

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 23 FEBRUARY 2023

LAND 150M WEST OF NETHERTON COTTAGES, MEMUS, FORFAR

REPORT BY THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

ABSTRACT:

The Committee is asked to consider an application for a review in respect of the siting of two glamping units and associated works (non-determination), application No 22/00500/FULL, at Land 150m West of Netherton Cottages, Memus, Forfar.

1. RECOMMENDATIONS

It is recommended that the Committee:-

- (i) review the case submitted by the Planning Authority (**Appendix 1**);
- (ii) review the case submitted by the Applicant (**Appendix 2**); and
- (iii) considers and determines the position in relation to new matters raised, as detailed at Section 4.

2. ALIGNMENT TO THE ANGUS COUNCIL PLAN

This report contributes to the following outcomes contained within the Angus Council Plan:

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

3. CURRENT POSITION

The Development Management Review Committee is required to determine if they have sufficient information to determine the Review without further procedure. If members do not determine the review without further procedure, the Review Committee must determine the manner in which the review is to be conducted. The procedures available in terms of the regulations are: written submissions, hearing sessions or inspection of the land to which the review relates.

4. NEW INFORMATION

The Planning Review Statement submitted by the applicant includes matters which were not raised in the first instance to the planning authority when the application was submitted.

The Town & Country Planning (Scotland) Act 1997 states:

43B Matters which may be raised in a review under section 43A

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
 - (a) that the matter could not have been raised before that time, or
 - (b) that its not being raised before that time was a consequence of exceptional circumstances.

Accordingly, the applicant may not raise new matters unless those matters could not have been raised before or exceptional circumstances explain which matters were not raised before.

The applicant explains the reasons for raising the new matters in the Notice of Review application.

The Committee requires to determine if the foregoing statutory requirements have been met. Should the Committee decide that the requirements have not been met, then the Committee must not take those new matters into account when determining the Review.

5. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations in the Report.

6. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment is not required.

7. CONSULTATION

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

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: Sarah Forsyth
E-Mail: LEGDEM@angus.gov.uk

List of Appendices:

Appendix 1 – Submission by Planning Authority

Appendix 2 – Submission by Applicant

ANGUS COUNCIL'S SUBMISSION FOR NON DETERMINATION

APPLICATION NUMBER – 22/00500/FULL

APPLICANT- MR NEIL STEWART

PROPOSAL & ADDRESS – SITING OF TWO GLAMPING UNITS AND ASSOCIATED WORKS INCLUDING FORMATION OF PARKING/ACCESS AND TURNING AREA, TIMBER DECKING, BIKE SHEDS, SCREEN FENCING, AND WASTEWATER ARRANGEMENTS AT LAND 150M WEST OF NETHERTON COTTAGES MEMUS FORFAR

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	Report of Handling - 'No Report of handling available as this is a non determination appeal'.	
	Policy Tests (Angus Local Development Plan 2016)	
	Design Quality & Placemaking Supplementary Guidance – Angus Local Development Plan https://www.angus.gov.uk/sites/default/files/Angus%20local%20development%20plan%20adopted%20September%202016.pdf Angus Local Development Plan – Proposals Map https://www.angus.gov.uk/sites/default/files/2021-09/Proposals%20Map.pdf	
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AC8	Photo Timber Screens	
AC9	Supporting Statement	
AC10	Supporting Statement from Applicant	

Tuesday, 13 September 2022



Local Planner
Planning Service
Angus Council
Forfar
DD8 1AN

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land 150M West Of, Netherton Cottages Memus, Forfar, DD8 3TZ

Planning Ref: 22/00500/FULL

Our Ref: DSCAS-0072556-54M

Proposal: 22/00500/FULL | Siting of two Glamping units and associated works including formation of parking/access and turning area, timber decking, bike sheds, screen fencing, and wastewater arrangements | Land 150M West Of Netherton Cottages Memus Forfar

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

This proposed development will be fed from WHITEHILLOCKS Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ There is currently sufficient capacity for a foul only connection in the Waste Water Treatment works to service your development. However, please note Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options. (Remove if not applicable)
-

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk

- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
 - ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
 - ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
 - ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ **All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ **Trade Effluent Discharge from Non-Domestic Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade

effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.

- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Operations Analyst

Tel: 0800 389 0379

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish

Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

ANGUS COUNCIL

PLACE PLANNING

CONSULTATION SHEET

PLANNING APPLICATION NO

22/00500/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

(Comments to follow within 14 days)

Date

14	09	22
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**PLEASE DO NOT TAKE AWAY THE LAST SET OF PLANS WHERE POSSIBLE COPIES
WILL BE PROVIDED ON REQUEST**

ELECTRONIC SUBMISSION DRAWINGS TO BE VIEWED VIA IDOX

Memorandum

Infrastructure Roads & Transportation

TO: DEVELOPMENT STANDARDS MANAGER, PLANNING

FROM: TRAFFIC MANAGER, ROADS

YOUR REF:

OUR REF: CH/AGG/ TD1.3

DATE: 22 SEPTEMBER 2022

SUBJECT: **PLANNING APPLICATION REF. NO. 22/00500/FULL – PROPOSED SITING OF TWO GLAMPING PODS ON LAND 150 METRES WEST OF NETHERTON COTTAGES, MEMUS**

I refer to the above planning application.

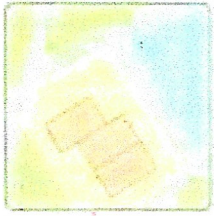
The site is located on the south side of the classified Cortachy to Menmuir road west of Netherton Cottages, Memus. The road is subject to the national, derestricted speed limit of 60mph at the site access. The proposed site access will be located approximately 40 metres east of a bend in the public road.

To provide a safe and satisfactory access, minimum visibility sightlines of 2.4 x 215 metres should be provided on both sides of the proposed access at its junction with the public road. Further, as the access will be in close proximity to a bend in the road, forward visibility of 215 metres should be provided on the approach from the west, to ensure an adequate stopping distance is available to stationary or slow-moving vehicles turning right into the site.

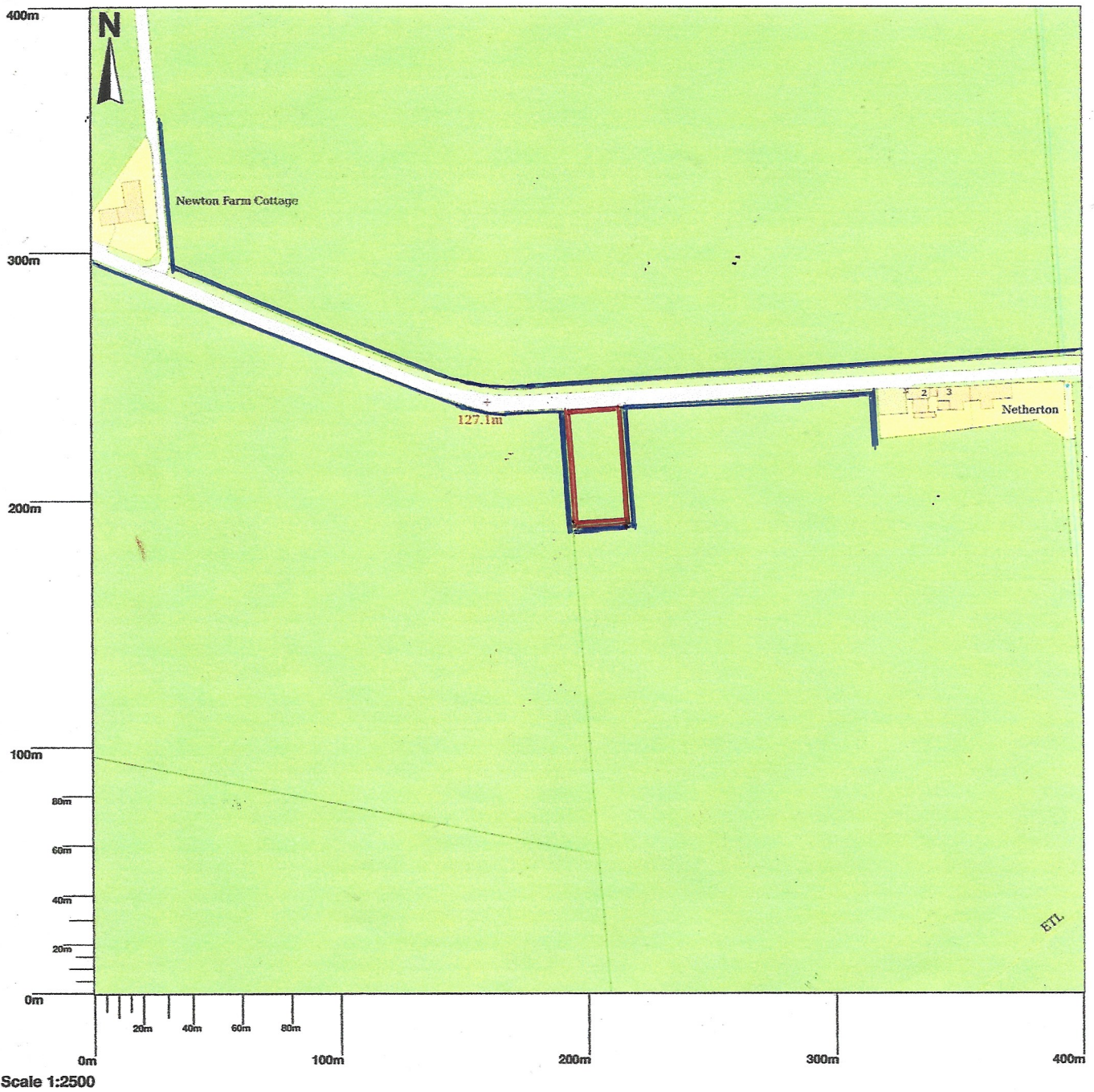
I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I object to the proposed development due to its failure to provide safe and adequate visibility to give drivers a clear view over a length of road sufficient to allow safe access to, and egress from the site.

