

Item 6

Planning application: 18/00340/FULM

Land at Gowanbank, Arbroath Road, Forfar

F2 Housing – Gowanbank

6 Ha of land at Gowanbank is allocated for residential development of around 60 units.

An appropriate vehicular access will require to be provided from Arbroath Road, or from both Montrose Road and Arbroath Road. No through route for vehicles will be permitted between Montrose Road and Arbroath Road, although emergency access should be provided.

The public footpath which crosses the site from north east to south west and connects into the Forfar Path network at those points will require to be taken into account and incorporated into the layout of the site.

Development will require to take account of the amenity of existing properties around the perimeter of the site any loss of amenity or nuisance to future occupiers in terms of noise or odour associated with the operational landfill site to the east and respect the cordon sanitaire.

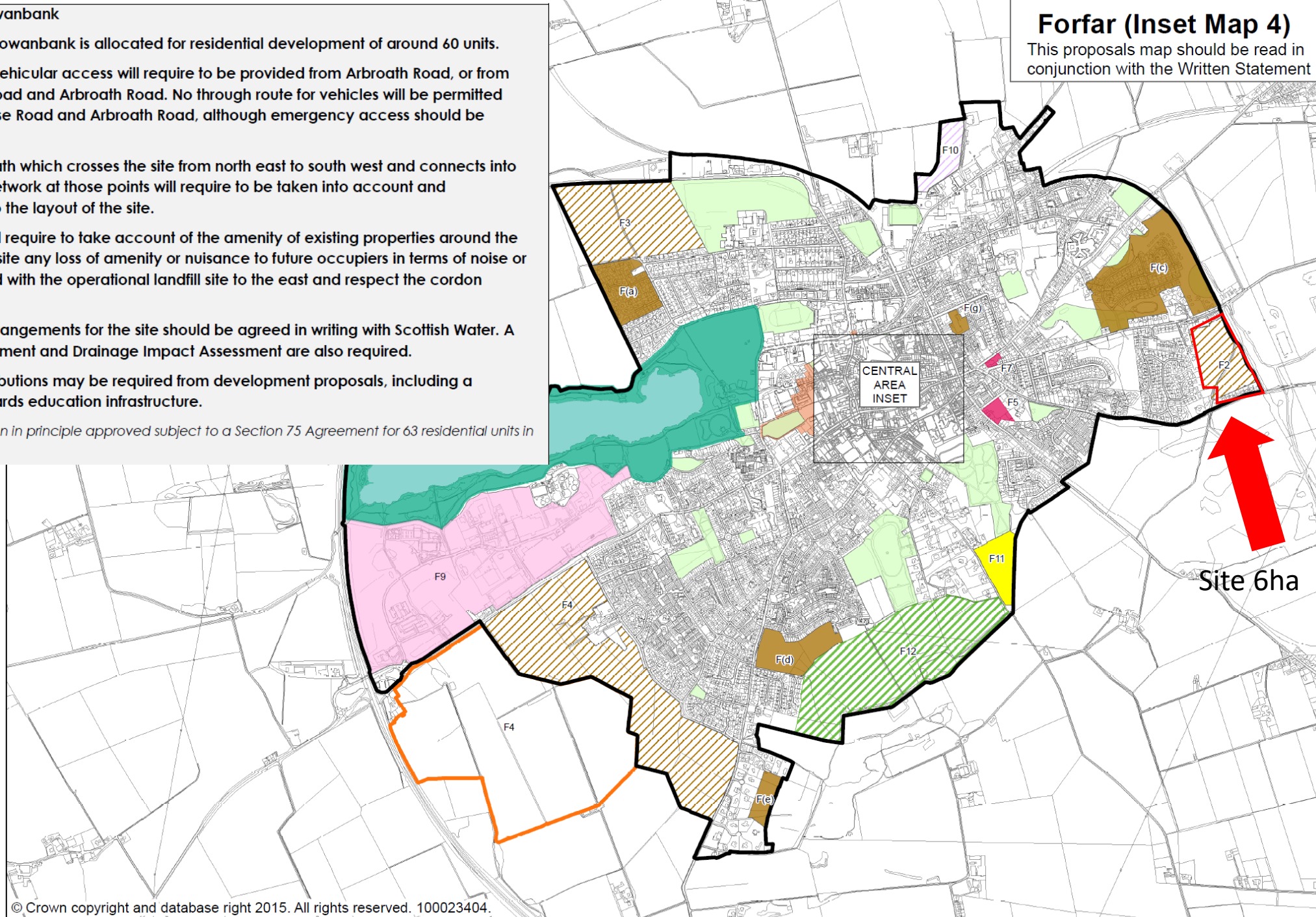
Foul drainage arrangements for the site should be agreed in writing with Scottish Water. A Flood Risk Assessment and Drainage Impact Assessment are also required.

