

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 9 OCTOBER 2018

PROPOSAL OF APPLICATION NOTICE – LAND NORTH OF BRECHIN ROAD MONTROSE

GRID REF: (E) 370706 : (N) 759446

REPORT BY SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. 18/00704/PAN) has been submitted in respect of a Major Development comprising Private and Affordable Housing Development and Associated Infrastructure at Brechin Road Montrose. 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. 18/00704/PAN) has been received. It indicates that an application for planning permission is to be submitted for a residential development and associated infrastructure at Land North of Brechin Road, Montrose. The proposed development site measures 17.7 ha (approx.) and currently comprises agricultural land. A plan showing the outline of the site on which the development is proposed has been submitted and is attached at Appendix 1. 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 Royal Burgh of Montrose Community Council, Hillside, Dun & Logie Pert Community Council and Ferryden and Craig Community Council. The PAN has also been sent to local councillors, MP and MSP's. The prospective developer has indicated that a public exhibition is to be held on 4 October 2018 at the Park Hotel, John Street, Montrose. No specific details have been provided for the proposed 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 recommended to the applicant's agent that specific invitations to the consultation event should be sent to parties that neighbour the site. At this time confirmation has also been given that a planning application could not be submitted prior to 21 November 2018 (the date 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 Montrose and it forms part of the M1 housing land allocation in the Angus Local Development Plan which makes provision for a residential development of around 300 dwellings on the site with a first phase of around 150 dwellings permitted in the period to 2021 with the remaining phase of around 150 dwellings permitted in the period to 2026. There is a history of planning permissions for housing development on the site dating back a number of years with the most recent granted in May 2014.
- 4.2 A Development Brief for a larger site, including the proposed application site and neighbouring land to the east, was approved by Committee in January 2014 (Report No. 75/04 refers).

5. DISCUSSION

- 5.1 The land to which the proposal relates is allocated in the Angus Local Development Plan for residential development by Policy M1. That policy states: -

M1 Housing – Brechin Road

19 Ha of land at Brechin Road is allocated for residential development of around 300 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

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.

Proposals should be supported by a Transport Assessment and the submission of a Flood Risk Assessment which assesses the risk from all sources. The assessment of options for morphological improvement including consideration of any culverted watercourses related to the site will also be required.

- 5.2 Other policies in the Angus Local Development Plan will be relevant, including those that deal with protection of the natural and built environment, access and informal recreation and essential infrastructure, education facilities and the public drainage network. The provisions of the Development Brief will also be relevant.
- 5.3 In these circumstances it is considered that the key issues in relation to the determination of a subsequent planning application will be whether the proposal complies with relevant development plan policies as informed by the approved development brief for the site, or whether there are other material considerations that justify a departure from those policies. In this respect key issues are likely to be: -
- Acceptability of the proposal to develop housing on a site within the development boundary of Montrose on land that is allocated for housing development;
 - Acceptability of the number of residential units proposed in terms of phasing, density and housing mix having regard to development plan policy;
 - Suitability of the proposed site layout and design of buildings, having regard to matters such as design quality and placemaking, acceptability of the residential environment that

- would be created and the impact of the development on neighbouring properties and land uses, including the railway line;
- Provision of affordable housing in accordance with relevant policy requirements.
 - Landscape impact including acceptability of open space provision, landscaping and subsequent maintenance;
 - The impact of the development on natural habitats and ecology with a particular focus on potential impacts on the Montrose Basin RAMSAR, SSSI and SPA;
 - Acceptability of flood risk mitigation and proposals for morphological improvement to watercourses;
 - 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;
 - Impact of the development on existing infrastructure and in particular impacts on the roads and drainage networks and the education estate;
 - Any third party representations that raise material planning issues.
- 5.4 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, Members are invited to identify any additional matters that they 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.

**KATE COWEY
SERVICE LEADER - PLANNING & COMMUNITIES**

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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APPENDIX 1: LOCATION PLAN