed extension and the amenity of occupants of those properties would not be significantly affected by the proposed restaurant and bar use. There are no other neighbouring land uses that would be adversely affected by the development. The Roads Service has considered the application and has no objection to the proposed development. No significant traffic, parking or safety issues are anticipated. Committee has previously determined that a larger restaurant and bar facility at this location would comply with policy and I am satisfied that this slightly smaller facility would similarly be compatible. Similarly, I am satisfied that this revised proposal does not give rise to significant issues in terms of Advice Note 18 in so far as it relates to restaurants and cafés.
- 8.11 Policy ER28 (Flood Risk Assessment) is relevant in the consideration of this proposal as the application site is located within the 1:200 year functional flood plain. The site is located in an area where flood prevention measures have historically been constructed. In addition to this there are a number of existing buildings located within the 1:200 year functional flood plain. The information contained in the applicant's submitted information indicates that the finished floor level of the extension would be set at the same level as the existing building which is 4.25m AoD. It has previously been accepted that a finished floor level of 4.25m AoD is acceptable. The Roads Service has considered the submitted information and the Shoreline Management Plan and has offered no objections to the proposal subject to conditions. As SEPA and the Roads Service have not objected to the application, I am satisfied that flood risk should not justify refusal of this application. This is consistent with the decision taken in relation to the previously approved extension.

- 8.12 Policy ER22 deals with wastewater and indicates within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. The application site is located within the Development Boundary for Carnoustie and it is proposed to connect the proposed development to the mains which is in accordance with Policy ER22. Policy ER24 deals with surface water disposal and indicates proposals should 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. In the context of this proposal it is indicated that the soakaway system serving the existing building would be used and extended. A condition is proposed that requires details of altered surface water drainage arrangements to be submitted for approval by the planning authority. This would ensure surface water disposal is acceptable and would minimise the risk of flooding. It is consistent with the approach taken in relation to the extension previously approved by Committee.
- 8.13 Policy SC36 relates to access rights and indicates development proposals should not result in a significant loss to the public of linear access (along paths and tracks). The application site includes a section of the Barry Links that does not form part of the existing golf courses. This land is publicly accessible and contributes to the recreational amenity of the area. The proposed development will result in part of the open space being developed. However, the proposal incorporates additional pathways around the building that would link into the existing path network. The impact associated with this proposal would be similar to that which Committee determined was acceptable in November 2015. I do not consider that public access rights will be significantly affected by the revised proposal.
- 8.14 Planning Advice Note (PAN) 43: Golf Courses and Associated Developments represents a consideration which is material to the assessment of this application. PAN 43 encourages the improvement of golfing facilities in Scotland. The need for Carnoustie to have adequate facilities to be included on the British Open circuit is also identified. Although Carnoustie has returned as an Open venue, I consider that continued investment to improve its facilities is desirable and the support offered by the Council's Economic Development Service is noted. This proposal is considered to assist in securing Carnoustie's capability to host the Open in the future and this has been confirmed in writing by the R&A as part of the applicant's supporting case.
- 8.15 The letters of representation in respect of the proposal are noted. However, as indicated elsewhere in this report the principle of an extension to the pro centre building of the nature and scale proposed by this application has already been approved by the Development Standards Committee at its meeting in November 2015. The planning policy basis for determination of the application has not changed materially in the intervening period and there has been no significant change to the physical characteristics of the site since that decision was taken. The previous permission remains extant and could be implemented. In those circumstances it is considered unreasonable to resist a similar proposal for a marginally smaller extension to the building.
- 8.16 In conclusion, the proposal relates to an extension to an existing building which will result in the provision of improved facilities that serve the golf courses on the Barry Links. The development will contribute positively to the Angus economy by ensuring that Carnoustie has the high quality facilities that are required to host major golf tournaments, including the British Open. Although objections have been received regarding the need for the proposed extension and the provision of a restaurant and bar, the Development Standards Committee has previously granted planning permission for an extension of a similar nature and scale to this building. That permission was granted in November 2015 and remains extant and implementable and is a significant material consideration in the determination of this application, which provides for a marginally smaller building of acceptable design. In this case the proposal complies with development plan policy and I do not consider that there are any material considerations that justify refusal of the application contrary to the provisions of the development plan.
- 8.17 The application involves land in which the council has a financial interest as land owner. However, the application is not significantly contrary to the development plan and there is therefore no requirement to notify Scottish Ministers in the event that Committee determines to approve the application.