Developer contributions may be required from development proposals, including a contribution towards education infrastructure.

(Planning permission in principle approved subject to a Section 75 Agreement for 63 residential units in August 2014.)

Forfar (Inset Map 4)

This proposals map should be read in conjunction with the Written Statement





B9113 Montrose Road

Landfill

Lochhead
Concrete Plant

6ha
14.8 acres

A932 Arbroath Road

Forfar Golf Club

Cashleys Restaurant

250 feet 100 m

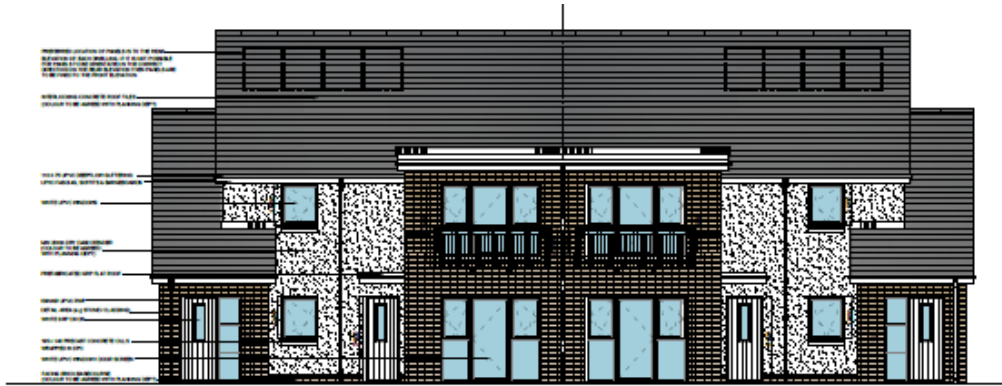
Image courtesy of Ordnance Survey, © 2021 TomTom











PROPOSED FRONT ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



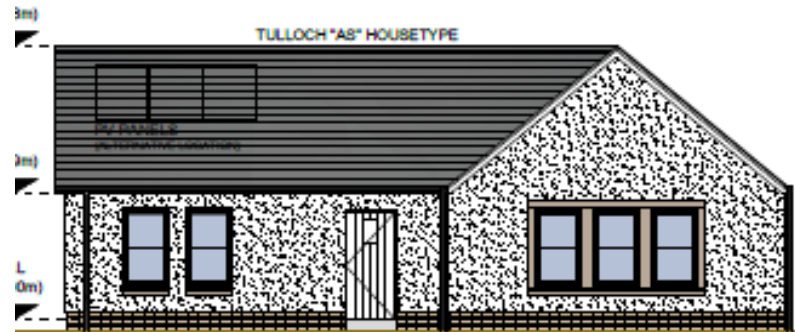
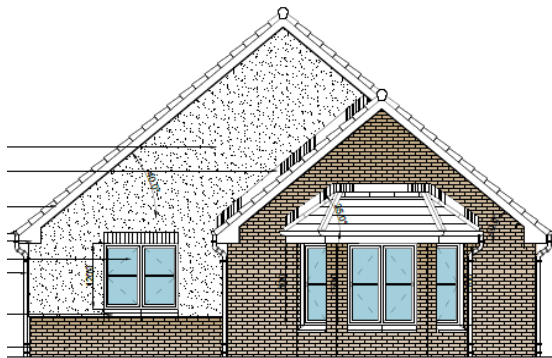
PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION 1:50



