

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 20 JANUARY 2015**

**SECTION 75 AGREEMENT FOR LAND AT NEWTON FARM, CARNOUSTIE**

**REPORT BY STRATEGIC DIRECTOR - COMMUNITIES**

**ABSTRACT**

This report relates to the option to purchase land at Newton Farm, Carnoustie and the development of the land for recreation purposes.

**1. RECOMMENDATION**

It is recommended that the Committee:

- (i) approves the plan to undertake levelling ground works, install suitable drainage and develop two grass pitches.
- (ii) notes that public consultation has taken place.

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

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

- Our communities are safe, secure and vibrant;
- Individuals are involved in their communities;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Individuals are supported in their own communities with good quality services.

**3. BACKGROUND**

3.1 Reference is made to Report 305/13 whereby it was agreed that the council would proceed to purchase land at Newton Farm in Carnoustie under a section 75 agreement and utilise it to develop an outdoor recreation area that could be used by a variety of local clubs, organisations and the community at large.

3.2 Initial discussions with local groups highlighted the need for more outdoor grass pitches.

**4. CURRENT POSITION**

4.1 The purchase of the land has been completed.

4.2 Due to the size of the area (over two hectares) planning approval had to be sought. The planning application was deemed as a 'Major Application' and as a consequence, the applicant (the Council) had to undertake a 'Pre Application Consultation' and submit a 'Proposal of Application Notice' before a full planning application could be made.

## 5. CONSULTATION

- 5.1 A pre-application public consultation event took place in Carnoustie on 27 January 2014 giving those attending the event the opportunity to make comment on the development proposals. A second public consultation exercise took place between 29 September and 27 October with a public open meeting taking place in Carnoustie on 8 October 2014. In addition, the information on the project, including sketch plans of the proposed pitches and an on-line questionnaire, were made available for public access.

## 6 PROPOSALS

- 6.1 It is proposed to submit a full planning application for the development of grass pitches, improved drainage, changing accommodation and car parking at the Newton Farm site.
- 6.2 However, it should be noted that the installation of changing accommodation, utility, water/sewage services and car parking is based on obtaining external funding and the project would be scaled down if funding was not forthcoming.
- 6.3 On completion of a successful planning application, it is proposed to complete a new application for grant aid to **sportscotland**.

## 7. FINANCIAL IMPLICATIONS

- 7.1 The feasibility cost has now been estimated and is based on two options. Option One is based on undertaking earthworks to achieve a level playing surface and grass seeding of the entire site (£201,278). Option Two includes all of option one and drainage to the pitches (260,494). Both options are attached in [appendix 1](#).
- 7.2 If external funding cannot be found to progress the wider project, the development of two grass pitches would nonetheless proceed and be contained within the capital allocation of £200,000

## 8. OTHER IMPLICATIONS

### 8.1 Risks

There is a risk that a delay in undertaking the project may result in a future increase in construction costs due to inflation.

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

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List of Appendices: [Appendix 1 Updated Feasibility Cost](#)