

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 16 AUGUST 2022**

**PROPOSAL OF APPLICATION NOTICE – MONIFIETH HIGH SCHOOL,**

**PANMUREFIELD ROAD, MONIFIETH, DD5 4QT**

**GRID REF: 348362 : 732199**

**REPORT BY SERVICE LEAD – PLANNING & SUSTAINABLE GROWTH**

**Abstract:**

This report advises committee that a Proposal of Application Notice (PAN) (ref: [22/00444/PAN](#)) has been submitted in respect of a major development comprising a proposed new build secondary school, nursery and associated external space at Monifieth High School, Panmurefield Road, Monifieth for Angus Council. Committee is invited to identify issues which it would like to see addressed in the planning application that is subsequently submitted.

**1. RECOMMENDATION**

It is recommended that committee notes the key issues identified at this pre-application stage and advises of any other issues it considers should be addressed in the 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 in the Angus Local Outcomes Improvement Plan and Locality Plans: -

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

**3. INTRODUCTION**

3.1 At its meeting on the 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 note requires officers to present a report to committee when a 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 will allow Members the opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 A PAN (ref: [22/00444/PAN](#)) has been submitted. It indicates that an application for planning permission is to be submitted for a proposed new build secondary school, nursery and associated external space within Monifieth. The proposed development site would measure around 7.95 hectares and the land currently comprises of the curtilage of the existing Monifieth High School. A plan showing the outline of the site on which the development is proposed is attached at Appendix 1.

3.3 The submitted PAN sets out the proposed pre-application consultation (PAC) that the applicant intends to undertake with the local community. The applicant has also indicated that details of the proposal were served on Councillors for the Monifieth Ward, Monifieth Community Council, parents and carers of children attending the

school, and a number of neighbouring properties in the vicinity of the school and its main approach. The submitted PAN indicates that an accessible project website will be available following a number of drop-in public events which will be held between 28th July and 15 September 2022. The applicant has been advised to also notify all other community council's which fall within the catchment of Monifieth High School and the neighbouring community council within the adjoining Dundee City Council administrative area. The applicant was also advised that they should carry out a live and interactive web-based event with a chat type facility to complement the video format, in addition to the in-person events. Details of the recommended approach for we-based events were also shared with the applicant to help them comply with the current legislative requirements for PAC.

- 3.4 The applicant's agent has been advised that a planning application cannot be submitted prior to 20 September 2022 (the date 12 weeks from the submission of the valid PAN).
- 3.5 The consultation arrangements are considered to meet with the requirements of the legislation. The results of the community consultation will be submitted with any subsequent major planning application in the form of a PAC Report as required by Development Management Regulations.

#### **4. DISCUSSION**

- 4.1 Committee is aware that planning legislation requires decisions in respect of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. In this respect a number of policies in [TAYplan](#) and in the [Angus Local Development Plan](#) (ALDP) will be relevant to the proposal.
- 4.2 The ALDP seeks to encourage the retention and improvement of existing public facilities (policy TC8). The school is an existing public facility and policy therefore supports the retention of that use and improvement of the associated facilities. In addition, the ALDP seeks to safeguard existing green space, and the school's playing fields are subject of open space protection (policy PV2).
- 4.3 The general principle of redeveloping the existing school site to provide a new school building with associated uses is supported by development plan policy. However, policy would also require assessment to determine if existing infrastructure, including roads and drainage, has capacity to accommodate the new development, and it would be appropriate to consider the accessibility of the site for continued educational use. Policy would also seek to ensure that there is not unreasonable loss of existing safeguarded open space, and that adequate playing field provision is retained for any new facility.
- 4.4 General policies that seek to safeguard the amenity of occupants of neighbour property and that seek to promote a high quality of design would also be relevant, as would those policies that seek to safeguard built, cultural, and natural heritage interests. A small part of the site appears to be subject of surface water flooding and it sits next to the Dighty Burn. Accordingly, those policies that deal with flood risk and provision of appropriate drainage would also be relevant.
- 4.5 In addition, Scottish Planning Policy (SPP) will be relevant, including the criteria it identifies for determining if a proposal contributes to sustainable development.
- 4.6 In these circumstances the key considerations in relation to the determination of a planning application will be whether the proposal complies with relevant development plan policies or whether there are other material considerations that justify a departure from relevant policies. In this respect the main considerations are likely to be: -
  - Suitability of the site for continued education/ community use having regard to the nature and scale of the redevelopment proposals;

- Acceptability of 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, including drainage and water supply;
- Impact of the redevelopment on open space and playing field provision, and suitability of proposed open space, playing field, and landscaping provision;
- Suitability of the proposed site layout and design of buildings, having regard to matters such as the impact of the development on neighbouring land uses and properties, particularly in relation to amenity of occupants of nearby houses;
- Design quality and quality of place;
- The impact of the development on natural heritage interests;
- The impact of development on built and cultural heritage interests;
- Drainage, flood risk and associated mitigation;
- Remediation or mitigation of any land contamination;
- Compatibility with SPP;
- Any third party representations that raise material planning issues.

4.7 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.

## 5. OTHER IMPLICATIONS

The human rights implications associated with the proposal will be considered in the determination of any subsequent major planning application for planning permission.

**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.

**REPORT AUTHOR: JILL PATERSON**  
**EMAIL DETAILS: [planning@angus.gov.uk](mailto:planning@angus.gov.uk)**

**DATE: 8 AUGUST 2022**

**APPENDIX 1: LOCATION PLAN**  
**APPENDIX 2 : PLANNING SERVICE PRESENTATION**