I trust the above comments are of assistance but should you have any further queries, please contact Andrew Barnes on extension 1770.

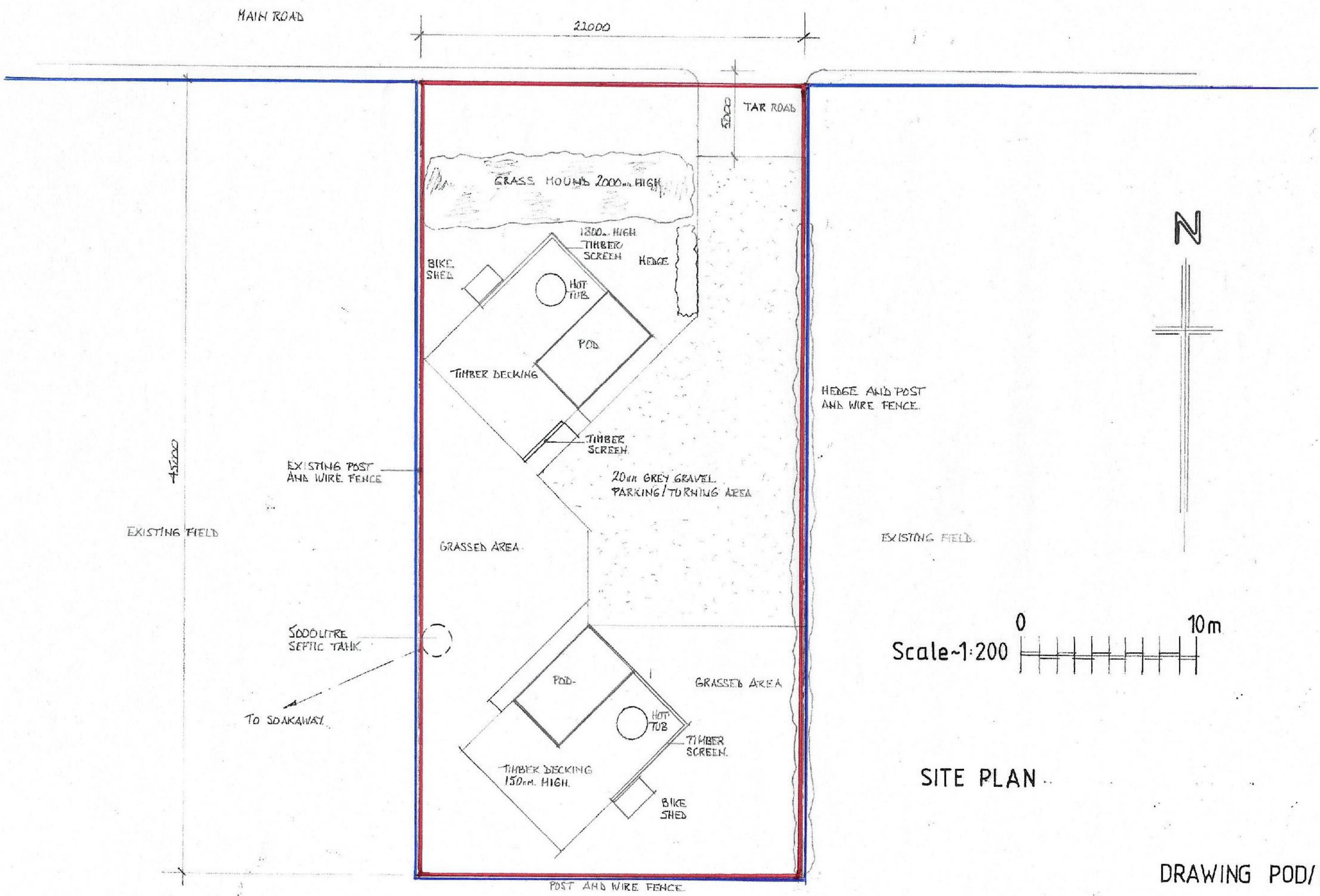




1-2 Netherton Cottage Memus, Forfar, DD8 3TZ



Map area bounded by: 341649,758945 342049,759345. Produced on 27 June 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16b/uk/817719/1105461



SITE PLAN

DRAWING POD/01

From: [Damian G Brennan](#)
To: [REDACTED]
Subject: 22/00500/FULL - Siting of 2No Glamping pods - Land 150M West of Netherton Cottages
Date: 10 November 2022 17:53:00

Dear Mr Bertram,

Proposal: Siting of 2No Glamping pods

Location: Land 150M West of Netherton Cottages Memus Forfar

Reference: 22/00500/FULL

My apologies for the delay in providing an update in relation to your application. Further to the submission of the above application I can now advise that we will not be supporting the proposal. This Service has concerns regarding the siting of the proposal.

In terms of the location of the proposal it is considered on the basis of the information submitted that the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development and it has not been demonstrated that the proposal would not have an unacceptable impact in terms of access. The concerns noted are further highlighted below:

- Siting - The proposal provides for the siting of two Glamping units and associated works in a location that is remote from any other buildings, structures or landscape features. The surrounding area is characterised by occasional clusters of agricultural buildings and houses mainly set within established planting. The proposed development is not considered to contribute to the rural character of the surrounding area.
- Design – the design of the proposals including the timber screens proposed are not considered to reflect the characteristics of buildings and structures that are desirable in the Angus countryside. The inclusion of timber screens and decking in such an isolated position are considered to be suburban in form and would not contribute to the characteristics of development found in the Angus Countryside.

In addition to the above views in relation to the siting and design of the proposal, the application has attracted an objection from the Roads Service and I am afraid that the additional information submitted by the applicant does not sufficiently demonstrate that their concerns can be adequately addressed.

In light of the above views, it is now my intention to refuse the application in line with the Council's Scheme of Delegation. I would therefore advise that the application be withdrawn.

I would suggest withdrawing the application and I have pushed the determination date for the above application back to 25 November 2022 in the interim to allow time for confirmation of how you wish to proceed and if required refusal of the application.

I look forward to your observations on how you wish to proceed by the week ending 18 November 2022 and trust this is sufficient time for you to confirm how you wish to proceed.

Yours sincerely,

Damian Brennan | Planning Officer (Development Standards) | Angus Council | 01307 491819 | brennandg@angus.gov.uk | www.angus.gov.uk
(My pronouns are he/him)

Covid: As restrictions ease, the emphasis will continue to be on personal responsibility, good practice and informed judgement. [Get the latest information on Coronavirus in Scotland.](#)

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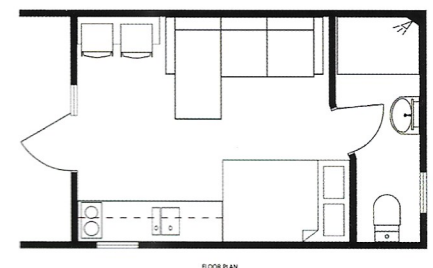
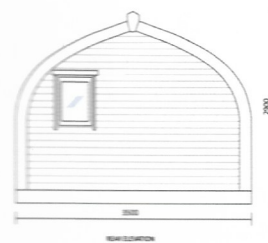
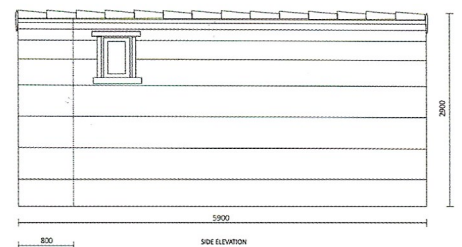
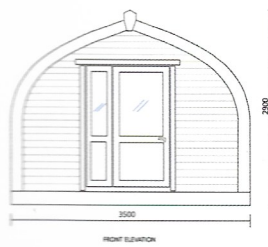
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The Kelvin

