

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 04 JANUARY 2018

**PROPOSAL OF APPLICATION NOTICE
LAND AT GOWANBANK, ARBROATH ROAD, FORFAR**

GRID REF: (E) 347319 : (N) 750813

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. 17/00918/PAN) has been submitted in respect of a Residential Development Incorporating Formation of Vehicular Access, Access Roads, Landscaping, SUDS and Associated Infrastructure at Land at Gowanbank, Arbroath Road, Forfar. 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 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 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. 17/00918/PAN) has been received. It indicates that an application for planning permission is to be submitted for a residential development incorporating formation of vehicular access, access roads, landscaping, suds and associated infrastructure at land at Gowanbank, Arbroath Road, Forfar. The proposed development site measures 6.8 ha (approx.) and currently consists of an agricultural field. 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 The Lowson Memorial Parish Church. The date of 12 December 2017 between 1300 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 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 to the north (Montrose Road, 14 in total), south (Arbroath Road, 11 in total) and west (Strangs Ley, McCulloch Drive and Gowanbank, 9 in total). At this time confirmation was also given that a planning application could not be submitted prior to the date of 07 February 2018 (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 specifically allocated for housing within the Angus Local Development Plan for around 60 units (Site F2 – Gowanbank). The site benefits from an extant planning permission in principle for the erection of 63 houses which the Development Standards Committee approved subject to conditions and a Section 75 Planning Obligation at its meeting of 5 August 2014.
- 4.2 The site is bound to the north by residential properties at Montrose Road, to the east by the Lochhead Landfill/Quarry/Concrete Plant, to the south by residential properties at Arbroath Road and to the west by residential properties at Strangs Ley, McCulloch Drive and Gowanbank. The 'Rosie Road' which is a core path bisects the development site.

5. DISCUSSION

- 5.1 In this case the land subject of the Proposal of Application Notice (PAN) is allocated in the Angus Local Development Plan (2016) as a housing site. The appropriate policy relating to development at Gowanbank is Policy F2 which states: -

F2 Housing – Gowanbank

6 Ha of land at Gowanbank is allocated for residential development of around 60 units.

An appropriate vehicular access will require to be provided from Arbroath Road, or from both Montrose Road and Arbroath Road. No through route for vehicles will be permitted between Montrose Road and Arbroath Road, although emergency access should be provided.

The public footpath which crosses the site from north east to south west and connects into the Forfar Path network at those points will require to be taken into account and incorporated into the layout of the site.

Development will require to take account of the amenity of existing properties around the perimeter of the site any loss of amenity or nuisance to future occupiers in terms of noise or odour associated with the operational landfill site to the east and respect the cordon sanitaire.

Foul drainage arrangements for the site should be agreed in writing with Scottish Water. A Flood Risk Assessment and Drainage Impact Assessment are also required.

Developer contributions may be required from development proposals, including a contribution towards education infrastructure.

- 5.2 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 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. This will include impacts on the core path network;
- 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, proximity to and impacts from neighbouring land uses and the impact of the development on neighbouring land uses, properties and residents;
- The adequacy of the Flood Risk and Drainage Impact Assessments and the impacts of their findings on the development and its layout;
- Provision of affordable housing in accordance with relevant policy requirements.

5.3 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, 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: 12 DECEMBER 2017

Appendix 1: Location Plan



REV A. SITE BOUNDARY LINE AMENDED.

23.11.17 CMcG

REVISIONS

PROJECT
GOWANBANK, FORFAR

DRAWING
LOCATION PLAN

ogilvie
HOMES

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