

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 23 JANUARY 2018

NARADEN, PANMURE ROAD, MONIKIE - CONDITIONS

REPORT BY THE HEAD OF LEGAL AND DEMOCRATIC SERVICES

ABSTRACT:

This Report sets out proposed conditions for planning application No 17/00495/PPPL following on from the decision of the Development Management Review Committee, at its meeting on 18 December 2017, to grant planning permission in principle for the erection of a dwellinghouse at Naraden, Panmure Road, Monikie.

1. RECOMMENDATIONS

It is recommended that the Committee approves the proposed conditions as set out in the Appendix to this Report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN

This Report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan 2017-2030:

- Safe, secure, vibrant and sustainable communities
- An enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

At its meeting on 18 December 2017, the Development Management Review Committee considered an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission in principle for the erection of a dwellinghouse, application No 17/00495/PPPL, at Naraden, Panmure Road, Monikie (Report 430/17 to the Development Management Review Committee refers).

Following consideration of the case, the decision of the Review Committee was to uphold the appeal and grant planning permission in principle subject to conditions. Having consulted with the Service Manager (Planning), it is recommended that the Committee approve the conditions as detailed in the Appendix to this Report.

4. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations in the Report.

5. 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.

6. CONSULTATION

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

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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List of Appendices:

Appendix – Proposed Conditions in respect of planning application No. 17/00495/PPPL

**PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF A DWELLINGHOUSE AT
NARADEN, PANMURE ROAD, MONIKIE, DUNDEE DD5 3QA - CONDITIONS**

PLANNING APPLICATION NO: 17/00495/PPPL

Conditions:

1. Plans and particulars of the matters listed below shall be submitted for consideration by the planning authority. No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.
 - (i) The siting of the building(s).
 - (ii) The design and external appearance of the building(s);
 - (iii) The means of drainage for the development. For the avoidance of doubt the surface water shall be directed to a Sustainable Drainage System (SUDS).
 - (iv) A scheme for the landscaping of the site.
 - (v) Details of existing and proposed ground levels and floor levels relative to a fixed ordnance datum.
 - (vi) The layout of the site, including car parking, turning space, access and the means of site enclosure.

Reason: In order that the planning authority may consider the acceptability of the identified matters.

2. That, prior to the commencement of development, visibility splays shall be provided at the junction of the proposed access with the Monikie Reservoir Road (C1 - B961) giving a minimum sight distance of 70 meters in each direction at a point 2.4 meters from the nearside channel line of the Monikie Reservoir Road (C1 – B961). Thereafter, within the above visibility splays nothing shall be erected or planting permitted to grow to a height in excess of 1050 millimetres above the adjacent road level.

Reason: In order to provide a safe and suitable access and to provide and maintain adequate sightlines in the interests of road safety.

3. That, prior to the occupation or use of the dwelling house, the verge crossing at the proposed access shall be formed and constructed in accordance with the National Roads Development Guide (SCOTS).

Reason: In order to provide a safe and satisfactory access in a timely manner.

4. That prior to the occupation of the dwelling house, the minimum number of parking spaces shall be provided within the site curtilage in accordance with the National Roads Development Guide (SCOTS).

Reason: In order to maintain the free flow of traffic on the adjacent public road.