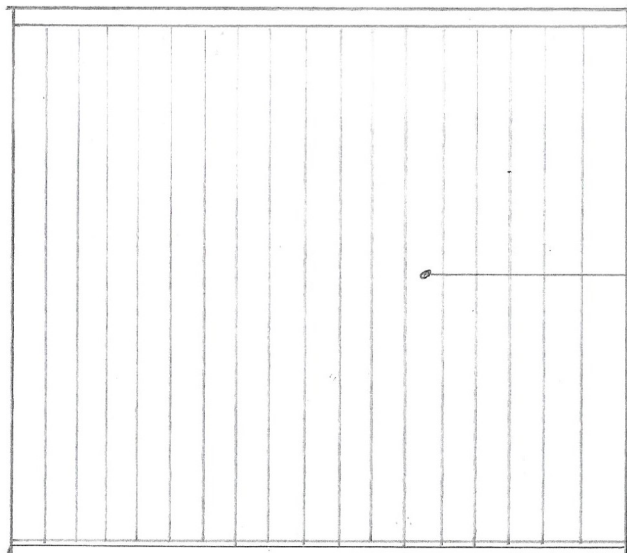
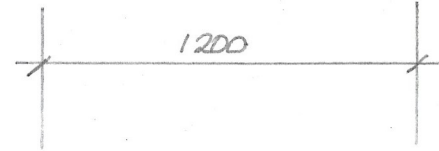
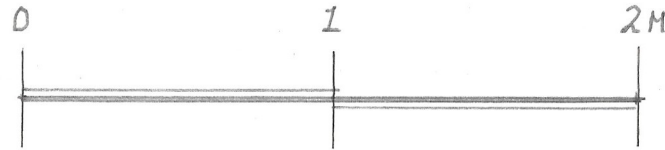
SPECIFICATIONS:

- 5900mm x 3500mm
- Fully insulated 100mm insulation with electric under floor heating
- Double glazed uPVC windows and door, with side-light
- Velux window 780mm x 550mm
- Redwood loglap cladding
- Metrotile Vixen roofing system
- Double Bed
- Kitchenette with laminate worktop, 2 ring electric hob, integrated fridge/freezer
- Integrated microwave
- En-suite 1200mm shower room with vanity wash hand basin and toilet
- Heated towel rail
- LED lighting and TV socket, power sockets and USB points
- LED on front veranda
- Fully electric or gas

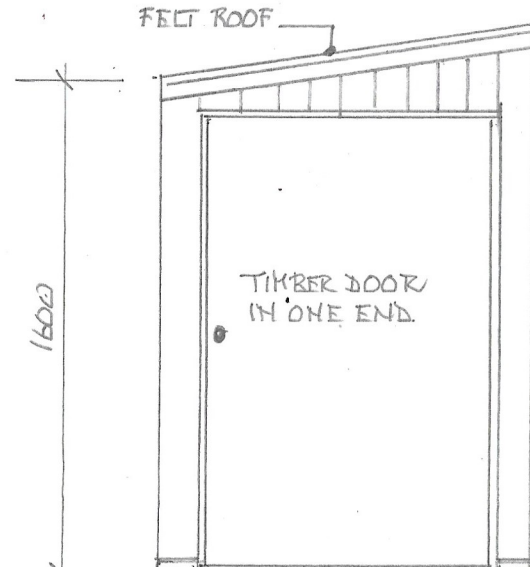


BIKE SHEDS

SCALE ~ 1:25



TIMBER BOARDS
PAINTED TO
MATCH POXS.
ON 3 SIDES





As the Scottish Government's economic strategy states, "Faster sustainable economic growth is the key to unlocking Scotland's potential and strengthening our greatest asset – the people of Scotland".

With that sentiment in mind, Tourism is a great opportunity to the sustainability and economy of Angus County. Providing hospitality to draw in more tourists to the area is the first step toward the goal, encouraging people to visit the beautiful Angus County.

My proposal to supply the use of holiday pods to the Memus area is in hope tourists would be encouraged to spend more time in the area and adjacent towns, Forfar and Kirriemuir. Having a stop-over would engage people to the area for at least Two days, boosting local small businesses profitability and hopefully encouraging new businesses start-ups.

The village of Memus once had a thriving Caravan Park, a petrol station, and a small shop, providing locals with fantastic convenience amenities and the local businesses with added customer footfall. Since around 2002, the caravan park was closed, the nearest caravan park of large capacity is Kirriemuir. Sadly, the nearest shop is in one of the towns, Kirriemuir or Forfar.

The nearby Glens and Munros offer breath-taking views and walks for the enthusiasts, pulling tourists to venture around Angus.

Memus is well placed for staycations, sitting between Two towns, Kirriemuir and Forfar and a short drive to the Glens; Clova, Prosen, Moy, Ogil to name a few.

Kirriemuir host Bon Scot and DD Music festivals annually which have a good attendance by locals and tourists. Forfar is a larger town with good transport networks and regularly hold Farmers markets in the town.

Being a mixed farm here at Newton of Inshewan, it is pleasing to observe interest in the countryside and surrounding area. It would be beneficial to engage with people who visit Angus, to supply visitors with local area information, encourage visiting towns and use facilities that Angus has to offer, swimming pools, restaurants, small businesses, and local charities. Memus has a hall which regularly holds tabletop sales, cinema nights, rural group meetings, this would be ideal to encourage more visitors.

Each visitor to the Pods will be given a local information booklet, offering dates of the year that events will be held. Kirriemuir Shows, Angus Show, Tractor Pull, Tractor runs which pass by us. By diversifying into tourism and having read the Scottish Governments Economic Strategy Paper, I would encourage visitors to engage in Angus as much as possible, feeding them information to allow this to happen. The pods will be situated looking into our fields, with earth mounds to minimise the sight of the pods from the road, their construction is within keeping of the environment, neutral colours, nothing bright or out-with keeping to the rest of the landscape surrounding them. The view to passers by on the road should be grass mounds with minimal view of the pods, also to increase privacy to the occupants.

The Location chosen has been made to allow the occupants a beautiful view of adjacent fields, not close to the farm steading; where loud vehicles might be a nuisance, the small area for the pods will not prevent the use of the farmland surrounding them, being compact the pods have a small area requirement.

Access to the pods will be directly from the B road running between Cortachy and Memus, it seems sensible to allow a large enough space for the visitors to turn off from the B road completely, to not cause any obstruction to other road users, should they stop momentarily to check if in the correct

place. There will be no negative impact to any environmental infrastructure nor surrounding amenities of the proposed pods, the surrounding farm thrives on the good environment encouraged by way of mixed farming procedures, it would not be beneficial to encourage anything other than environmentally friendly.

Firstly, I addressed entrance and exit of the area in paragraph 11. I am also supporting my view by way of photographic evidence of the B road running between Cortachy and Memus, Not Memuir as Andrew Barnes Stated in his objection. The area running to the access will be of the same road level, constructed with Y branches to allow safe exit and entrance to the large space before meeting the road to both pods. Being a B road, it is not busy, and visibility is beyond the 215 Metres required, as shown in photographs.

215 Metres measured, points marked A and B from Point C where proposed site entrance is situated.

The map Figure 1, illustrates the wide visibility from the proposed access point. I have also marked a dotted line, where the entrance can be formed into a Layby-type design to allow a short travel and extra checking time to enter the road. Being a B road, traffic is minimal, but it is understandable that a tourist, maybe driving on a different side of the road to what they are accustomed; will appreciate a little more thinking time. As already stated in my supporting statement; there is an area off the road which can be entered and used for turning before the road to the pods is, as shown in the plan in application.

Visibility to the access point and 215Metres, Looking Westerly towards Cortachy is shown in Figure 2. This is a straight, clear road with good visibility in both directions. The photograph was taken from point Marked B on the map, Figure 1. Figure 4, shows the visibility from the proposed entrance, marked C on the map, Figure 1

Figure 3, is a photograph from the proposed site entrance marked C on Figure,1. This is the point where the road will be formed into a Layby type design, marked purple dots on Figure 1, giving the driver good visibility and time to enter the road safely.

Figure 5,shows the visibility of the proposed access site towards the corner Westerly of the access. The areas marked red highlight the area which can be considered obscured visibility, with the layby proposal, the access heading Westerly can be brought along to the corner so the driver can have excellent visibility of oncoming traffic. Without the Layby design, visibility would still be good, the stock net fences are not obstructing visibility and growth along fences can be cut to further increase view. Land across