PROPOSED FRONT ELEVATION 1:50



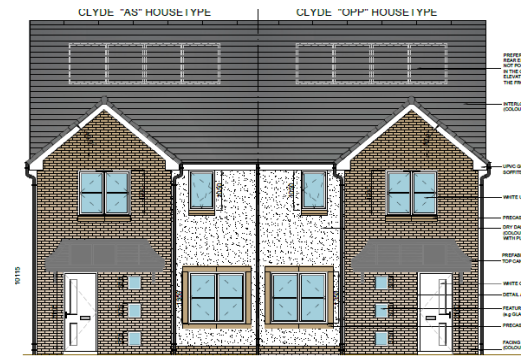
Front Elevation



PROPOSED FRONT ELEVATION



Front Elevation



PROPOSED FRONT ELEVATION 1:50

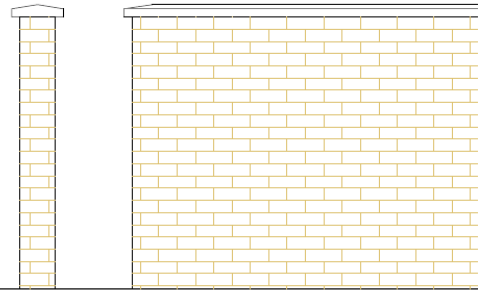


PROPOSED FRONT ELEVATION

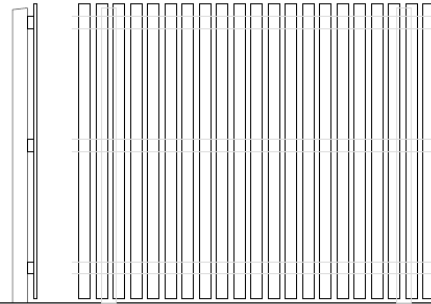


NOTES
DO NOT SCALE DRAWINGS

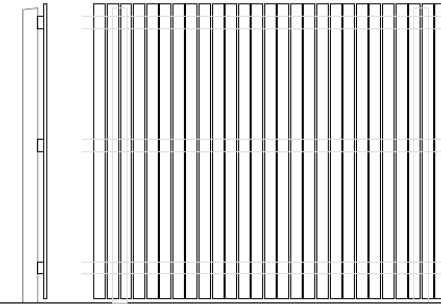
0m 0.5 1.0 1.5
scale bar 1:20



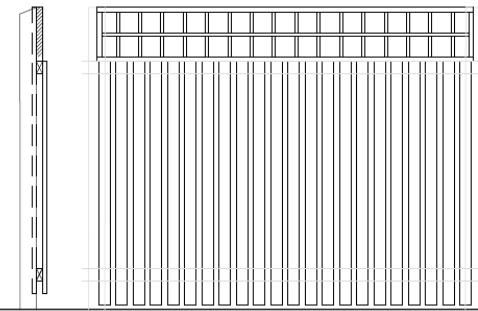
Section Elevation
Feature Wall 1:20
1800mm high masonry wall



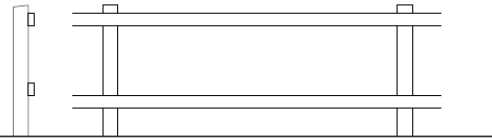
Section Elevation
Timber Screen Fence 1:20
1.8m high timber boundary fence.



Section Elevation
Timber Screen Fence 1:20
1.8m high close boarded timber boundary fence.



Section Elevation
Timber Screen Fence 1:20
1.5m high timber boundary fence with 0.3m trellis feature.



