

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 21 NOVEMBER 2017

**PLANNING APPLICATION – LAND OPPOSITE PATHHEAD COTTAGES, PANMURE,
CARNOUSTIE**

GRID REF: 353006 : 738221

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

Abstract:

This report deals with planning application No 17/00592/FULL for the Erection of New 3 Bed House incorporating the Old Joinery Stone Building and Separate New Build Garage at Land Opposite Pathhead Cottages, Panmure, Carnoustie by Mr Alistair Watt. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 The applicant seeks planning permission for the erection of new 3 bed dwellinghouse incorporating the old joinery stone building and separate new build garage.

3.2 The application site measures approximately 1770sqm in area and is located to the north of an existing access road. Existing residential properties are located immediately to the south of the access road. The site contains a traditional stone building that has a hipped slate roof. An area of hard standing is located to the west. The site is surrounded by plantation woodland which has been subject of recent felling and replanting. The application site also contains small clusters of mature trees in the south east and south west corners. There are also a number of self-seeded and replanted young trees within the site. An existing hedge is located along part of the southern boundary. A location plan is provided at Appendix 1 below.

3.3 The proposal involves the formation of a single dwellinghouse on the site through conversion and extension of the existing stone building. The extension would project from the building to the north east and north west and would be single storey with a mono pitched sedum roof. Timber cladding is proposed on the walls of the extension. A detached garage is proposed to the east of the dwellinghouse. Information submitted in support of the application indicates that 8 mature trees would be removed including two Common Beech, two Downy Birch, three Sycamore and a Common Holly tree. A number of saplings are also proposed to be removed. Replanting is proposed to the north of the proposed house. Foul drainage would be directed to a private drainage system which discharges to a soakaway. The application form indicates that sustainable drainage would be used for surface water.

3.4 The design and layout of the proposed dwelling has been amended to reduce the scale of alteration and extension to the existing building.

- 3.5 The application has been subject to neighbour notification and was advertised in the press as required by legislation.

4. RELEVANT PLANNING HISTORY

Planning application 16/00215/FULL for the 'Change of Use, Conversion and Extension to Existing Shed to Form Dwellinghouse Including Change of Use from Wooded Area to Garden Ground' was withdrawn prior to determination.

5. APPLICANT'S CASE

- 5.1 A Planning and Design Statement (Updated - September 2017), Bat Survey, Structural Engineers Report, Tree Survey Report, Letter from the Forestry Commission, History of the Joiners Garage and Various Visualisations of the Dwellinghouse have been submitted in support of the application and the content of these documents is summarised as follows:

Bat Survey:

Confirms that no bats were found roosting in the building and no mitigation is required. There is no evidence that any bats are using the workshop. Confirmed there was no risk from the proposals on protected species and there were no limitations to the survey.

Structural Engineers Report:

Confirmed that based on the inspection that the building is generally in sound structural condition and is suitable to accommodate alterations and extensions to form a dwellinghouse.

Tree Survey Report:

The Northern quarter of the site has been planted with saplings in tulle-tubes during 2016. There are approximately fifty young broad-leafed species of trees in the Southern threequarters of the site which are self-seeded, as described by numbers 03889 and 03890, plus a few Downy Birches. The Sycamore seedlings dominate the understorey of young trees. All seedlings and saplings are of little value presently and may be removed and/or transplanted with some success. There are five semi-mature Common Beech trees immediately to the South-West of the site under separate ownership. Any work within the site must not disturb the roots of these trees and ought to maintain a Root Protection Radius (RPR) of no less than 4.5 Metres to the nearest stem centre (excluding existing accesses) as per BS5837(2012). The Tree Constraints Plan illustrates a large development footprint for a proposed development with limited constraints by the trees to the South-West of the site and by the prospect of retaining the copse of three Downy Birches and a Common Beech, numbers 03884-03887, to the South- East, within the site. In respect of replacement planting, the tree report states with some success of transplanting saplings there may be little need to increase the tree stock levels more than twenty for the ten or so larger specimens removed. There may be scope for six fruit trees such as Apple, *Malus* spp, and Plum, *Prunus* spp, if there is adequate drainage for these species to thrive.