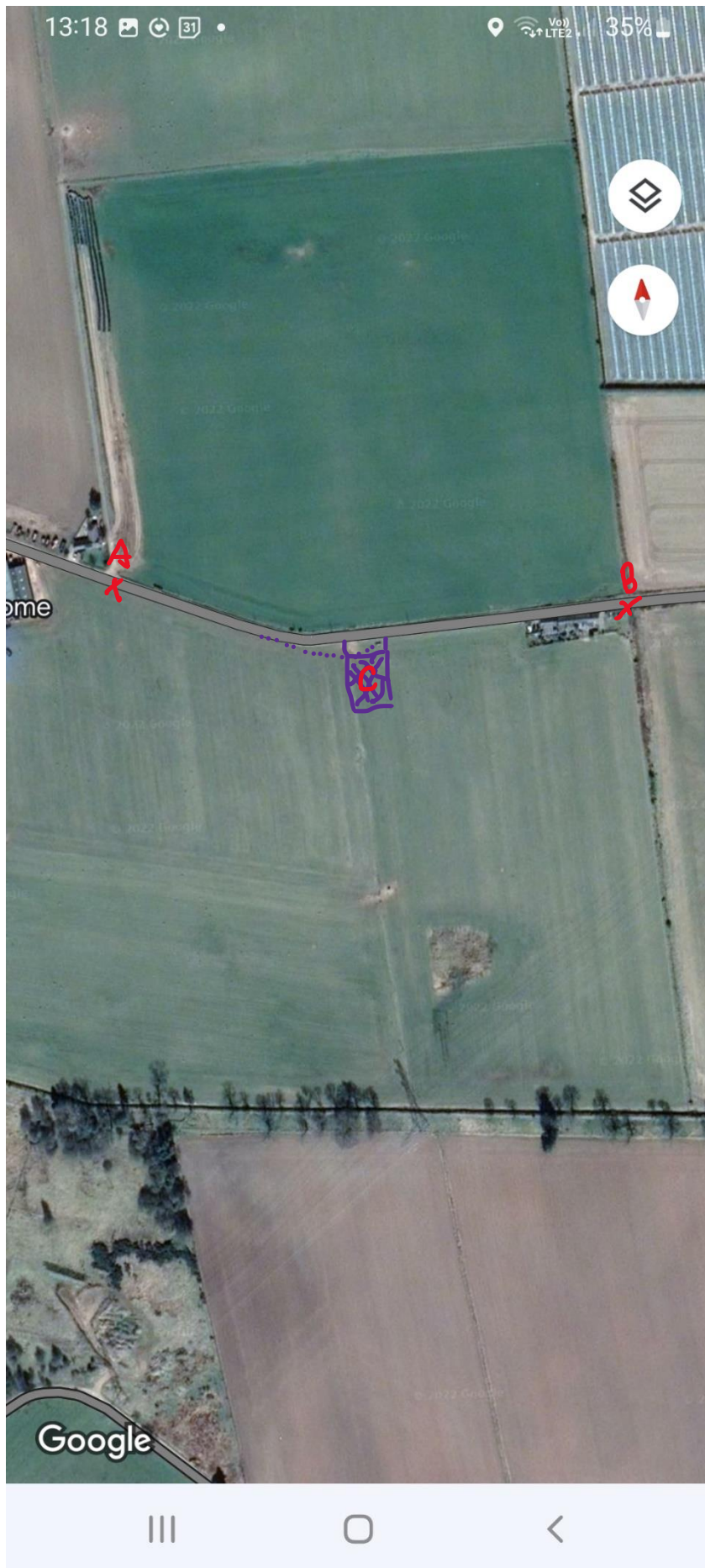


Figure 1 Map showing location and 215Metres distances for good visibility of oncoming traffic. Point Marked A 215 Metres Westerly from Access. Point marked B 215 Metres Easterly from Access. Point marked C, Proposed site.



Figure 2 Looking Westerly 215Metres from the Gateway which marks the entrance area, marked with Red Cross



Figure 3. 215 Metres Looking from Entrance to proposed site, towards Cortachy in Westerly Direction



Figure 4. Looking 215Metres in Easterly direction, towards Memus, from access to proposed site



Figure 5. Standing back from gateway, looking Westerly towards Cortachy showing the corner still allows visibility of vehicles along the red lined stretch marked on photograph. Road had good visibility which can be made better by cutting roadside overgrowth.

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE
APPLICATION FOR REVIEW – LAND 150 WEST OF NETHERTON
COTTAGES, MEMUS

APPLICATION NO 22/00500/FULL

APPLICANT'S SUBMISSION

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Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100609954-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Newton of Inshewan"/>
First Name: *	<input type="text" value="Neil"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Stewart"/>	Address 1 (Street): *	<input type="text" value="NEWTON OF INSHEWAN FARM"/>
Company/Organisation	<input type="text" value="William Stewart & Son"/>	Address 2:	<input type="text" value="Memus"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="FORFAR"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD8 3TZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

Angus Council

Full postal address of the site (including postcode where available):

Address 1:

NEWTON OF INSHEWAN

Address 2:

MEMUS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

FORFAR

Post Code:

DD8 3TZ

Please identify/describe the location of the site or sites

Northing

759190

Easting

341560

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Siting of Two Glamping Units and associated works including formation of parking/access and turning area, timber decking, bike sheds, screen fencing and wastewater arrangements

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Supporting Documents, my statement of appeal is attached there

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

A Response to Objection was raised before deadline but on 22/11/2022, My wife Julie Stewart had a meeting with Adrian Gwynne from Roads Department Angus who discussed potential measures that can be made to ensure safety of all road users when accessing or exiting the proposed site. Both measures offered are fully agreeable and I have described them in the Statement of Appeal, attached separately. Initial Objection was made from a Google maps perspective as opposed to the site visit from Mr Gwvnn

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

FIG_1 Email From Damien Brennan to provide more information FIG_2 Email From Damien Brennan, not supporting proposal and extension date FIG_3a Location Plan showing areas marked to assist with Full Visibility to Road FIG_3b Roads Objection FIG_4 Response to Roads Objection, highlighting the roads are not busy nor fully obstructed viewpoint. Any obstruction can be removed. Angus Planning Application Documents; 13 to the application 22/00500/FULL LOCATION PLAN,SUPPORTING STATEMENT. BIKESHED

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/00500/FULL

What date was the application submitted to the planning authority? *

08/09/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Neil Stewart

Declaration Date: 09/12/2022

Appeal is sought against refusal of planning application, where the deadline was set for 7th November 2022, the deadline passed and I had to seek answers by contacting councillors and the architect, answer received via email to Architect, but no decision submitted on website, Planner seeking to extend deadline without consulting applicant.

Based on the reasons the planner placed for refusal, I would have expected conditions to planning application instead, where planning preferred removal of timber fencing or decking, this is agreeable and an easy fix to the site.

Roads put in an objection, my response was not mentioned; subsequently had a site visit with Roads 22/11/2022 Adrian Gwynne, who does not feel the road is busy, being a Rural B Road and the issue raised over unobstructed view, this can be resolved by making some changes, as outlined in my appeal.

Proposed development stated as; not contributing to the rural character of the surrounding area; houses of One or Two are dotted along the stretch of road from Cortachy to Memus, the design of the pods is minimalist, not brightly coloured and being surrounded by a grass mound, will be nearly invisible to the road overlooking the site.

Glamping pods are a regularly seen addition to areas within the countryside all over the UK. They are commonly recognised.

In July of 2022, following reading the [Scotland's National Strategy for Economic Transformation - gov.scot \(www.gov.scot\)](http://www.gov.scot) and Angus Tourism Framework, I decided on embarking on inviting tourists to my farm. One way in which I could do this without extreme initial cost was Glamping Pods; there are a few sites across Angus but none within the Memus proximity.

After looking at the cost and overall environmental impact a pod would be, we decided a pod was a sensible, environmentally aesthetic, and minimal ground surface movement which pleased my low environmental impact ideals.

Before purchase, we had a discussion with our Architect Larr Bertram, he in turn contacted Stephanie Porter, explained to her that we had spent time looking at which pods would be suitable for our farm and the surroundings. Larr explained that we could invest in these pods imminently to gain a good discount on purchase should planning be expected to be agreed, Stephanie looked at the positioning of the pods site, told us to keep away from farm buildings and houses to minimise any impact on them and to keep the whole area of the site below 1000 sq. Metres and to screen the pods from view where possible. The overall opinion from Stephanie was a positive one, enough for us to agree to invest in the pods; having the understanding that Angus Council were behind the Angus Tourism Framework.

On 29th July 2022, an email (Fig.1 attached file) was received from Damian Brennan, with observations to submit more information to support our application. Due to this, a Description was changed, a plan with red line marking the boundary of ownership in Blue, details of the bike sheds and fence panels were given and supporting information with Policy TC16 as requested was submitted. Planning Application Documents, SUPPORTING STATEMENT, PHOTO BIKE SHEDS, PHOTO TIMBER SCREENS, SITE PLAN.

Following Angus Council receiving the application, it was finally validated on 8th September 2022.

Determination deadline was 7th November 2022. This date came and went with no contact from the planning department. I contacted Lar the architect, who on the 11th of November sent us a copy of response from Damian Brennan (Fig.2 attached file). His response was to refuse the application but

had pushed the deadline back to 25th November for confirmation on how we wish to proceed. Pushing the deadline back was not agreed.

Siting, Design, and an objection was described as reason to refuse the application.

Siting. 'A location that is remote from any other buildings'. Positioning was discussed with Stephanie Porter, she stated that we should ensure the proposed does not infringe on any nearby properties, to leave space between the proposed site and other buildings.

'The surrounding area is characterised by occasional clusters of agricultural buildings and houses mainly set within established planting'. The clusters mentioned, along the stretch of road from Memus village to Cortachy, are houses, maximum of two dotted along the sides of the road. Houses are mainly one storey, each having their own unique styles. This is a cluster of Two pods which will be screened by grassy mounds and therefore will have no negative impact on rural character of the surrounding area.

Design. 'The inclusion of Timber screens and decking in such an isolated position are considered to be suburban in form'. The screens were requested by Stephanie, they can be removed, there is no mention of the grassed mounds which are far better in my opinion which can, rather than slightly envelope the pods, they can encircle the pods nicely. I am agreeable to a condition in Planning to not use timber screens or decking, Flagstones and Gravel will complete the outside area of the pods instead.