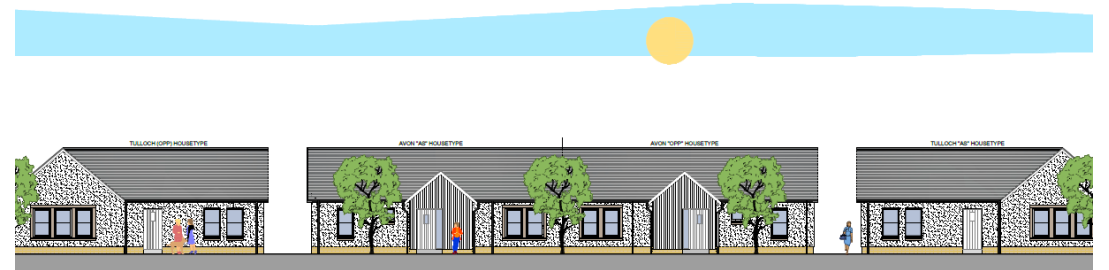
Section Elevation
Post & Rail Fence 1:20
750mm high timber post & rail fence.

REVISIONS

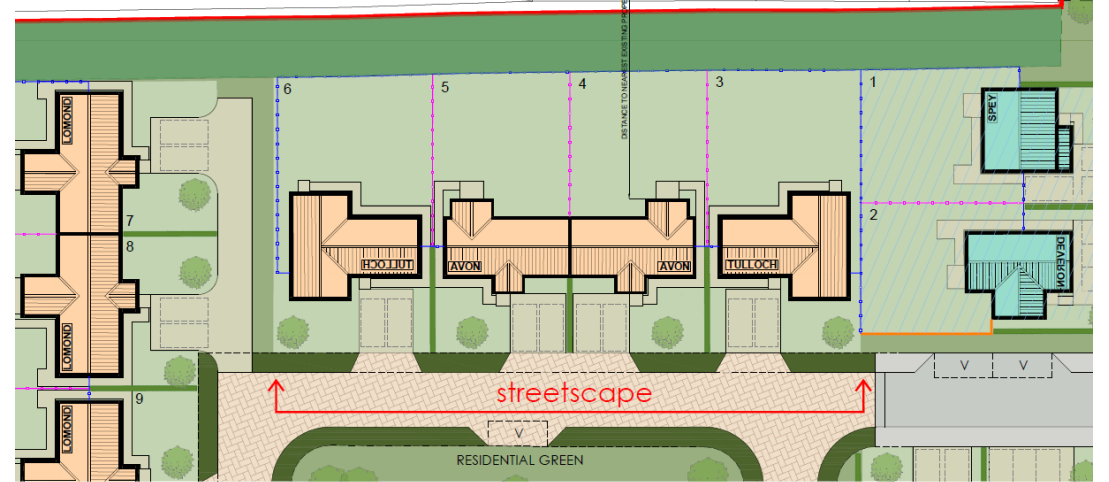
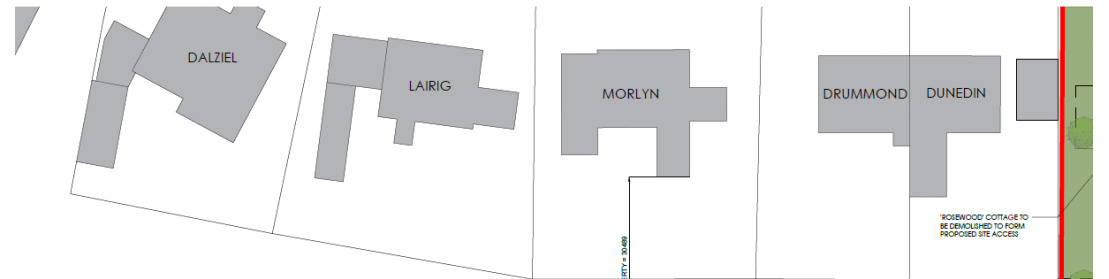
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Ogilvie Homes Ltd, Ogilvie House,
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Tel: 01786 811811 Fax: 01786 816935