## 9. OTHER MATTERS

### HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, 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 recommendation 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 the application be approved for the following reason, and subject to the following condition(s):

### Reason(s) for Approval:

The proposed development complies with relevant policies of the development plan. The design and scale of the extension is acceptable for the location and it will improve the range and quality of facilities associated with the golf course for tourists and local residents. The development will bring economic and tourism benefits to Angus as it will further assist in securing Carnoustie as a venue for major golf tournaments. There is an extant planning permission for a development of this nature on the site and there are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

### Conditions:

1. That the finished floor level of the extension shall be set at 4.25m AoD.

*Reason: In order to ensure that the finished levels are adequate in terms of reducing flood risk.*

2. That no development in connection with the planning permission hereby approved shall take place unless the following has been submitted to and approved in writing by the planning authority:

(i) precise details of all external wall finishes and colours, and roof materials. Thereafter the development shall be finished with the external materials as approved.

(ii) 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.

(iii) Full details of all ground works and surface finishes. Thereafter the development shall be carried out in accordance with the approved details.

*Reason: In order to ensure the appropriateness of the proposed external materials to ensure the high quality of finish the location deserves; in order that the planning authority may verify the acceptability of the drainage arrangements in order to avoid increased flood risk; that appropriate ground works are provided in the interests of the amenity of the area.*

3. That the building shall be restricted to the uses identified on the ground and first floor layout plans as indicated on Drawing No. P(00)07 Rev. B Proposed Ground Floor Plan dated February 2016 and Drawing No. P(00)08 Rev. B Proposed First Floor Plan dated 1 February 2016 by Wellwood Leslie Chartered Architects unless otherwise approved in writing by the Planning Authority.

*Reason: In order to ensure that the building is used for the purposes that are seen to justify development at this location and to ensure that any change to the use of the building may be subject to the approval of this authority.*

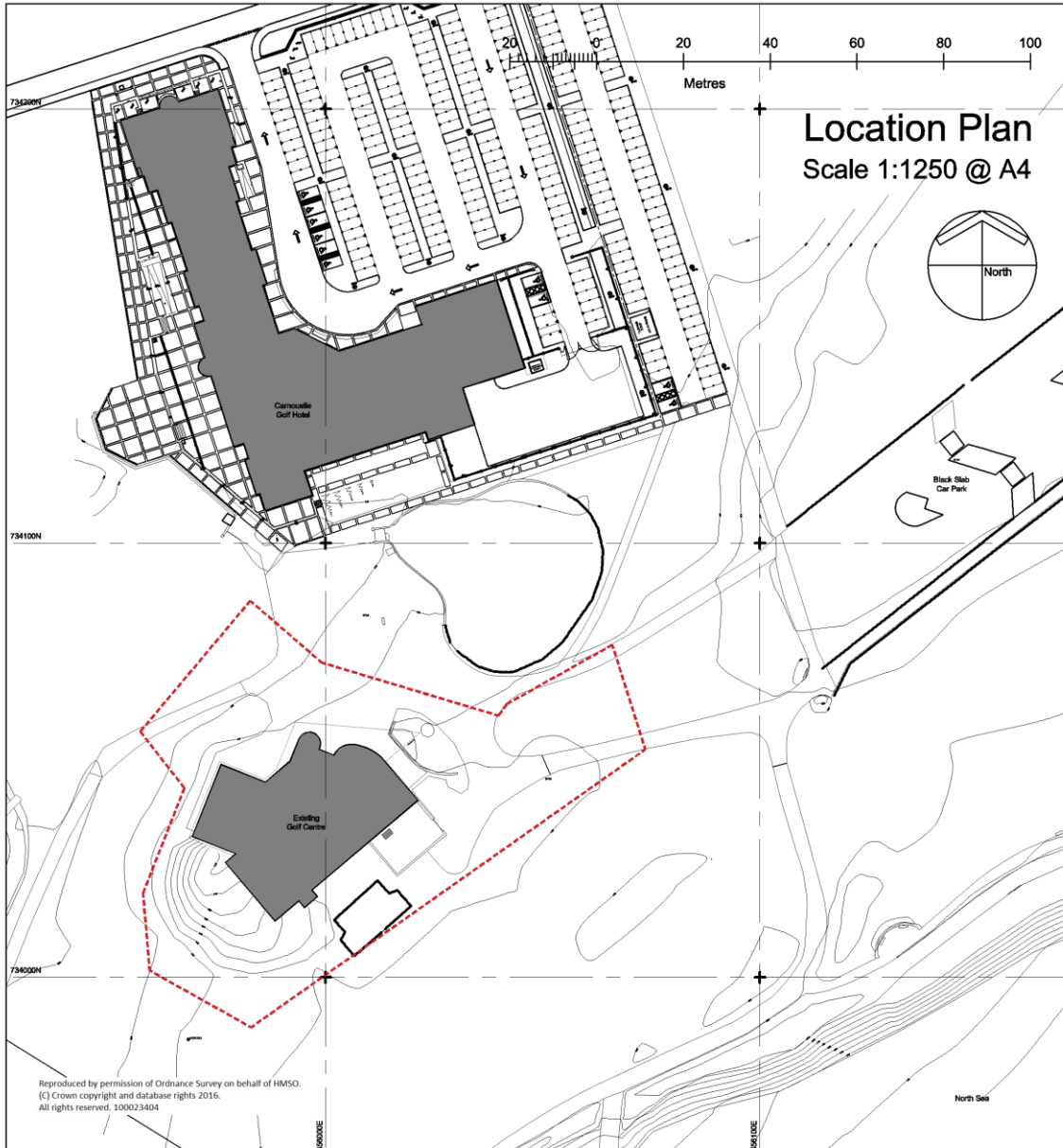
**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**DATE: 25 JULY 2016**

