

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 15 DECEMBER 2020

PLANNING APPLICATION – BELLWOOD TREE NURSERY, BRIGTON OF RUTHVEN,
RUTHVEN

GRID REF: 329122 : 748476

REPORT BY SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report deals with planning application No. [20/00252/FULL](#) for the change of use of a former tree nursery to form a site for a holiday caravan park for 41 caravans, including construction of pitches and associated infrastructure on land at Bellwood Tree Nursery, Brighton Of Ruthven, Ruthven by Morris Leslie Ltd. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

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 Full planning permission is sought for the formation of a holiday caravan park of 41 units and associated infrastructure. A plan showing the location of the site is provided at Appendix 1.

3.2 The application site extends to approximately 1.92ha and mainly comprises a generally flat area of open ground previously used as a tree nursery. The site takes access from an existing private track extending from the unclassified U100 road, which connects to the A926 at Ruthven to the north. The site is surrounded by agricultural land to the north, south and west and there is a small grouping of mainly residential properties to the east, which are identified as being within the applicant's ownership.

3.3 The proposal seeks planning permission for the change of use of the former tree nursery to form a holiday caravan park, including the construction of 41 pitches and other associated infrastructure. The proposal includes a central amenity/play space and native planting in and around the site. Two passing places are proposed along the private vehicular access to the site, which extends from the east side of the U100 road. Foul drainage for the development would be dealt with via a biodisc treatment plant which would discharge to the River Isla via an outlet on the riverbank. Surface water drainage would be attenuated then conveyed to a drainage ditch to the

southwest of the site.

- 3.4 The supporting document/drawing named Proposed Drainage Layout and Details and numbered 15630B/02/001 Rev C amends and superseded the drawing named the same and numbered 15630B/02/001 Rev A and 15630B/02/001 Rev B. The amended drawing includes additional level details, updates to the proposed surface water attenuation system and outfall and the foul drainage outfall.
- 3.5 This application requires to be determined by the Development Standards Committee because it is recommended for approval in circumstances where the application has attracted objection from the Community Council and because there are more than five third party objections.
- 3.6 The application has been subject of statutory neighbour notification and was advertised in the press as required by legislation.

4. RELEVANT PLANNING HISTORY

There is no planning history which is relevant to the current application.

5. APPLICANT'S CASE

- 5.1 The following documents have been submitted in support of the application:

- Supporting Planning Statement
- Examples of Typical Twin Unit Lodges
- Transport Statement - Andrew Carrie Traffic & Transportation Ltd
- Drainage Design and a Surface Water Discharge Report - Millard Consulting Ltd
- Stage 1 Geoenvironmental Risk Assessment - Millard Consulting Ltd
- Preliminary Flood Risk Assessment - Millard Consulting Ltd
- Local Business Consultation
- Ecological Impact Assessment - Ecos Countryside Services LLP
- Pitching the Value - UK Caravanning and Camping Alliance
- Agents Response to Third Party Objection Points
- Fish and Aquatic Impact Assessment - Morgan Fisheries Consultancy Ltd
- Site Management Details
- Passing Place Report - Andrew Carrie Traffic and Transportation Limited (ACTT)

- 5.2 The supporting information is available to view on the council's [Public Access](#) website and the supporting information is summarised at Appendix 2.

6. CONSULTATIONS

- 6.1 **Angus Council – Roads** – has offered no objection to the proposal subject to the provision of passing places.
- 6.2 **Scottish Water** – has offered no objection and advises there is sufficient capacity at the local water treatment works in terms of water supply. They also advise there is no public waste water infrastructure within the vicinity of this proposed development and private arrangements would be required for foul drainage.
- 6.3 **Kirriemuir Landward West Community Council** – objects to the proposal. It considers that most journeys associated with the development would be by private car contrary to the SPP aim to promote a shift from car based travel. It considers that if the development is to go ahead, passing places should be provided on the U100. KLWCC considers that the scale of the development is too large for Ruthven where there are no local services; and is concerned about impacts on the River Tay SAC and flood risk and suggests that planning permission should be refused.