Objection from Roads. Angus Council Reference, ROADS – TRAFFIC in Planning Application Documents.

Andrew Barnes objected to planning due to the site access requiring a minimum of 214Metres clear view either side. The gate proposed is an existing gate of many years. I made a Response to the objection (Fig.4 Attached file), stating clearly to Veronica Caney that we can work alongside Roads Department to ensure the department is satisfied the access is safe to all road users.

In response to the Roads Objection, (Fig.3 b attached file) on 22/11/2022 I invited Adrian Gwynne to an onsite meeting, to discuss the road access from the proposed site. On walking down, the road to the site entrance we both discussed the minimal vehicles passing through, it is a rural road with no major road connections; any users will be either living or working in the area. Adrian did suggest that we count vehicles at peak times of the day, to illustrate the low level of traffic. I intend to carry this out tomorrow at 9am, 4pm and 6pm; the times I consider the traffic is at its peak.

Another consideration that there are a proposed Two pods, checking in/out times to the pods will be after 10:30 am which is out with peak times for traffic. Flow of traffic to the pods will also be minimal due to the pods probably having one car per unit.

Discussion with Adrian Gwynne also took place over changing the entrance to the site, by way of allowing planning condition that an area of 1.5 metres from the fence line Marked Red and A on Map (Fig.3 Attached file), be kept cleared of overgrowth which will allow unobstructed forward visibility. Or sweeping the access along the field line, Marked Blue and B on Map (Fig.3 a Attached file) parallel to the road and built up to the same height, to the corner which will allow unobstructed forward visibility. Both these options are agreeable by me, if planning so wish for either. CD17 application form or a Vehicular Access form will be completed should the decision express a need for either option, this will in turn allow for Roads Department to ensure restrictions are met.

I also note on Damians email that he has pushed the determination date deadline to 25th November 2022, for time to consider how we wish to proceed. I have not been asked if I wish for a later deadline. This is quite confusing; he has determined he refuses our application but has granted us more time to consider his points. It is unclear if we can offer changes, to allow for conditions being served with planning.

From: [Damian G Brennan](#)

Sent: 29 July 2022 10:50

To: larbertram@btinternet.com

Cc: [PLNProcessing](#)

Subject: 22/00500/FULL - Siting of 2No Glamping pods - Land 150M West of Netherton Cottages Memus

Dear Mr Bertram,

Proposal: Siting of 2No Glamping pods

Location: Land 150M West of Netherton Cottages Memus Forfar

Reference: 22/00500/FULL

Thank you for the information submitted in respect of the application for the works proposed at the above site. Apologies for the delay in acknowledging the receipt of the information and confirming the following. Prior to the validation of any application, I would make the following observations:

Description of development

The information submitted at present does not fully describe the works proposed. The number of glamping units is identified; however, the description of development would be required to identify all the development proposed that requires planning permission. I have set out below a suggested format that you could use to identify the works proposed:

'Siting of two Glamping units and associated works including formation of parking/access and turning area, timber decking, bike sheds, screen fencing, and wastewater arrangements'.

The above description as set out does not include aspects such as the possible formation of a 2-metre-high bund or post and wire fence. If the bund and fence are proposed in association with the works, I would ask for them to be included in the description of development.

Plans

In terms of the site plan submitted, it does not identify the site within a redline. We require as a minimum, a plan that clearly shows the application site within a redline site. The application site should be clearly edged in red with a solid red line that corresponds with the location plan and includes all the land necessary to carry out the proposed development. E.g. is the 2m bund within the redline site and is it proposed as part of this application.

I would ask that the site plan identify all land and buildings within 20 metres of the redline site. In addition, I would ask that the site plan identify all land in the ownership of the applicant in blue on the plan either with a blue boundary line and/or shaded in blue.

In terms of the 'Site Plan' submitted it seems to show works including timber decking, bike sheds and screen fencing are proposed. I would therefore ask for plans that contain elevations/details of these structures.

Supporting information

Policy TC16 of the ALDP deals with proposals for tourism development and indicates proposals for new tourism related facilities and tourist accommodation will be directed to sites within development boundaries.

Outwith development boundaries, proposals for new or improved tourism related facilities and accommodation will be supported where:

- it has been demonstrated that the proposals 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.

Although not a validation requirement, I would note at this stage that if the proposal were for tourism development, a supporting statement should be submitted in accordance with the requirements of Policy TC16 which evidences how the proposal can comply with points 1-4 above.

Please note at this stage that the consideration of the accommodation proposed as holiday accommodation would if the proposal was approved, have an occupancy condition attached which would prevent it from being used as a permanent or principal residence in accordance with Policy TC16.

The address of the applicant suggests that the proposal would be associated with an existing farm unit. This would be a point to highlight in any supporting statement. However, I would ask in any case that **all** other neighbouring land in the ownership or control of the applicant be identified in blue on a plan at a sufficient scale to identify it.

I hope that the above is helpful in guiding you on the remaining validation requirements for the application received. If you have any questions or should you wish to discuss further, please do not hesitate to contact me.

Yours sincerely,

Damian Brennan | Planning Officer (Development Standards) | Angus Council | 01307 491819 | brennandg@angus.gov.uk | www.angus.gov.uk
(My pronouns are he/him)

Covid: As restrictions ease, the emphasis will continue to be on personal responsibility, good practice and informed judgement. [Get the latest information on Coronavirus in Scotland.](#)

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From: [Damian G Brennan](#)

Sent: 10 November 2022 17:53

To: larbertram@btinternet.com

Subject: 22/00500/FULL - Siting of 2No Glamping pods - Land 150M West of Netherton Cottages

Dear Mr Bertram,

Proposal: Siting of 2No Glamping pods

Location: Land 150M West of Netherton Cottages Memus Forfar

Reference: 22/00500/FULL

My apologies for the delay in providing an update in relation to your application. Further to the submission of the above application I can now advise that we will not be supporting the proposal. This Service has concerns regarding the siting of the proposal.

In terms of the location of the proposal it is considered on the basis of the information submitted that the scale and nature of the development is not in keeping with the character of the local landscape and pattern of development and it has not been demonstrated that the proposal would not have an unacceptable impact in terms of access. The concerns noted are further highlighted below:

- Siting - The proposal provides for the siting of two Glamping units and associated works in a location that is remote from any other buildings, structures or landscape features. The surrounding area is characterised by occasional clusters of agricultural buildings and houses mainly set within established planting. The proposed development is not considered to contribute to the rural character of the surrounding area.
- Design – the design of the proposals including the timber screens proposed are not considered to reflect the characteristics of buildings and structures that are desirable in the Angus countryside. The inclusion of timber screens and decking in such an isolated position are considered to be suburban in form and would not contribute to the characteristics of development found in the Angus Countryside.

In addition to the above views in relation to the siting and design of the proposal, the application has attracted an objection from the Roads Service and I am afraid that the additional information submitted by the applicant does not sufficiently demonstrate that their concerns can be adequately addressed.

In light of the above views, it is now my intention to refuse the application in line with the Council's Scheme of Delegation. I would therefore advise that the application be withdrawn.

I would suggest withdrawing the application and I have pushed the determination date for the above application back to 25 November 2022 in the interim to allow time for confirmation of how you wish to proceed and if required refusal of the application.

I look forward to your observations on how you wish to proceed by the week ending 18 November 2022 and trust this is sufficient time for you to confirm how you wish to proceed.

Fig 2.

Yours sincerely,

Damian Brennan | Planning Officer (Development Standards) | Angus Council | 01307
491819 | brennandg@angus.gov.uk | www.angus.gov.uk
(My pronouns are he/him)

Covid: As restrictions ease, the emphasis will continue to be on personal responsibility, good practice and informed judgement. [Get the latest information on Coronavirus in Scotland.](#)

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Fig 3.a.