PROJECT
GOWANBANK, FORFAR



SCAPE (SCALE 1:100)

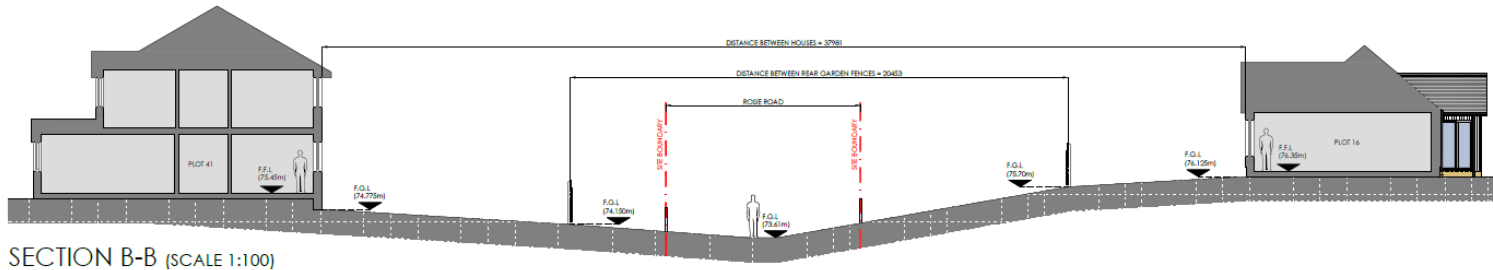


AN (SCALE 1:200)

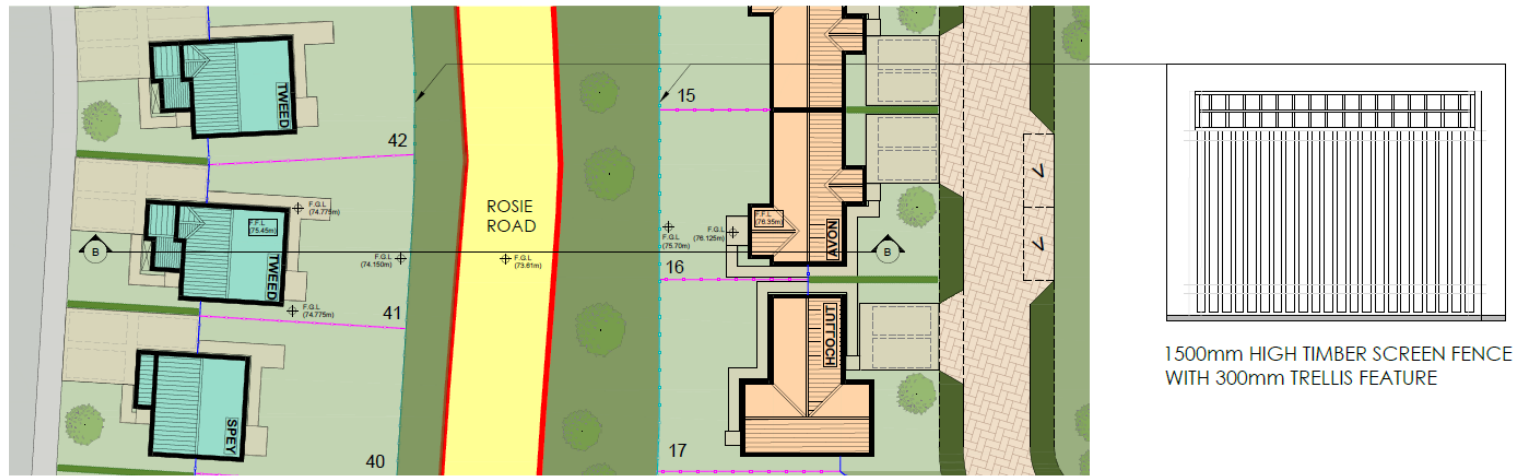
NOTES
DO NOT SCALE DRAWINGS

0m 2 4 6 8 10
SCALE 1:100

0m 2 4 6 8 10 12 14 16 18
SCALE 1:200



SECTION B-B (SCALE 1:100)