- 6.4 **Aberdeenshire Archaeology Service** – has offered no objection to the proposal and advises no archaeological mitigation is required.
- 6.5 **Angus Council - Environmental Health** – has offered no objection to the proposal in terms of potential land contamination or amenity impacts, subject to works at the site being carried out in accordance with the recommendations made in the submitted Stage 1 Geoenvironmental Risk Assessment.
- 6.6 **Nature Scot (SNH)** – has offered no objection to the proposal and considers that based on the content of the supporting information and their own understanding of the River Isla at this location, they consider that the work could be undertaken without a significant effect to the Atlantic salmon features of the River Tay SAC provided the mitigation measures outlined in the submitted Fish and Aquatic Impact Assessment are adhered to and a suitable Construction Method Statement is provided.
- 6.7 **Scottish Environment Protection Agency (SEPA)** – has offered no objection to the proposal in terms of flood risk and the proposed drainage arrangements.
- 6.8 **Angus Council – Flood Prevention** – has offered no objection to the proposal subject to mitigation being carried out.
- 6.9 **Perth and Kinross Council** – has offered no objection to the proposal and its potential impact upon the PKC road network.
- 6.10 **Angus Council - Economic Development** – offers support for the proposal indicating that it would provide additional tourism accommodation facilities in Angus, which will contribute to growing our reputation as a leading tourism destination benefitting the local area and wider economy. Economic Development has suggested that there is an increasing demand for tourism accommodation in Angus from a growing market and this proposal will help to meet this demand and contribute to growing the rural economy.

7. REPRESENTATIONS

- 7.1 Twenty-eight (28) letters of representation have been received in objection to the proposal. The letters are provided at Appendix 3 and a copy will be available to on the council's [Public Access](#) website.
- 7.2 The following matters have been raised and are discussed under Planning Considerations below: -
- Proposal is contrary to local and national planning policies
 - Negative impacts upon the rural character and sense of place of the area
 - No locational requirement for the proposal and the scale and density of the development is not appropriate for the area
 - Adverse impacts upon road and pedestrian safety, existing road network unsuitable for increased traffic/construction traffic, lack of footway and passing places, and poor visibility at junction at Ruthven to the north.
 - Adverse impacts upon amenity by way of noise, light, odour and air pollution and impacts upon privacy
 - Adverse impacts upon biodiversity and the natural environment including protected sites (including River South Esk SAC) and protected species.
 - Risk of flooding at the site
 - Poor public transport and utilities (mobile phone networks, broadband and community facilities) serving the area.
 - Loss of good quality agricultural land

Other matters raised include: -

- **Devaluation of property in the area** – issues regarding perceived impacts upon house prices are not a material planning consideration.
- **Lack of public consultation and no opportunity for local residents to inspect the site** - the application has been subject to appropriate publicity and consultation as prescribed by legislation.
- **Danger to children playing in/near the river** – the caravans would be located approximately 100m from the River Isla.
- **Potential for permanent residential caravans at the site and further expansion in future** – development plan policy requires that planning condition(s) be attached to proposals for tourism accommodation to prevent their use as permanent residential accommodation. In terms of potential for expansion of the site, it would not be appropriate to speculate on what might or might not be proposed in future and any future planning application would be assessed on its own merits against the development plan and any relevant material planning considerations.
- **Increased anti-social behaviour, littering and fly tipping and impacts upon property security in the area** - it is not the purpose of the planning system to regulate crime, anti-social behaviour or littering and there is no evidence to suggest that the provision of a holiday caravan park at this site would result in an increase in anti-social or criminal behaviour. Appropriate waste facilities would be provided at the site.
- **Potential biosecurity and infection risk from transient population and lack of risk assessment on this matter** – the movement of the population around different parts of the country is not regulated by planning legislation.
- **Number of existing holiday parks in surrounding area and the need for a further park is unclear** - The Council's planning policies generally seek to support new tourism accommodation in appropriate locations. Angus Council Economic Development has indicated that there is an increasing demand for tourism accommodation in Angus from a growing market and this proposal will help to meet this demand and contribute to growing the rural economy.
- **Works already carried out to the riverbank** – there was no indication on site that any works have been carried out relating to the planning permission sought.