APPENDIX 1: LOCATION PLAN  
APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION  
APPENDIX 3: DEVELOPMENT PLAN POLICIES



**Appendix 1: Location Plan**



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Revision	Description	Date

Status

**PLANNING**

Client  
 Carmoustie Golf Links Management  
 Committee

Project  
 Alteration & Extension to Carmoustie Golf Centre  
 The Links  
 Carmoustie

Drawing Title  
 Location Plan

Drawn SMcP	Checked date NS May16	App. date SMcP May16
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Scale 1:100	Date May16	Original sheet size A4
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Job No. <b>3790</b>	Dwg No. <b>P(00)01</b>	Rev --
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## Appendix 2: Summary of Applicants Supporting Information

The Design and Access Statement is an overarching document which describes the site and its context. The factors of design are detailed covering site layout and landscaping; design; sustainable development and access and connectivity. The statement concludes by providing a reasoning why the design of the extension is considered to be appropriate.

The applicant's response to the points of objection indicates there is no statutory requirement for the applicant to have undertaken any pre-application engagement due to the scale of the proposals, given these are defined as a 'local' development. The re-design has reduced the scale of the extension which in turn has reduced its bulk and massing but its design ethos, in terms of principles and materials, still echoes that of the adjacent Carnoustie Golf Hotel.

The redesign process has enabled the applicant to incorporate additional facilities which were specifically requested by local golf clubs and season ticket holders, following the stakeholder engagement exercise undertaken last year. The additional facilities incorporated into the extension include state of the art warm-up facilities in the form of 7 No. golf simulator bays, golf club members' office, large locker room for local golfers and a separate small function/TV room on the first floor. The revised design of the building also improves the arrival experience for those using the facility; through a change in the orientation of the main entrance it now creates a building that expresses it is 'open to the public', making it more attractive and accessible for non-golfing visitors.

The proposed bar and restaurant area has been reduced in scale. This key change follows the recommendations of a detailed viability assessment undertaken by CDLH Ltd, leading specialist chartered surveyors in the leisure and hospitality industry. CDLH Ltd prepared detailed financial projections to interrogate the viability of the proposed food and beverage facilities by assessing all sources of income, operational costs and long-term profitability. Based on their projections, the majority of income to the food and beverage facility is likely to be new income from high spending visitors plus new income from non-golf related visitors wishing to participate in the "Carnoustie" experience which is simply being lost at present. Their conclusions are that the bar and restaurant facility will operate with a small annual surplus as a worst case scenario.