PART PLAN (SCALE 1:200)

- LEGEND**
- SITE BOUNDARY
 - 1800mm HIGH TIMBER SCREEN FENCE
 - 750mm HIGH TIMBER FENCE
 - 1500mm HIGH TIMBER SCREEN FENCE WITH 300mm TRELLIS FEATURE
 - DEVOTES SINGLE STOREY HOUSING
 - DEVOTES 2 STOREY HOUSING
 - DEVOTES PRIVATE GARDEN GROUND
 - DEVOTES COMMERCIAL LANDSCAPED AREA

REVISIONS

ogilvie
COMMS

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PROJECT
GOWANBANK, FORFAR

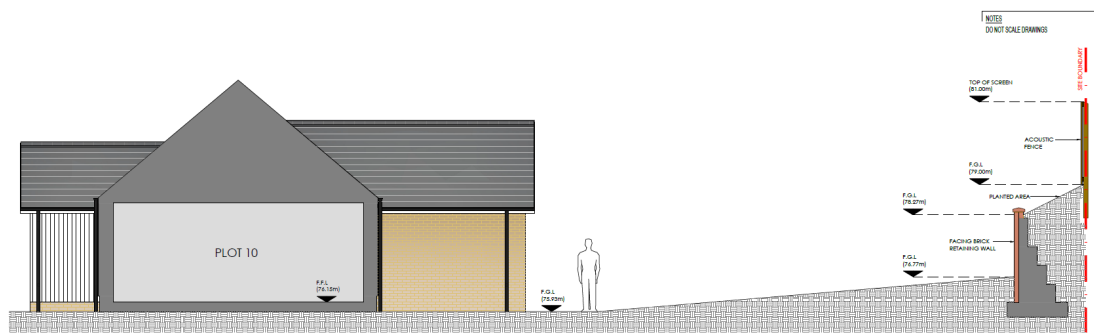
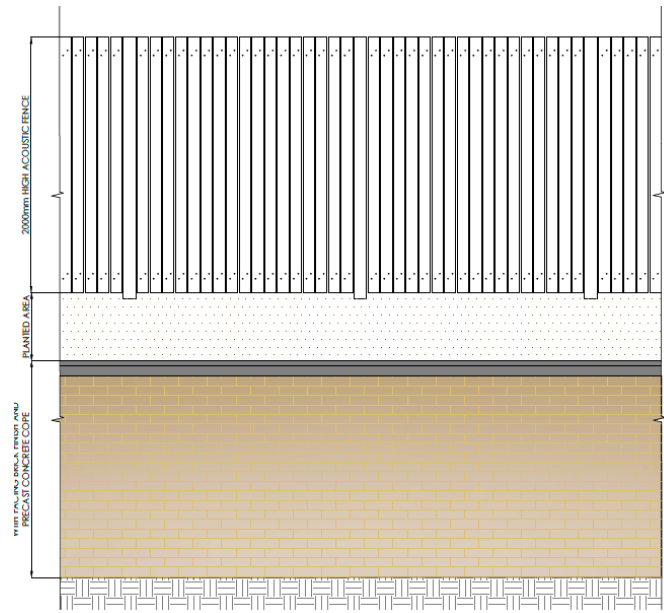
DRAWING
SECTION THROUGH THE ROSIE ROAD