8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 In this case the development plan comprises:-
- [TAYplan](#) (Approved 2017)
 - [Angus Local Development Plan](#) (ALDP) (Adopted 2016)
- 8.3 The application is not of strategic significance policies of TAYplan are not referred to in this report. The policies of the Angus Local Development Plan form the main basis for the consideration of the proposal. The relevant policies of the Angus Local Development Plan are reproduced at Appendix 4.
- 8.4 The application site relates to an area of ground located within the countryside 350m south of Ruthven. Policy DS1 in the ALDP indicates that outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.
- 8.5 The local development plan indicates that the tourism sector constitutes an important part of the Angus economy as it provides a major source of income, employment and in particular supports rural areas. Policy TC16 indicates that proposals for new or

improved tourism related facilities and accommodation outwith development boundaries will be supported where it has been demonstrated that the proposal cannot be located within a development boundary; or there is a justifiable locational requirement for the development; and the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.

- 8.6 The supporting information submitted indicates that holiday caravan parks are overwhelmingly located within rural areas throughout Scotland and notes that this is reflected in caravan parks elsewhere in Angus. It suggests that the development is aimed at holiday makers wishing to enjoy the rural environment for holidays as a panacea to predominantly urban living and indicates that the type of holiday accommodation proposed is not suitable for an urban location.
- 8.7 Available information suggests that there are no suitable areas of land of sufficient size to accommodate the development in nearby rural development boundaries. A caravan site seeking to provide a rural experience is an appropriate use in a rural area and there is a justifiable locational requirement for a rural location for this form of development.
- 8.8 The site would occupy an area of land previously used as part of a commercial tree nursery. While the development would introduce a level of noise, activity and associated vehicle movements into the area, the previous commercial use on the site would also have involved those impacts to some degree. The land proposed for development is not in productive agricultural use and the site benefits from a backcloth of landform and mature trees to the north west and north east and buildings to the east. Views of the development would be relatively limited and predominantly in locations close to the site. The supporting information suggests that the caravans would be finished in timber or timber effect which would further reduce their prominence. It is considered that the scale and nature of the development would not significantly detract from the character of the local landscape or pattern of development.
- 8.9 The area where the caravans would be located is not subject of any designation for natural heritage. The development proposes the formation of a riverbank drainage outfall to discharge treated wastewater from the development into the River Isla, around 100m to the east of where the caravans would be located. The River Isla forms part of the River Tay Special Area of Conservation (SAC) which is noted for species of Atlantic Salmon, Lamprey and Otter. The application is supported by an Ecological Impact Assessment and a Fish and Aquatic Impact Assessment which suggest that impacts associated with the development would not be significant provided appropriate mitigation is carried out.
- 8.10 The wastewater discharge would be regulated by a SEPA CAR license but SEPA notes the large dilution capacity of the river and considers the proposed drainage arrangements to be acceptable. An Appropriate Assessment has been carried out having regard to the advice provided by Nature Scot (SNH) which concludes that the proposal would not result in a significant impact upon the qualifying interests of the SAC subject to the provision of a suitable Construction Method Statement. This matter could be regulated by planning condition.
- 8.11 The ecological assessment proposes a number of mitigation measures including further bird surveys if the works are to be carried out during the bird breeding season. Having regard to the information provided and the advice of Nature Scot and SEPA, neither of which has offered any objection to the proposal, it is considered that the proposal could be carried out without any significant direct or indirect impacts on natural heritage, subject to appropriate mitigation which could be secured by planning condition.

