

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 08 AUGUST 2017

**PROPOSAL OF APPLICATION NOTICE
SITE OF FORMER PRINCESS ALEXANDRA HOUSE, DUNDEE ROAD, FORFAR**

GRID REF: (E)345262 (N)749571

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. 17/00575/PAN) has been submitted in respect of a Residential Development on the site of the former Princess Alexandra House, Dundee Road, Forfar (Formerly the Guide Dog for the Blind Association site). Committee is invited to identify 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. 17/00575/PAN) has been received. It indicates that an application for planning permission is to be submitted for a residential development of approximately 120 dwellinghouses, services and access at the site of the former Princess Alexandra House, Dundee Road, Forfar. The proposed development site measures 5.4 ha (approx.) and currently consists of a previously developed site that has been cleared of significant structures and buildings. The site retains much of its structural landscaping from its former use. 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 the Royal Burgh of Forfar Community Council. A public exhibition is to be held at Reid Hall, Castle Street, Forfar. The date of 24 August 2017 between 1200-1400 and 1600 and 1900 has been indicated for the exhibition.

- 3.4 The results of the community consultation will be submitted with any subsequent major planning application in the form of a pre-application consultation report (PAC Report) as required by Development Management 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 that specific invitations to the consultation event to be sent to parties that neighbour the site and frontage properties on Dundee Road. At this time confirmation was also given that a planning application could not be submitted prior to the date of 04 October 2017 (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 Forfar and it is identified in the Angus Local Plan Review as an existing Housing Site with a capacity of 120 dwellings (Site F (d)). The site has previously been used as an operating base and Dog Supply Unit for the Guide Dog for the Blind Association however it was decommissioned when the facility was moved to Orchardbank Business Park and there is a history of housing applications associated with the site dating back to 2006.
- 4.2 The site is bound to the west by Dundee Road beyond which lies frontage dwellings. The north of the site is bound by the residential area at Airlie Crescent and Glenclova Terrace which part bounds the east of the site also. Agricultural land also part bounds this part of the site as well as part of the south boundary. This land is protected by Policy F12 in the Local Development Plan from development. The balance of the south boundary is bound by the residential area at Northampton Road.

5. DISCUSSION

- 5.1 In this case the land subject of the Proposal of Application Notice (PAN) is not allocated in the Angus Local Development Plan although it is identified as an existing housing site. The main policies that deal with the principle of development of this nature in TAYplan are:

Policy 1A: Settlement Concentration

Strategies, plans, programmes and development proposals shall focus the majority of development in the region's principal settlements as follows:-

Tier 1 settlements have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the region's economy.

- Dundee Core Area: (Dundee City, Dundee Western gateway, Invergowrie, Monifieth, Tayport/Newport/Wormit, Birkhill/Muirhead) and,
- Perth Core Area: (Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport).

Tier 2 settlements have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's additional development.

Tier 3 settlements have the potential to play an important but more modest role in the regional economy and will accommodate a small share of the region's additional development which is more about sustaining them.

Policy 1B: Land Release Priorities

Strategies, plans, programmes and development proposals shall prioritise land release for all principal settlements using the sequential approach in this Policy; and prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings).

1. Sequential Approach
2. Land within principal settlements.
3. Land on the edge of principal settlements.

Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements, and where it is consistent with Part A of this policy and with Policy 2, the expansion of other settlements should be considered.

Policy 5A: Build Rates, HMA Shift

Allocate land which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum of five years effective land supply at all times, and work towards the provision of a seven years supply of effective housing land by 2015, to support economic growth. Land should be allocated within each Housing Market Area (Proposal 2) through Local Development Plans to provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across TAYplan. Average annual build rates are illustrated*. In the period 2024 to 2032 in the order of 17,400 units may be required. To assist the delivery of these build rates, Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice.

- in serious cases of appropriately evidenced environmental or infrastructure capacity constraints, provide for up to 10% of the housing provision for one market area to be shared between one or more neighbouring housing market areas within the same authority taking account of meeting needs in that housing market area.
- ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

- 5.2 The site is not allocated for housing development the Angus Local Development Plan however it is identified as an existing housing site capable of accommodating 120 dwellings As such Policy the main relevant policies in the Angus Local Development Plan are:

Policy DS1: Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

*Sharing an edge or boundary, neighbouring or adjacent

As the proposal relates to the erection of housing on an unallocated site Policy TC2 would be relevant. The policy states:-

Policy TC2: Residential Development

All proposals for new residential development*, including the conversion of non-residential buildings must:

- be compatible with current and proposed land uses in the surrounding area;
- provide a satisfactory residential environment for the proposed dwelling(s);
- not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and
- include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.

Within development boundaries Angus Council will support proposals for new residential development where:

- the site is not allocated or protected for another use; and
- the proposal is consistent with the character and pattern of development in the surrounding area.

In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:

- retention, renovation or acceptable replacement of existing houses;
- conversion of non-residential buildings;
- regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
- single new houses where development would:
 - round off an established building group of 3 or more existing dwellings; or
 - meet an essential worker requirement for the management of land or other rural business.
- in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility; and
- in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary planning guidance, and will address:

- the types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.
- the restoration or replacement of traditional buildings.
- the development of new large country houses.

*includes houses in multiple occupation, non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing care and nursing homes.

**Rural Settlement Units are defined in the Glossary and their role is further explained on Page 9.

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 proposal to development housing on an unallocated brownfield site within the development boundary of Forfar that is identified as an existing housing site in the LDP;
- Acceptability of the number of residential units proposed having regard to development plan policy;
- Impact of the development on existing infrastructure and in particular impacts on the roads and drainage networks and the education estate;
- The impact of the development on natural habitats and ecology;
- Landscape impact;
- Design quality and quality of place;
- Acceptability of the proposed access arrangements for pedestrians, cyclists, public transport and other motor vehicles and the suitability of access and transportation provision in the area generally;
- Acceptability of open space provision and landscaping, including subsequent maintenance;
- Suitability of the proposed site layout and design of buildings, having regard to matters such as the acceptability of the residential environment that would be created and the impact of the development on neighbouring land uses and properties;
- Provision of affordable housing in accordance with relevant policy requirements.

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 the pre-application stage 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.

STEWART BALL
HEAD OF HOUSING AND REGULATORY AND PROTECTIVE SERVICES

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: 28 JULY 2017