

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 24 APRIL 2018**

**PLANNING ADVICE NOTES**

**REPORT BY SERVICE LEADER – PLANNING AND COMMUNITIES**

**ABSTRACT**

This report recommends that the Committee approves five Planning Advice Notes which have been updated in line with current national, regional and local planning policies.

**1. RECOMMENDATION(S)**

It is recommended that the Committee:

- (i) Approve the following five updated Planning Advice Notes and note the change in numbering of the documents:
  - Advertising in the Rural Area 1/2018 (**Appendix 1**);
  - Hot Food Takeaways 2/2018 (**Appendix 2**);
  - Planning and Contaminated Land 3/2018 (**Appendix 3**);
  - Residential Care Homes 4/2018 (**Appendix 4**); and
  - Telecommunications Developments 5/2018 (**Appendix 5**).
- (ii) Note that the Planning Advice Notes constitute a material planning consideration which may be utilised during the determination process of a planning application.

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

This report does not directly contribute to the local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans. However, the five updated Planning Advice Notes, once approved, will support policies which are contained within the Angus Local Development Plan.

The Angus Local Development Plan can contribute to the following local outcomes set out in the Angus Local Outcomes Improvement Plan and Locality Plans:

**ECONOMY**

- An inclusive and sustainable economy.
- Attractive employment opportunities.

**PEOPLE**

- Improved physical, mental and emotional health and well-being.

**PLACE**

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

### **3. BACKGROUND**

The five updated Planning Advice Notes, once approved, will support policies which are contained within the Angus Local Development Plan and will provide general advice to applicants. Where relevant to the development, these should also be read in conjunction with other existing Supplementary Guidance and Planning Advice Notes.

### **4. PROPOSALS**

The five updated Planning Advice Notes set out general advice on the following:

- Advertising in the Rural Area: Provides general advice regarding the erection of advertisements and signs within the rural area, particularly within the open countryside. Rural Areas are a sensitive asset and excessive advertisement and signing can be visually very harmful. This Planning Advice Note has been retitled to ensure that it reflects the definition of a Rural Area within the Angus Local Development Plan.
- Hot Food Takeaways: Provides general advice regarding the development of hot food takeaways in order to secure a reasonable balance between the demand for hot food takeaways establishments within acceptable locations, and ensuring that any potential adverse impacts upon the environment and residential amenity are minimised. The update includes additional advice in relation to the siting of mobile hot food vans providing hot meals.
- Planning and Contaminated Land: Provides general advice regarding the approach and requirements dependent upon the suspected or known degree of contamination within a development site. This includes the inspection and where necessary the remediation of land found to be statutorily contaminated.
- Residential Care Homes: Provides general advice regarding the planning and land use implications of residential care homes. It applies primarily to proposals for residential care homes for older people but also other residential institutional uses (e.g. adults with disabilities and children etc).
- Telecommunications Developments: Provides general advice regarding the planning considerations which apply to applications for prior notification or planning permission in respect of telecommunications developments. With the increasing importance of digital connectivity and the changing nature of technology which is vital to Scotland's economy, the Scottish Government has amended the planning regulations to help facilitate the rollout of electronic communication infrastructure. Therefore, a reasonable balance between the aspirations of the Scottish Government, the demands of the telecommunications industry, and requirement to protect and whenever possible enhance the local environment, must be achieved.

### **5. FINANCIAL IMPLICATIONS**

The publication of the five updated Planning Advice Notes will not incur costs associated with postage, printing, advertising or publishing etc. These documents will be published on Angus Council's website along with the other existing Planning Advice Notes.

### **6. CONSULTATION**

Consultation has been carried out with a number of internal stakeholders in producing the five updated Planning Advice Notes.

**NOTE:** No background papers, as detailed 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:** 16 APRIL 2018

List of Appendices:

Appendix 1: Advertising in the Rural Area Planning Advice Note 1/2018;

Appendix 2: Hot Food Takeaways Planning Advice Note 2/2018;

Appendix 3: Planning and Contaminated Land Planning Advice Note 3/2018;

Appendix 4: Residential Care Homes Planning Advice Note 4/2018; and

Appendix 5: Telecommunications Developments Planning Advice Note 5/2018.