The R & A has an expectation that all Championship Golf venues continue to build on and improve the facilities that they have on offer. There are currently 10 courses on The Open Championship Rota and Carnoustie is the only one which does not provide a first class bar and restaurant and appropriate warm-up facilities. As demonstrated last week at the 145th Open at Royal Troon, the hosting of The Open Championship brought in large numbers of visitors not only locally, but to the Ayrshire region and Scotland as a whole. VisitScotland said it expected about 170,000 golf fans to attend the event over the course of the week with the company itself investing almost £3m a year on hosting major golf events and marketing Scotland. The economic benefit to Carnoustie and Angus in hosting The Open Championship should not be underestimated. Angus Council's own analysis of the economic benefits of The 2007 Open found that the total value generated for the Angus region was nearly £15m and £26m to the Scottish economy overall. However by 2015, a study commissioned by the R&A for the Championship at St Andrews shows spending by visitors to Scotland for the tournament generated £88 million, with Fife alone benefitting to the tune of around £52 million – these figures are nearly double the amount in visitor impact achieved in 2010 when the event was last held at St Andrews. For Carnoustie and Angus, visitor numbers and income will naturally diminish without the positive benefits and tourism 'pull' of being an Open Championship venue.

## Appendix 3: Angus Local Plan Review

### DEVELOPMENT PLAN POLICIES AGAINST WHICH THE PROPOSAL HAS BEEN ASSESSED

#### 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.

<b>Schedule 1 : Development Principles</b>	
<b>Amenity</b>	<ol style="list-style-type: none"><li>(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.</li><li>(b) Proposals should not result in unacceptable visual impact.</li><li>(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).</li></ol>
<b>Roads/Parking/Access</b>	<ol style="list-style-type: none"><li>(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.</li><li>(e) Access to housing in rural areas should not go through a farm court.</li><li>(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.</li><li>(g) Development should not result in the loss of public access rights. (Policy SC36)</li></ol>
<b>Landscaping / Open Space / Biodiversity</b>	<ol style="list-style-type: none"><li>(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)</li><li>(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.</li><li>(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</li></ol>

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 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 SC28: Public Houses and Hot Food Takeaways, Restaurants and Cafes**

Development proposals for public houses, hot food takeaways, restaurants and cafes will be assessed against the criteria in Angus Council's Advice Note 18: Hot Food Takeaways. They will only be permitted where:-

- they do not conflict with neighbouring land uses in terms of noise, disturbance, cooking odours, fumes and vapours, and
- traffic, parking, pedestrian and cyclist safety is not compromised.

### **Policy SC31: Sports and Recreation Facilities**

Development proposals for new and/or enhanced sport and recreational facilities should be located within the existing development boundaries, unless requiring a countryside location. Proposals will be supported where they:

- would significantly improve the range and/or quality of sport and recreational opportunity; or
- would meet an identified community need; and
- are of an appropriate scale and nature, and in a location which would not have a significant detrimental impact on residential amenity;
- would accord with other relevant policies of this Local Plan.

### **Policy SC32: Open Space Protection**

There is a general presumption against development of open spaces of sporting, recreational, amenity or nature conservation value including those shown on the Proposals Maps, for other forms of development. The loss of open space will only be considered acceptable where:

- the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or nature conservation value or compromise its setting; or
- replacement open space of the same type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area; or
- it is demonstrated through an open space audit that there is an identified excess of open space provision in the local area to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site.

#### **Policy SC36: Access Rights**

Development proposals, which will result in a significant loss to the public of linear access, area access or access to inland water will be resisted.

#### **Policy ER5: Conservation of Landscape Character**

Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:

- (a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;
- (b) where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting;
- (c) new buildings/structures should respect the pattern, scale, siting, form, design, colour and density of existing development;
- (d) priority should be given to locating new development in towns, villages or building groups in preference to isolated development.

#### **Policy ER22: Public Drainage Systems**

Within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. Private drainage solutions will not be permitted within areas served by public sewers, even where they are subject to constraint.

#### **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 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.

#### **Policy ER29: Coastal Development**

New development requiring a coastal location will generally be directed toward the developed coast. Development proposals for the undeveloped coast will generally only be considered acceptable where it can be demonstrated that:

- the proposal requires a coastal location; and
- no other suitable alternative site exists within the developed coast; and
- the social and economic benefits of the proposal outweigh the potential detrimental impact on the Angus coastal environment.

In addition, all development proposals affecting either the developed or undeveloped coast will be assessed against the Angus Shoreline Management Plan and other relevant policies of this Local Plan.