

Appendix 2 – Summary of applicants supporting information

Supporting Planning Statement

A supporting statement was submitted which provides an overview of the proposal. The statement considers the proposal against a number of local plan policies and notes the proposal utilises a small area of land and is located within the mixed-use town centre of Kirriemuir which contains a number of other licenced premises. It states the proposed beer garden has no immediate neighbours and will not result in any overlooking and loss of privacy, outlook, sunlight, daylight or overshadowing. It states the wider site will continue to provide parking for the Thrums and no change is proposed to the access arrangements. The statement concludes that the proposal is for a small, carefully designed beer garden to support an existing hotel and public house which will not detract from the immediate area and will not cause any loss of amenity within the mixed-use area.

Noise Management Plan

This document lists a number of measures the applicant intends to employ for the proposed beer garden area. These measures include no use of the external area beyond 9pm, no music within the external area, timeous response to any complaints received and regular reminders to patrons to not disturb neighbours.

Response to Objections

Correspondence from the applicant was submitted in response to third party objections to the proposal. This notes that The Thrums Hotel is a historic use within the town centre which has provided an important facility for essential workers and tourists and contributes to the vitality of the area. It notes that the applicant is unsure as to how reopening and recovering from Covid-19 will progress and as such is proposing a permanent beer garden to provide socially distanced space as and when required. The applicant states that they will adhere to the noise management plan submitted in support of the application. The statement concludes that there are a number of pubs and restaurants (including an existing beer garden nearby), general traffic movement and activity within the town which will result in some noise and as such noise and disturbance cannot be attributed as coming from the Thrums alone. It also notes that the hotel building will provide attenuation of any potential noise to be experienced by residents of Bank Street.

Use Information

Information was submitted which notes the applicant bought the land (to the north of the building), which was formerly used as the Airlie Garage, in 2001. In September 2001 the applicant had the fuel tanks associated with the former garage removed from the site. It notes that since that date the land to the north of the building has been used as parking associated with the hotel. Various documents were also submitted to demonstrate the above, including an invoice for the tank removal and an aerial view of the site from Google maps, dated 2010, showing cars parked on the site. The statement also notes that both the Thrums Hotel website and booking.com note off-street parking is available for use by visitors (referring to the parking to the north of the hotel). The applicant also notes that letters from local business/residents and a solicitor could be provided to confirm the land to the north of the site has been used as part of The Thrums providing off street parking for customers and residents for a period in excess of 10 years.