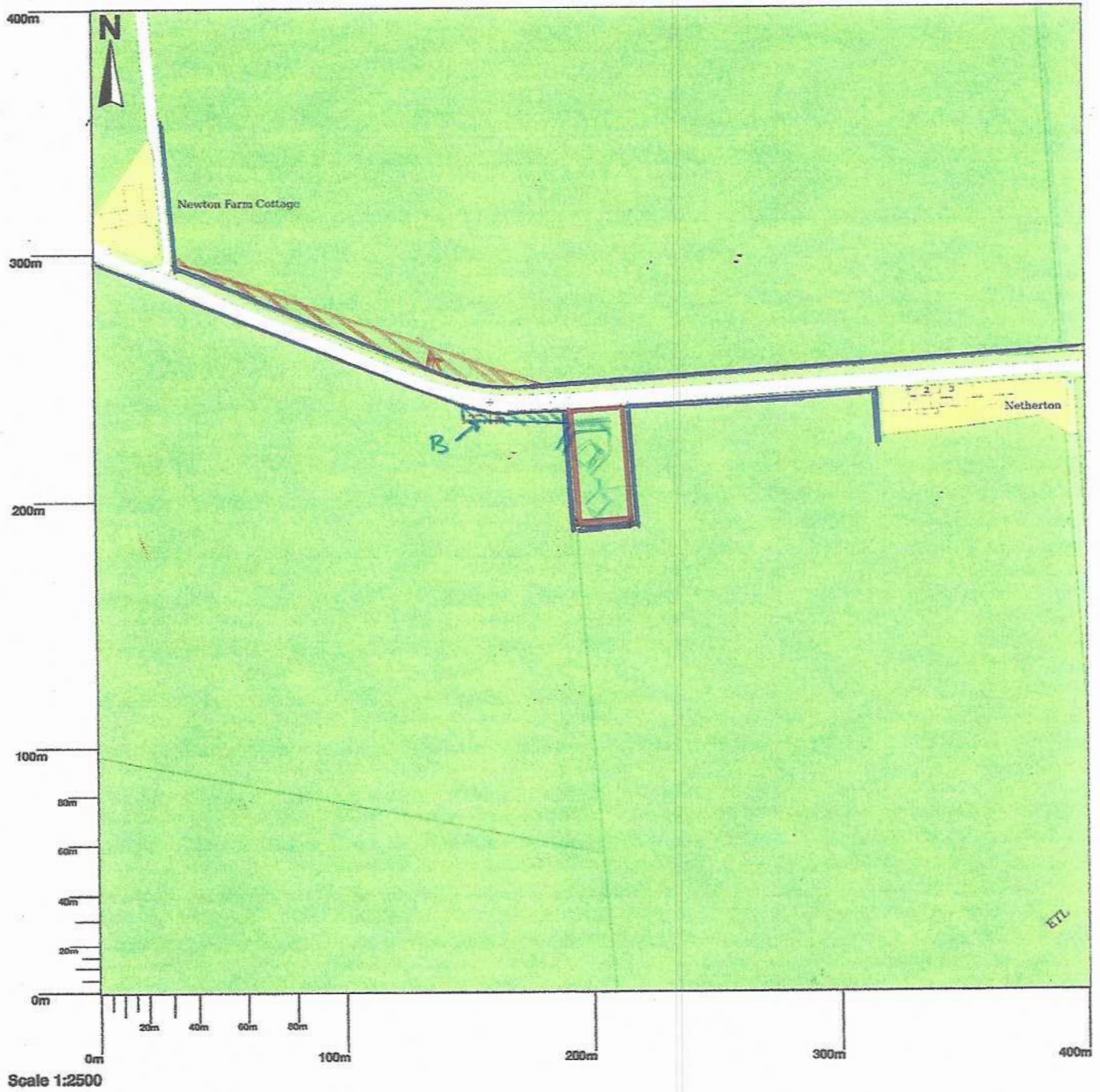


LOCATION PLAN.

ITEM 4

1-2 Netherton Cottage Memus, Forfar, DD8 3TZ

RESPONSE TO ROADS OBJECTION MAP.



Map area bounded by: 341649,758945 342049,759345. Produced on 27 June 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16b/uk/817719/1105461.



Memorandum

Infrastructure
Roads & Transportation

TO: DEVELOPMENT STANDARDS MANAGER, PLANNING

FROM: TRAFFIC MANAGER, ROADS

YOUR REF:

OUR REF: CH/AGG/ TD1.3

DATE: 22 SEPTEMBER 2022

SUBJECT: **PLANNING APPLICATION REF. NO. 22/00500/FULL – PROPOSED SITING OF TWO GLAMPING PODS ON LAND 150 METRES WEST OF NETHERTON COTTAGES, MEMUS**

I refer to the above planning application.

The site is located on the south side of the classified Cortachy to Menmuir road west of Netherton Cottages, Memus. The road is subject to the national, derestricted speed limit of 60mph at the site access. The proposed site access will be located approximately 40 metres east of a bend in the public road.

To provide a safe and satisfactory access, minimum visibility sightlines of 2.4 x 215 metres should be provided on both sides of the proposed access at its junction with the public road. Further, as the access will be in close proximity to a bend in the road, forward visibility of 215 metres should be provided on the approach from the west, to ensure an adequate stopping distance is available to stationary or slow-moving vehicles turning right into the site.


I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I object to the proposed development due to its failure to provide safe and adequate visibility to give drivers a clear view over a length of road sufficient to allow safe access to, and egress from the site.

I trust the above comments are of assistance but should you have any further queries, please contact Andrew Barnes on extension 1770.

**22/00500/FULL I Siting of Two
Glamping units and associated
works..**

From: Julie Stewart [REDACTED]
To: caneyv@angus.gov.uk
CaneyV@angus.gov.uk
Sent: Tuesday, 1 November, 19:34

Dear Veronica

 [In response to Traffic and Roads
objection to planning.docx](#)

I noted an objection to the planning proposal 22/00500/FULL by Traffic and Roads Department, Andrew Barnes. Can I submit the attached document for the board consultation please?

I have attached a response to the objection and the method in which we believe will resolve the concern. We are happy to work alongside the Roads Department to ensure we will build a safe and compliant point of access and exit to the site

Kind Regards

Julie Stewart

Newton of Inshewan

Memus

By Forfar

Angus

DD8 3TZ

22/00500/FULL**In response to Traffic and Roads objection to planning.**

Firstly, I addressed entrance and exit of the area in paragraph 11. I am also supporting my view by way of photographic evidence of the B road running between Cortachy and Memus, Not Memuir as Andrew Barnes Stated in his objection. The area running to the access will be of the same road level, constructed with Y branches to allow safe exit and entrance to the large space before meeting the road to both pods. Being a B road, it is not busy, and visibility is beyond the 215 Metres required, as shown in photographs.

215 Metres measured, points marked A and B from Point C where proposed site entrance is situated.

The map Figure 1, illustrates the wide visibility from the proposed access point. I have also marked a dotted line, where the entrance can be formed into a Layby-type design to allow a short travel and extra checking time to enter the road. Being a B road, traffic is minimal, but it is understandable that a tourist, maybe driving on a different side of the road to what they are accustomed; will appreciate a little more thinking time. As already stated in my supporting statement; there is an area off the road which can be entered and used for turning before the road to the pods is, as shown in the plan in application.

Visibility to the access point and 215Metres, Looking Westerly towards Cortachy is shown in Figure 2. This is a straight, clear road with good visibility in both directions. The photograph was taken from point Marked B on the map, Figure 1. Figure 4, shows the visibility from the proposed entrance, marked C on the map, Figure 1

Figure 3, is a photograph from the proposed site entrance marked C on Figure,1. This is the point where the road will be formed into a Layby type design, marked purple dots on Figure 1, giving the driver good visibility and time to enter the road safely.

Figure 5,shows the visibility of the proposed access site towards the corner Westerly of the access. The areas marked red highlight the area which can be considered obscured visibility, with the layby proposal, the access heading Westerly can be brought along to the corner so the driver can have excellent visibility of oncoming traffic. Without the Layby design, visibility would still be good, the stock net fences are not obstructing visibility and growth along fences can be cut to further increase view. Land across

15 4



Fig 4

Figure 1 Map showing location and 215 Metres distances for good visibility of oncoming traffic. Point Marked A 215 Metres Westerly from Access. Point marked B 215 Metres Easterly from Access. Point marked C, Proposed site.



Figure 2 Looking Westerly 215 Metres from the Gateway which marks the entrance area, marked with Red Cross

FIG 4



Figure 3. 215 Metres Looking from Entrance to proposed site, towards Cortachy in Westerly Direction

FIG 4



Figure 4. Looking 215Metres in Easterly direction, towards Memus, from access to proposed site

Fig 4

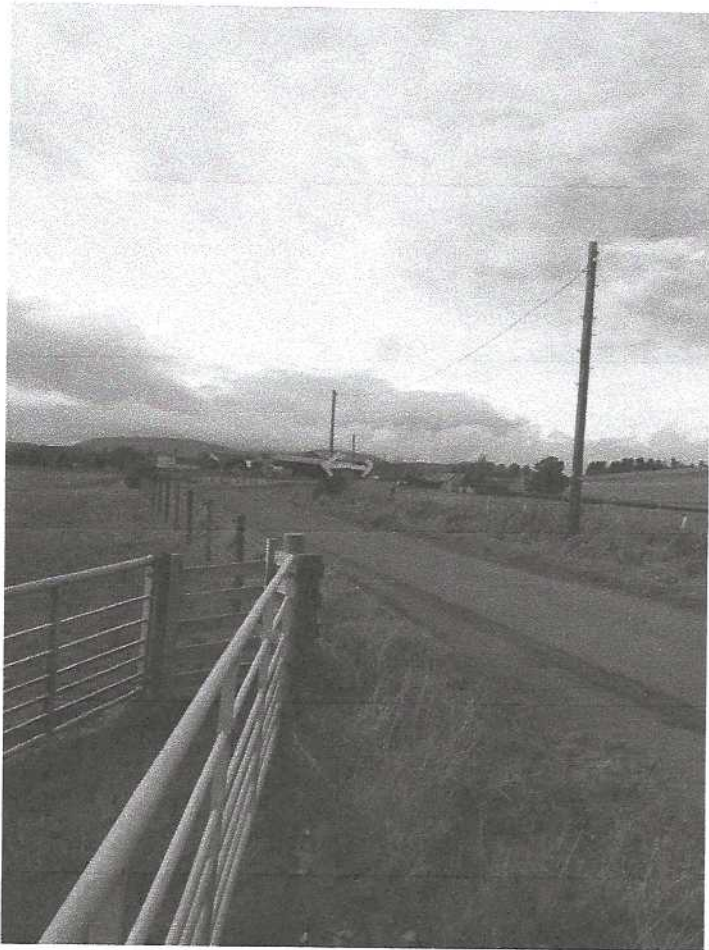


Figure 5. Standing back from gateway, looking Westerly towards Cortachy showing the corner still allows visibility of vehicles along the red lined stretch marked on photograph. Road had good visibility which can be made better by cutting roadside overgrowth.



Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100585798-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Siting of 2No Glamping pods

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Angus Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land between Newton of Inshewan Farm and 1-2 Netherton Cottage Memus, Forfar, DD8 3TZ

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

1000.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Field

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

4

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Septic tank and soakaway to serve the pods. Soakaway in adjacent field

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Bins supplied and stored on site

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Lawrence Bertram

On behalf of: Mr Neil Stewart

Date: 18/07/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Lawrence Bertram

Declaration Date: 18/07/2022

Payment Details

Pay Direct

Created: 18/07/2022 16:54

SUPPORTING STATEMENT

As the Scottish Government's economic strategy states, "Faster sustainable economic growth is the key to unlocking Scotland's potential and strengthening our greatest asset – the people of Scotland".

With that sentiment in mind, Tourism is a great opportunity to the sustainability and economy of Angus County. Providing hospitality to draw in more tourists to the area is the first step toward the goal, encouraging people to visit the beautiful Angus County.

My proposal to supply the use of holiday pods to the Memus area is in hope tourists would be encouraged to spend more time in the area and adjacent towns, Forfar and Kirriemuir. Having a stop-over would engage people to the area for at least Two days, boosting local small businesses profitability and hopefully encouraging new businesses start-ups.

The village of Memus once had a thriving Caravan Park, a petrol station, and a small shop, providing locals with fantastic convenience amenities and the local businesses with added customer footfall. Since around 2002, the caravan park was closed, the nearest caravan park of large capacity is Kirriemuir. Sadly, the nearest shop is in one of the towns, Kirriemuir or Forfar.

The nearby Glens and Munros offer breath-taking views and walks for the enthusiasts, pulling tourists to venture around Angus.

Memus is well placed for staycations, sitting between Two towns, Kirriemuir and Forfar and a short drive to the Glens; Clova, Prosen, Moy, Ogil to name a few.

Kirriemuir host Bon Scot and DD Music festivals annually which have a good attendance by locals and tourists. Forfar is a larger town with good transport networks and regularly hold Farmers markets in the town.

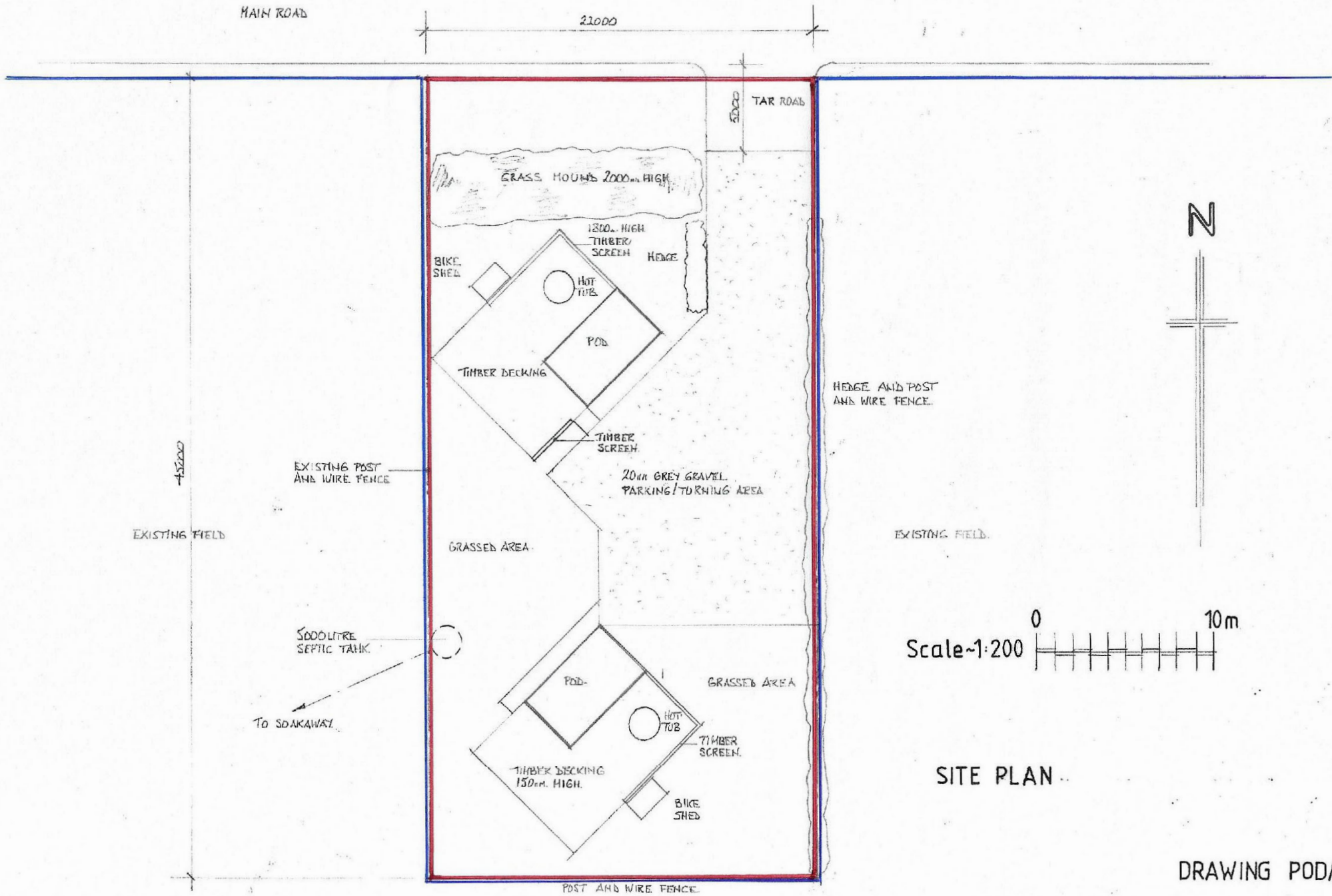
Being a mixed farm here at Newton of Inshewan, it is pleasing to observe interest in the countryside and surrounding area. It would be beneficial to engage with people who visit Angus, to supply visitors with local area information, encourage visiting towns and use facilities that Angus has to offer, swimming pools, restaurants, small businesses, and local charities. Memus has a hall which regularly holds tabletop sales, cinema nights, rural group meetings, this would be ideal to encourage more visitors.

Each visitor to the Pods will be given a local information booklet, offering dates of the year that events will be held. Kirriemuir Shows, Angus Show, Tractor Pull, Tractor runs which pass by us. By diversifying into tourism and having read the Scottish Governments Economic Strategy Paper, I would encourage visitors to engage in Angus as much as possible, feeding them information to allow this to happen. The pods will be situated looking into our fields, with earth mounds to minimise the sight of the pods from the road, their construction is within keeping of the environment, neutral colours, nothing bright or out-with keeping to the rest of the landscape surrounding them. The view to passers by on the road should be grass mounds with minimal view of the pods, also to increase privacy to the occupants.

The Location chosen has been made to allow the occupants a beautiful view of adjacent fields, not close to the farm steading; where loud vehicles might be a nuisance, the small area for the pods will not prevent the use of the farmland surrounding them, being compact the pods have a small area requirement.

Access to the pods will be directly from the B road running between Cortachy and Memus, it seems sensible to allow a large enough space for the visitors to turn off from the B road completely, to not cause any obstruction to other road users, should they stop momentarily to check if in the correct

place. There will be no negative impact to any environmental infrastructure nor surrounding amenities of the proposed pods, the surrounding farm thrives on the good environment encouraged by way of mixed farming procedures, it would not be beneficial to encourage anything other than environmentally friendly.



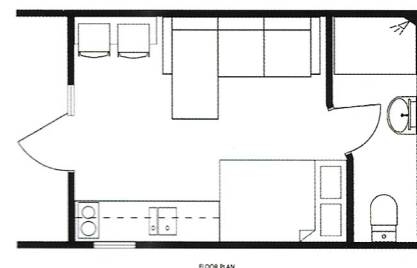
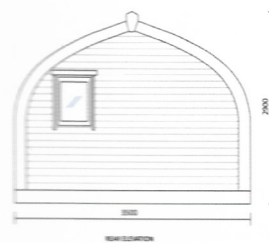
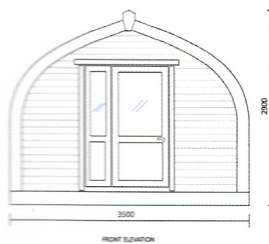
SITE PLAN ..



