

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 17 APRIL 2018

ADOPTION OF WILSON'S PARK, BRECHIN

REPORT BY HEAD OF INFRASTRUCTURE

ABSTRACT

This report sets out proposals to adopt the road named Wilson's Park, Brechin.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) notes the proposals to adopt Wilson's Park, Brechin in order to allow development of affordable housing;
- (ii) authorises the Head of Infrastructure to undertake all necessary actions in relation to the process for adopting Wilson's Park and to adopt Wilson's Park; and
- (iii) authorises the Head of Infrastructure to add Wilson's Park to the list of public roads in due course.

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

This report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

ECONOMY

- An inclusive and sustainable economy
- A skilled and adaptable workforce
- Attractive employment opportunities

PLACE

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

3. BACKGROUND

- 3.1 Reference is made to Article 13 of the minute of meeting of Angus Council of 12 September 2013 where the Council agreed the policy for the appropriation of surplus Council assets to the Housing Revenue Account (HRA) to help increase the supply of land for the provision of affordable housing.
- 3.2 Reference is made to Article 5 of the minute of meeting of the Communities Committee of 17 January 2017 regarding proposals for the redevelopment of the surplus site at Damacre Community Centre, Damacre Road, Brechin in order to facilitate the provision of affordable housing.
- 3.2 Reference is made to Article 6 of the minute of meeting of the Development Standards Committee of 4 January 2018 where Committee resolved to approve

planning application reference number, 17/000341/FULL for the redevelopment of the site at Damacre Community Centre, Damacre Road, Brechin for ten affordable housing units.

4. CURRENT POSITION

The road at Wilson's Park lies adjacent to the Damacre Community Centre and will provide vehicular access to the proposed affordable housing units. The road is currently private (unadopted) and its location can be seen at **Appendix 1** of this report.

5. PROPOSALS

- 5.1 In order to improve accessibility and enhance road safety, the proposals contained within the approved planning application reference number, 17/000341/FULL allowed for the widening of the carriageway of Wilson's Park and provision of a footway on its east side.
- 5.2 To achieve this it is appropriate that the road works are carried out to the standards required by the Roads Division. The upgrading will be carried out as part of the development proposals for the ten affordable housing units.
- 5.3 Once adopted the road will become the responsibility of the roads authority. The adoption is necessary to allow the housing project to progress in its current form and therefore adoption is considered appropriate in this case. It is proposed that Wilson's Park is adopted prior to the road works commencing on site. This will give the Roads Authority control of the road during the works. This is unusual as the Roads Authority would not normally adopt a road which was not already at an acceptable standard. However, the cost of the works will be contained as part of the housing development project.
- 5.4 Infrastructure Services will carry out all the procedures necessary to adopt the road by serving notices on the frontagers and publishing a notice in the local paper, in accordance with the requirements of the Roads (Scotland) Act 1984. After a period of 28 days for representation, any representations must be considered by the Head of Infrastructure prior to making a final decision to adopt the road. If a majority of frontagers do not wish the road to be adopted, they may within 28 days of notification of the decision refer the matter by summary application to the Sheriff.

6. FINANCIAL IMPLICATIONS

The cost associated with the upgrading of the road will be met from the provision within the Financial Plan for the development of the affordable housing units. The ongoing costs of maintaining the adopted road will require to be contained within the future years' Roads Revenue Budget.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report No 509/13 – Angus Council on 12 September 2013
- Report No. 19/17 – Communities Committee on 17 January 2017
- Report No. 04/18 – Development Standards on 4 January 2018

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List of Appendices:

Appendix 1: Location Plan – Wilson's Park, Brechin