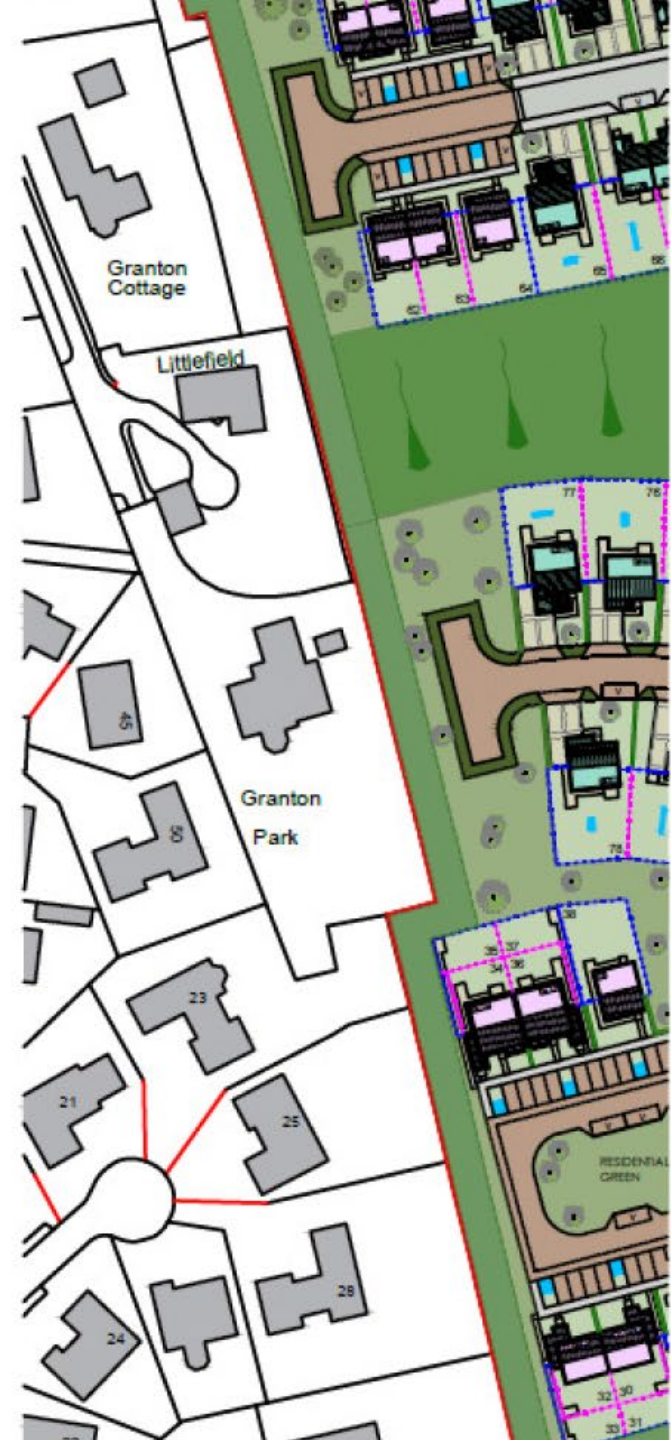
SCALE
1:100, 1:200

DATE	JOB No.	DRAWING No.	REV.
OCT 2020	J0112	PP-004	-
DRAWN BY CMCS			



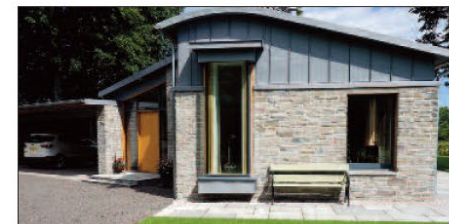






Angus Local Development Plan 2016 DESIGN & PLACEMAKING SUPPLEMENTARY GUIDANCE

October 2018



Summary

- Allocated housing site for 60 dwellings in the ALDP
- Proposal seeks to significantly increase site capacity
- Increase in capacity is not achieved in a manner that is consistent with LDP design aspirations
- Would not respond appropriately to site characteristics
- Would detract from amenity value of Rosie Road
- Does not demonstrate that amenity of existing and prospective residents would be safeguarded
- The application is recommended for refusal.