- 8.12 The site is not subject of any designation relating to the built environment. The route of the proposed foul drainage outfall pipe crosses through an area with archaeological potential but the Archaeology Service has reviewed the proposal and has advised no archaeological mitigation is required.
- 8.13 In terms of amenity impacts, the introduction of 41 caravans would increase the level of noise and activity in and around the site, but this is unlikely to be significant. The site was previously in a commercial use which attracted visiting customers which would have generated a level of noise and activity. The closest properties to the site are identified as being within the control of the applicant but the proposed use is residential in nature and it is considered that it could coexist with existing residential property without unacceptable impacts.
- 8.14 The proposal would be accessed from the U100 public road via an existing private vehicular track which serves the former nursery site and surrounding buildings. The application proposes the addition of two passing places along the access track between the site and the U100 and parking would be available within the site. The Transport Statement submitted indicates that that 93 daily trips are expected to be generated by the development during the holiday season and concludes that the development is unlikely to result in significant increase in traffic on the surrounding road network. The Roads Service has considered the development and its impact on the road network and has offered no objection to the proposal provided that two passing places are provided along the U100 public road between the site and Ruthven. The applicant has provided information to show how passing places could be achieved within the road verge and the Roads Service has requested a planning condition to ensure that they are formed in a timely manner. A planning condition is also proposed which requires details of construction traffic management to ensure that impacts during the construction of the caravan site are appropriately managed in the interest of road safety.
- 8.15 In terms of access by other means of transport, Ruthven village to the north is served by a bus service running between Alyth and Kirriemuir. Access to that service from the site would be along the U100 public road which is a relatively narrow rural road which does not benefit from a footway, but it is possible to step onto the verge to allow cars to pass safely and this arrangement is not uncommon in rural Angus.
- 8.16 The area where the caravans would be located is not within an area identified as being subject to flood risk on SEPA flood maps. Surface water would discharge into a ditch running adjacent to the site. The Council's Roads Flood Prevention Service has reviewed the submitted flood risk and drainage information and has offered no objection to the proposal subject the development being carried out in accordance with the mitigation measures identified in the report.
- 8.17 It is noted that the site was previously in agricultural use as a tree nursery and Policy PV20 seeks to protect prime quality agricultural land and minimise the land required for development proposals on agricultural land. Available information suggests that the land within the site is not prime quality agricultural land. The site is not currently in productive agricultural use and the proposal raises no issues against Policy PV20
- 8.18 The proposal does not give rise to any significant issues in terms of development plan policy and is considered to be of a scale and nature appropriate to its location.
- 8.19 In relation to material considerations it is relevant to note that representations have been submitted to the proposal. The representations are material, in so far as they relate to relevant planning matters and have been taken into account in the preparation of this report.
- 8.20 Objections raise concerns regarding the suitability of the road network to accommodate the proposal and lack of sustainable travel options. The Roads Service

has reviewed the objections submitted and in particular those which relate to the U100 public road between the site and Ruthven and has requested a planning condition to secure the provision of inter-visible passing places along the 390m stretch of the U100 between the site and the junction of the U100 with the A926 and to regulate the impacts of construction traffic. The Roads Service notes the comments submitted including those relating to the substandard visibility available at the junction of the U100 and A926 but offers no objection to the proposal, commenting that the previous use of the site as a tree nursery would have generated heavy traffic using the same accesses. It is noted that there are limited sustainable travel options to access the site but there is a bus service at Ruthven which provides an alternative means of access and the transport options that would exist would be fairly typical of caravan sites in rural Angus.