Letter from Forestry Commission:

Forestry Commission has come to an agreement with the applicant that they shall plant additional trees to ensure that a total of 420 trees are planted within the site which is equivalent to the number of trees that should have been planted as a condition of the felling licence.

Planning and Design Statement:

- Highlights the previous withdrawn application on the site and previous discussions / appraisals;
- Confirms proposal is single story to keep a low profile against the existing building and surrounding natural environment;
- Gives details on design concept and refers to the approved development at the old sawmill;
- Refers to landscape concepts and the primary landscaping strategy being to replant the site to have a total of 420 tree and bush stems and also to extend the hedge to minimise

- impact on neighbouring properties;
- It refers to choice of materials in surrounding areas and highlights that the large site area allows for large external spaces;
- Highlighted that this is a unique site that develops both the existing buildings and existing landscape to enhance the proposal and surrounding area;
- Provides an appendix which includes details on site history.

History of the Joiners Garage Statement:

- Highlighted that John Starforth made his mark in designing rural churches, estate and agricultural buildings. It is thought that he may have been responsible for design of the single storey cottages across the road from the Joiner's garage and the larger houses to the north west of the garage. These are called West, Middle and East Starforth, possibly in recognition of the architect. If this is the case then it is possible that John Starforth designed the garage at the same time;
- The stone built shed was possibly designed by John Starforth around the time of the renovation of the Mansion House in 1850s or later. Its design and available history indicates that it has also been used as a garage for a horse drawn or motorised vehicle.

Visualisations of the Proposed Dwelling:

These showed both the interior and the exterior of the proposed dwellinghouse in 3D form.

5.2 The submitted information can be viewed on the Council's website.

6. CONSULTATIONS

6.1 **Angus Council Roads (Traffic)** – has offered no objections to the application.

6.2 **Scottish Water** – there was no response from this consultee at the time of report preparation.

6.3 **Community Council** – there was no response from this consultee at the time of report preparation.

6.4 **Aberdeenshire Council Archaeology Service** – has requested a photographic survey condition is attached to any planning permission.

6.5 **Forestry Commission** - has viewed the proposal, visited the site and is aware of objection to the planning application regarding impact on woodland. FC considers that there is adequate space on land within the control of the applicant to allow both the proposed development and the requisite number of trees to be replanted. This could be secured by planting at a higher density but that higher density is within FC acceptable standards.

7. REPRESENTATIONS

7.1 Eighteen letters of representation have been submitted objecting to the proposal. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view on the council's Public Access website.

7.2 The main points of objection are as follows:

- **Visual impacts on adjacent properties;**
- **Development not in keeping with the area and footprint of the house in comparison with the existing building is huge; Impact on plantation woodland, non-compliance with felling licence and lack of woodland replanting;**
- **That the site is greenfield in nature and not brownfield;**
- **No public drainage network. Concerns regarding ability to provide suitable foul and surface water drainage;**
- **Areas of rough ground should be noted as woodland on block plan;**
- **Impacts on infrastructure (broadband speed);**
- **Adversely impact on access road and lack of maintenance – the main drive is a single track road with no passing places;**
- **Road safety;**
- **Refuse collection is already strained and this will worsen situation;**

- **That applications would set a precedence for other areas of land shown in the estate and create a gap site;**
- **Proposed dwelling house surrounded by trees which will block light;**
- **Impacts on existing bird and wildlife communities including squirrel and deer. A barn owl box is sited at the edge of this site and any works will hugely impact on resident wildlife;**
- **Noise, nuisance and smell from proposals.**

The main points of objection are discussed below in section 8.