- 8.21 Concerns are raised relating to the potential for adverse impacts on the River Isla forming part of the River Tay SAC and other protected sites, species and biodiversity in the surrounding area. The application is supported by ecological information which indicates that impacts associated with the development would not be significant subject to appropriate mitigation. Neither SEPA nor Nature Scot (SNH) have objected to the proposal in terms of impacts of the development on the natural environment. The area of the site where the caravans would be located does not contain any significant biodiversity value and new planting within the site could be secured through landscaping conditions to improve biodiversity. River Jelly Lichen occurs on flat sandstone rocks and is one of the key features of the Den of Airlie SSSI located 4.5km upstream. Development within the river itself is limited to the provision of an outfall and accordingly the proposal would not result in a significant impact on the River Jelly Lichen population of the River Isla. There is no evidence to suggest that the development would result in any significant direct or indirect impacts on protected sites, species or biodiversity.
- 8.22 In terms of impacts upon utilities and services, Scottish Water has advised that there is sufficient capacity in the water supply network to serve the proposed development. The provision of adequate broadband and mobile phone coverage is a matter for service providers. There are no requirements for developer contributions towards improvements to community infrastructure for a development of this scale and nature when considered against the Developer Contributions and Affordable Housing Supplementary Guidance (2018).
- 8.23 The area where the caravans would be located is not within an area identified as being at risk of flooding on SEPA flood maps. The flood risk assessment provides recommendations to ensure that the development is not subject to an unacceptable level of flood risk. Having regard to the residential nature of the proposed use and the relationship of the proposal to surrounding property, it is considered that the proposal would not give rise to any unacceptable impacts in terms of noise, light pollution, odour, air pollution or impacts on privacy and amenity. Planning conditions are proposed to ensure that the caravans are not occupied as a permanent or principal residence as required by Policy TC16.
- 8.24 The site is reasonably discreetly located within the landscape and benefits from a backcloth of rising landform and mature trees to the north and an existing building group to the east. Views towards the site from the surrounding area would be reasonably restricted. The site was previously used as a commercial tree nursery which attracted activity from business operations and visiting customers and the redevelopment of the site for an appropriate new use would not result in a significant impact on the rural character of the surrounding area. There is a justifiable locational requirement for the development and there are no available sites within nearby rural development boundaries which could accommodate the development.
- 8.25 Economic benefits associated with the proposal also represent a material planning consideration. While the precise level of benefit that would be result from the

development is not quantified in the supporting information, it is noted that the applicant has consulted businesses in the surrounding area. Most of those businesses consider that the development would be a welcome addition to the area with the potential to bring further tourism to surrounding towns and villages. The Council's Economic Development Unit has also offered support for the proposal suggesting that there is an increasing demand for tourism accommodation in Angus from a growing market and the proposal would help to meet this demand and contribute to growing the rural economy.

- 8.26 The proposal provides for new tourism accommodation in the countryside which is of a scale and nature appropriate to its location. There is an increasing demand for tourism accommodation in Angus and the proposal would help to meet this demand and contribute to growing the rural economy. The proposal would include the provision of passing places on the public road to the north of the site and the matters raised in letters of objection have been taken into account and where appropriate planning conditions are proposed to deal with the issues raised. The proposal complies with development plan policy subject to the proposed planning conditions and there are no material considerations that justify refusal of planning permission.

9. OTHER MATTERS

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.

10. CONCLUSION

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

The proposal is in accordance with the development plan as it is compatible with the locational criteria identified in the plan and as it does not give rise to unacceptable impacts on amenity, natural and built environment, road safety or infrastructure, subject to condition(s). There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. Prior to commencement of the any works in connection with the planning permission hereby approved, the following shall be submitted to and approved in writing by the Planning Authority:
 - a) A scheme of hard and soft landscaping of the site, including details of boundary treatments and tree protection measures for existing trees within or adjacent to the site. Thereafter the approved landscaping scheme, boundary treatments and tree protection measures shall be carried out/completed prior to the occupation of any caravan. Any trees or shrubs removed, dying, being

- severely damaged or becoming seriously diseased within 5 years shall be replaced by trees or shrubs of similar size and species to those originally approved in terms of this condition in the next planting season;
- b) Details of existing and proposed ground levels across the site relative to a fixed datum. Thereafter the development shall be undertaken in accordance with the approved details.
 - c) A Construction Method Statement (CMS) which shall include measures to ensure that the works would not result in any contamination of the River Isla (forming part of the River Tay SAC), including the measures detailed in the Fish and Aquatic Impact Assessment, dated September 2020, and Ecological Impact Assessment, dated March 2020 submitted in support of the application. The CMS shall include measures to ensure that any topsoil imported into the site does not include invasive species. Thereafter all works shall be undertaken in accordance with the approved CMS.
 - d) Precise details of the proposed submerged foul water outfall as detailed on Millard 'Proposed Drainage Layout and Details' Drawing numbered 15630B/02/001 Rev C and dated 27.3.20. Thereafter, only the approved foul water outfall shall be formed.
 - e) a Construction Traffic Management & Routing Plan which shall consider (i) the type and volume of vehicles to be utilised in the delivery to the site of caravans and construction materials associated with the development; (ii) an assessment of the suitability of the proposed routes, including bridge capacities, to accommodate the type and volume of traffic to be generated by the development; (iii) details of a swept path analysis for the delivery of caravans between the site and the A926 Kirriemuir to Blairgowrie road; (iv) the restriction of delivery traffic to agreed routes; (iv) the location, design, erection and maintenance of warning/information signs for the duration of the works. Thereafter, the development shall be undertaken in accordance with the approved plan.