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 (2) (Approved 2017)
 - Angus Local Development Plan (ALDP) (Adopted 2016)
- 8.3 The relevant policies of the ALDP are provided in Appendix 2 and have been taken into account in the preparation of this report.
- 8.4 Policy DS1 of the Angus Local Development Plan (ALDP) indicates that proposals for development outwith development boundaries will be supported where they are of a scale and nature appropriate to the location. Proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings are offered support where they are in accordance with other relevant policies of the plan.
- 8.5 Policy TC2 is the main test for proposals for new residential development in countryside locations and offers support where the development would fall within at least one of a number of categories including (i) the conversion of non-residential building(s) and (ii) the regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement. The Council's Countryside Housing Supplementary Guidance provides further detail on the application of the policy and Appendix 3 of that document includes development criteria which proposals are expected to satisfy. Policy TC2 also requires new residential development to provide a satisfactory residential environment; to avoid unacceptable impacts on the built and natural environment, surrounding amenity, access and infrastructure; and to include provision for affordable housing.
- 8.6 The proposal would form a new dwelling by converting and retaining a small stone and slate garage and extending the building with an 'L' plan single storey extension. While relatively small, the stone building contains characteristics that make a positive contribution to the character and heritage of the Panmure Estate and the wider rural area. The building is constructed in stone, has a simple form with few openings and has a hipped roof finished in slate. A structural survey has been provided to demonstrate that the building is capable of conversion. A Design Statement has been submitted which indicates that the elevations of the extension are set back and angled away from the southern boundaries to reduce visual impact from the road and protect privacy. It indicates that the proposal retains the majority of the existing building as a contrasting stand-alone element with three sides of the existing building's stone work retained as external walls while utilising the existing openings to retain the simple character of the old garage.
- 8.7 The proposed conversion and extension would retain and enhance the architectural features contained in the building by utilising the existing openings and retaining the stone and slate finish. The proposed extension has been carefully executed in a way which allows the existing stone building to be the dominant structure in views from the road to the south with the scale of the extension only fully apparent from within the site, particularly when the new hedge planting matures on the south boundary and surrounding forestry is more established. The extension would project from the north side of the building with its width initially contained within the width of the existing north elevation before splaying out to form an inverted 'L' plan. The extension would sit at wall head level of the existing building where it connects to it with the scale and height of the extension increasing as it extends further north. The walls would be predominantly finished in vertically arranged timber with a mono pitch sedum roof. The

extension would be an appropriate response to the woodland setting it would be located within, with timber lined walls and a sedum roof. Despite the extension being a much larger structure than the original garage building, the way it extends to the north would reduce its dominance allowing a larger structure to be accommodated without unacceptably impacting on the characteristics of the original building that make a positive contribution to the rural character of the area. The proposed detached garage would be positioned so that it would not adversely impact on the setting of the converted building to any significant degree.