Reason: To ensure the provision of appropriate landscaping and boundary treatments in the interests of visual amenity; to ensure acceptable finished ground levels are provided in the interests of visual amenity and to ensure the development is not subject to an unacceptable level of flood risk; and to ensure the development would not result in an unacceptable impact upon the River Tay SAC; and in the interests of road safety and to ensure the free flow of traffic for the convenience of road users and to ensure that any works required to the local road network to facilitate the development are undertaken in a timely manner.

2. Prior to the commencement of any other works in connection with the planning permission hereby approved, the two proposed passing places identified on drawing number K115/SK/01 'Passing Places' by Andrew Carrie Traffic and Transportation dated 9 September 2020 shall be constructed and completed in accordance with the standards of Angus Council. For the avoidance of doubt the passing places shall be 12m in length.

Reason: In order to provide suitable passing places in a timely manner in the interests of road safety.

3. The number of caravans permitted within the holiday caravan site hereby approved shall not exceed 41 in total.

Reason: In order to ensure that the proposed development does not intensify to a level which would not have been considered as part of this application.

4. The caravan site hereby approved shall be used for holiday accommodation only and no person shall occupy any caravan or other structure as permanent residential accommodation or as a permanent or principal residence.

Reason: In order to define the consent and ensure that no permanent residence is formed at the site as this would be contrary to the council's policies for tourism development and residential caravans.

5. No caravan located within the application site shall be occupied by the same individual or group of individuals for a period exceeding a total of 12 weeks in any 26 week period. The operator of the site shall maintain a register of guests (including the name, address, dates of arrival and departure) of those staying at the site. On request, this guest register shall be made available to the Council as planning authority for inspection.

Reason: In order to ensure that no permanent residence is formed at the site as this would be contrary to the council's policies for tourism development and residential caravans.

6. The development hereby approved shall be carried out in accordance with:
 - i. Section 4 'Recommendations and Conclusions' of the Stage 1 Geoenvironmental Risk Assessment submitted in support of this application, including the carrying out of a ground condition watching brief during the construction phase of the development. In the event that any unexpected ground conditions are encountered, such as visual or olfactory evidence of contamination, for example hydrocarbon staining or strong odours; deposits of made ground extending to depth containing materials such as demolition rubble, wood, metal or ash; deposits of degradable organic materials or; asbestos containing materials including cemented sheeting, an appropriately qualified engineering consultant should be contacted for advice and a programme of additional works submitted to and agreed in writing by the Planning Department prior to the additional works being carried out;
 - ii. Section 4 'Impacts' of the Fish and Aquatic Impact Assessment, by Morgan Fisheries Consultancy Ltd dated September 2020, submitted in support of this application;
 - iii. Section 11 'Mitigation Measure' of the Ecological Impact Assessment, dated March 2020, submitted in support of this application; *and*
 - iv. Section 'Proposed Mitigation and Management of Flood Risk' of the Preliminary Flood Risk Assessment submitted in support of this application.

Reason: To minimise any harm to health through land contamination and in the interests of amenity; to ensure the development would not result in an unacceptable impact upon the qualifying interests of the River Tay SAC or any nesting birds or protected species.; In order to ensure that the development is not subject to an unacceptable level of flood risk.

Informative: The applicant is advised that the site would be subject to licensing in terms of the Caravan Sites and Control of Development Act 1960 (as amended) and therefore a caravan site licence must be obtained from Angus Council for the site before the site is brought into use. The site will need to comply with the caravan model standards for holiday use.

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: 08 DECEMBER 2020

APPENDIX 1: LOCATION PLAN

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

APPENDIX 3: LETTERS OF REPRESENTATION

APPENDIX 4: DEVELOPMENT PLAN POLICIES

APPENDIX 5: PLANNING SERVICE PRESENTATION