- 8.8 The Appendix 3: Detailed Countryside Housing Criteria contained within the Countryside Housing Supplementary Guidance should also be complied with. It is noted that representations suggest that the proposal would create a gap site for further development. Criterion (a) of Appendix 3 indicates that proposal should not create a gap or rounding off opportunity for additional greenfield development. The parcel of land to the north would sit between the proposed site and a metalled track further north but would not qualify as a gap site because it would not have established boundaries on three sides. The plot measures approximately 1770sqm which is within acceptable limits for a Category 1 area (criterion b). The proposal would not extend ribbon development and would not result in the coalescence of a building group with another group (criteria c & d). Issues relating to design are assessed earlier in this report (criterion e). Criterion (f) requires the provision of a satisfactory residential environment and indicates the extension of property curtilages in relation to proposals for renovation or conversion of existing buildings may be permitted in line with Advice Note 25 'Agricultural Land to Garden Ground'. The proposal would require an extension to its curtilage to facilitate a satisfactory residential environment. In this case the land required to provide the curtilage is plantation forestry rather than agricultural land. However, similar principles apply and the amount of plantation forestry land required to create the 0.18HA curtilage would not be significant and would allow the traditional building to be brought back into a purposeful use while maintaining sufficient land for an appropriate level of replanting. The proposal is not of a scale which would require affordable housing or developer contributions towards infrastructure improvements (criteria g & h). The proposal would not adversely impact on farming or other rural business and would not take access through a farm court (criteria i & j). The letters of objection have raised concerns regarding suitability of the access road leading to the site and its lack of maintenance. This access is formed by a tarmac surface with grass verges. The Roads Service considers the existing access and new parking arrangements serving the site to be acceptable (criterion k). The responsibility for ongoing maintenance of the access road would be civil matter for the parties involved.
- 8.9 The remaining tests of TC2 relate to impacts on the built and natural environment and surrounding amenity. The representations received suggest the existing building is used by bats and the woodland area used by other wildlife including deer and red squirrels. The application is supported by a bat survey which indicates that there was no evidence that any bats use the workshop which was assessed at both dawn and dusk by an appropriately qualified professional. While the habitat within the site may provide a favourable location for different types of wildlife, I do not consider the development of a relatively small area would have a significant impact on biodiversity in the area. Impact on woodland is discussed below. A condition is proposed requiring a photographic survey of the building to ensure a historic record of the building is secured prior to any works taking place. There no significant impacts on built heritage resulting from the proposal. The relationship between the proposed dwelling and existing dwellings does not give rise to any significant amenity issues and the distances between the proposed houses and existing residential property are compatible with council guidance.
- 8.10 Policy PV15 relates to drainage and states that outwith areas served by public sewers or where there is no viable connection for economic or technical reasons, private proposals for waste water treatment must meet the requirements of SEPA and or Buildings Standards regulations. A representation identifies concerns regarding the ability to provide suitable drainage within the site. Foul drainage from the development would go to a private system and soakaway. There is an error on the application form which indicates that foul drainage would utilise the public system but this matter has been clarified by the applicant. Surface water would be managed via sustainable drainage but specific details have not been provided. A planning condition is proposed to deal with this matter. The site is not within an area which is identified as being at risk of flooding from surface water on the SEPA flood maps. Any foul drainage system would have to comply with the requirements of the Building Standards Authority and I have no reason to consider that a suitable system could not be delivered within the site.

- 8.11 Policy PV7 indicates that woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. The site is located within part of a long established woodland of plantation origin. Most of the plantation woodland was recently felled but the site contains a small number of mature trees to the south west and south east corners close to the road, the majority of which would be maintained. The remainder of the site contains self-seeded saplings (in the southern part of the site) or new juvenile planting (contained within protective tubes which was planted in 2016) further north within the site and beyond it. A Tree Survey was submitted in support of the application which indicates that all seedlings and saplings are of little value presently and may be removed and/or transplanted with some success. Although some trees would have to be felled to accommodate the development these are of no particular individual value. Most of the established trees would be retained on the south eastern and south western edges of the site and replanting would take place in the undeveloped parts of the site and on land owned by the applicant to the north.
- 8.12 The representations submitted suggest that the site forms part of a woodland plantation which was recently felled and the replanting required by the felling licence has not been carried out. This matter has been discussed with the Forestry Commission who has visited the site and is satisfied that there would be sufficient space for replanting and the proposed dwelling. They suggest that the planting density can be increased to deal with the reduced area which would be available. A planning condition is proposed to secure specific details of this replanting including timescales for completion. Whilst the concerns in the representations are noted, the advice of the Forestry Commission is that replanting could compensate for any loss of the juvenile woodland and I am satisfied that the impacts on woodland resulting from the proposal are not unacceptable. While the house would be surrounded by planting, the majority of trees would be located to the north of the site allowing the house and garden to benefit from sunlight and daylight.
- 8.13 The letters submitted in objection to the proposal by third parties have been taken into account. Reference is made to impact on a barn owl box but that is located outside of the application site. I have no reason to consider that there would be any significant noise, nuisance or smell impacts from the proposal. There would be a level of disturbance during the construction process but this would be a short term impact. It is not uncommon for rural broadband speeds to be inferior to more urban areas but it is unlikely that one dwelling would result in a significant impact.
- 8.14 In conclusion, the proposal provides for a dwellinghouse and garage in a manner that complies with development plan policy. The letters submitted in objection to the proposal by third parties are noted and discussed above and the material planning issues raised have been taken into account in preparation of this report. However, the proposal is considered to comply with the relevant policies of the development plan, subject to stated conditions, and there are no material considerations that would justify refusal of 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 conditions:

Reason(s) for Approval:

The proposal would allow for the retention of a traditional vernacular building in a manner which safeguards its character. The proposal complies with the relevant provisions of the development plan subject to the stated planning conditions. There are no material considerations that justify refusal of the application.

Conditions:

1. That prior to the commencement of the development hereby approved, the following shall be submitted to and approved in writing by the planning authority:
 - a. a scheme for tree planting and boundary hedging including specific details of tree species, numbers and timescales for planting. All planting comprised in the approved details shall be carried out in the first planting season following completion of the development and any trees which within a period of ten years from that date 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;
 - b. details of the proposed means of surface water disposal from the development which shall be disposed of via the use of Sustainable Urban Drainage Systems. The development shall not be occupied until the approved drainage scheme has been provided in its entirety;
 - c. precise details of existing and proposed ground levels and finished floor levels relative to existing dwellings and a fixed ordnance datum. Thereafter the development shall be undertaken in accordance with the approved details prior to the occupation of the dwelling hereby approved;
 - d. precise details of all external wall and roof materials for the proposed house and garage. Thereafter the development shall be finished in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: To ensure that there is suitable tree planting to compensate for the impact of the development on woodland in accordance Policy ER7; to ensure suitable surface water drainage arrangements are provided, to ensure finished ground and floor levels and external material finishes are acceptable in the interests of visual amenity.

2. That prior to the commencement of development, a construction exclusion zone fence shall be erected to protect the root areas of all the retained trees in accordance with BS 5837 : 2012. The fence surrounding the construction exclusion zone shall be maintained in situ for the duration of construction works to prevent any trespass over the roots of retained trees.

Reason: To ensure that retained trees are protected from damage during construction works.

3. No development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, both external and internal (where it is safe to access the building), together with the setting of the building, and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be digital files (jpeg, tiff, pdf) submitted by email, on CD or via online file sharing services, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited with the Archaeology Service for addition into the local Sites and Monuments Record.

Reason: To ensure an historic record of the building.

**STEWART BALL
HEAD OF HOUSING, 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 a material extent in preparing the above report.

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DATE: 13 NOVEMBER 2017

Appendix 1 : Location Plan
Appendix 2 : Relevant Development Plan Policies

Appendix 1 : Location Plan

Appendix 2 : Relevant Development Plan Policies

Angus Local Development Plan

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

Policy DS3 : Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- **Distinct in Character and Identity:** Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.
- **Safe and Pleasant:** Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- **Well Connected:** Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- **Adaptable:** Where development is designed to support a mix of compatible uses and accommodate changing needs.
- **Resource Efficient:** Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS4 : Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

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.

Policy PV7 : Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- ensure new woodland is established in advance of major developments;
- undertake a Tree Survey where appropriate; and
- identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV15 : Drainage Infrastructure

Development proposals within Development Boundaries will be required to connect to the public sewer where available.

Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria*. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.

Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations. A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project.

All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Drainage Impact Assessment (DIA) will be required for new development where appropriate to identify potential network issues and minimise any reduction in existing levels of service.

*Enabling Development and our 5 Criteria (<http://scotland.gov.uk/Resource/0040/00409361.pdf>)