The Kelvin

SPECIFICATIONS:

- 5900mm x 3500mm
- Fully insulated 100mm insulation with electric under floor heating
- Double glazed uPVC windows and door, with side-light
- Velux window 780mm x 550mm
- Redwood loglap cladding
- Metrotile Vixen roofing system
- Double Bed
- Kitchenette with laminate worktop, 2 ring electric hob, integrated fridge/freezer
- Integrated microwave
- En-suite 1200mm shower room with vanity wash hand basin and toilet
- Heated towel rail
- LED lighting and TV socket, power sockets and USB points
- LED on front veranda
- Fully electric or gas



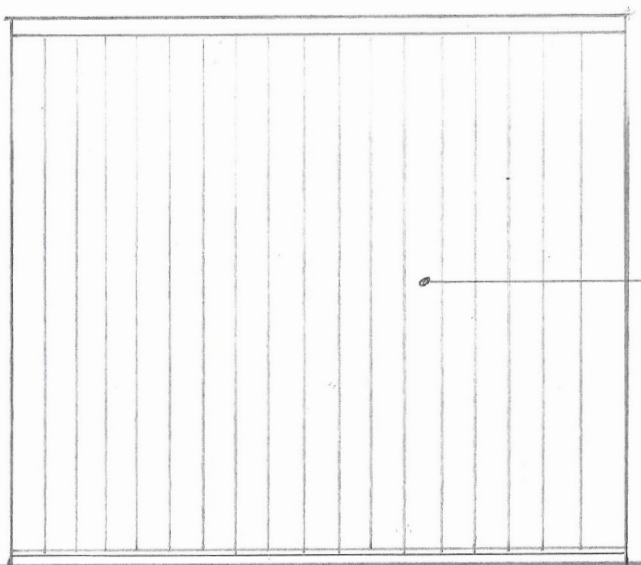
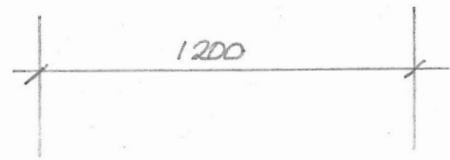
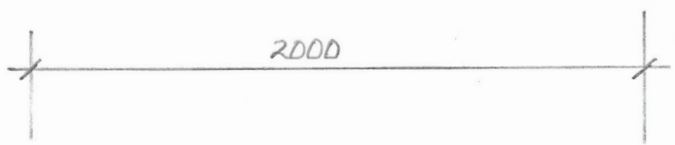
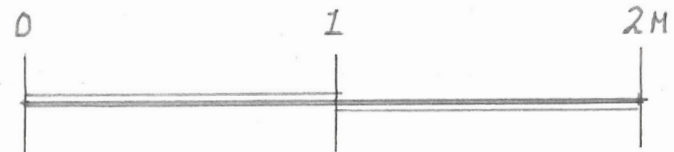
A photograph of a wooden fence made of vertical slats. The fence is constructed from light-colored wood and runs across the frame. The ground in the foreground is covered in green grass. In the background, there are dense green trees. The text "ITEM 10" is overlaid in the upper right corner.

ITEM 10

BIKE SHEDS

ITEM 11

SCALE ~ 1:25



TIMBER BOARDS
PAINTED TO
MATCH POIS.
ON 3 SIDES



UPDATED

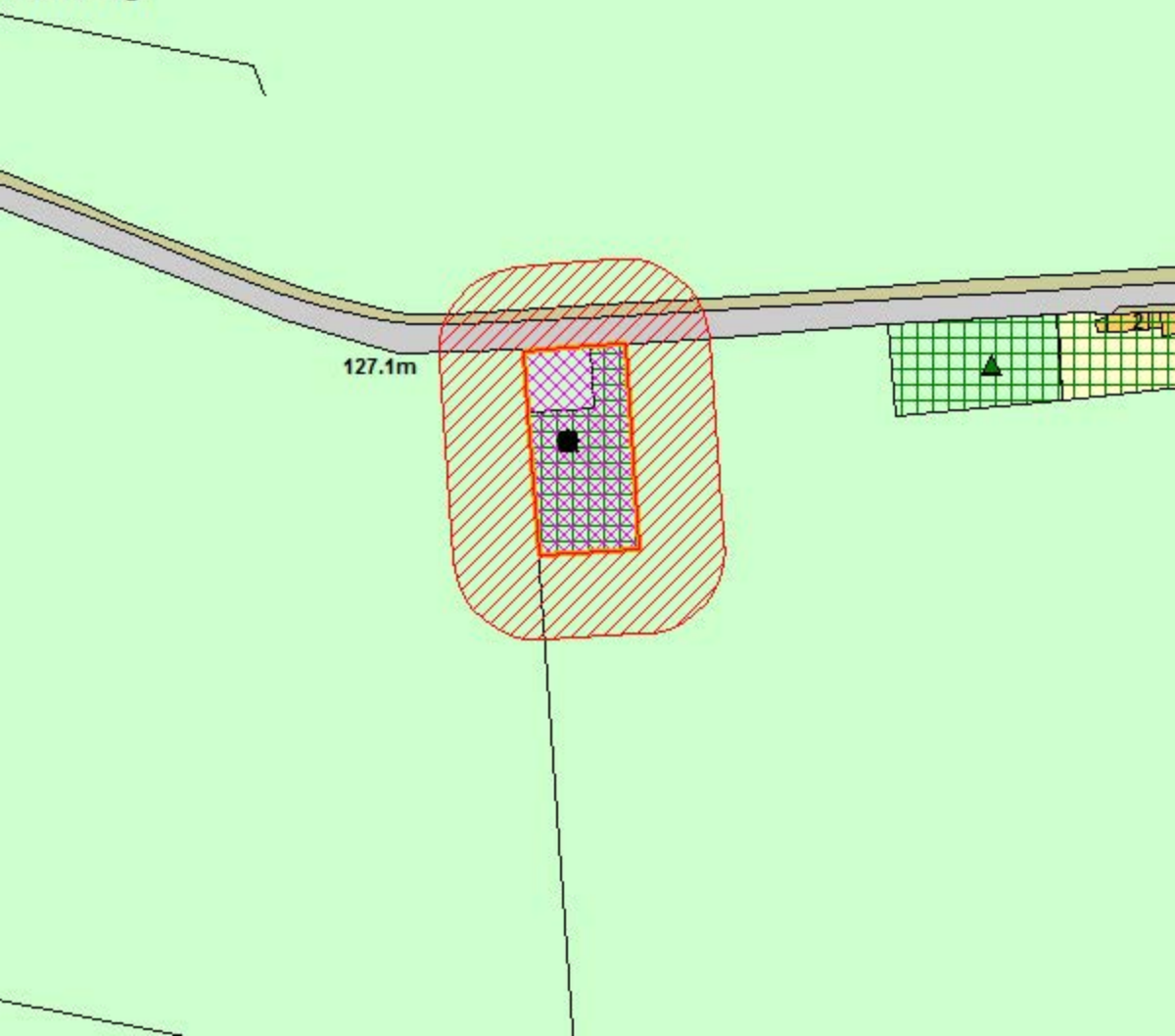
LIST OF NEIGHBOURS NOTIFIED

PLANNING APPLICATION REFERENCE : 22/00500/FULL

NO NEIGHBOURS IDENTIFIED

ADDRESS	DATE NOTIFIED

n Farm Cottage



ANGUS COUNCIL

**PLACE
PLANNING**

CONSULTATION SHEET

PLANNING APPLICATION NO

22/00500/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

(Comments to follow within 14 days)

Date

14	09	22
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**PLEASE DO NOT TAKE AWAY THE LAST SET OF PLANS WHERE POSSIBLE COPIES
WILL BE PROVIDED ON REQUEST**

ELECTRONIC SUBMISSION DRAWINGS TO BE VIEWED VIA IDOX



Memorandum

Infrastructure
Roads & Transportation

TO: DEVELOPMENT STANDARDS MANAGER, PLANNING

FROM: TRAFFIC MANAGER, ROADS

YOUR REF:

OUR REF: CH/AGG/ TD1.3

DATE: 22 SEPTEMBER 2022

SUBJECT: **PLANNING APPLICATION REF. NO. 22/00500/FULL – PROPOSED SITING OF TWO GLAMPING PODS ON LAND 150 METRES WEST OF NETHERTON COTTAGES, MEMUS**

I refer to the above planning application.

The site is located on the south side of the classified Cortachy to Menmuir road west of Netherton Cottages, Memus. The road is subject to the national, derestricted speed limit of 60mph at the site access. The proposed site access will be located approximately 40 metres east of a bend in the public road.

To provide a safe and satisfactory access, minimum visibility sightlines of 2.4 x 215 metres should be provided on both sides of the proposed access at its junction with the public road. Further, as the access will be in close proximity to a bend in the road, forward visibility of 215 metres should be provided on the approach from the west, to ensure an adequate stopping distance is available to stationary or slow-moving vehicles turning right into the site.

I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I object to the proposed development due to its failure to provide safe and adequate visibility to give drivers a clear view over a length of road sufficient to allow safe access to, and egress from the site.

I trust the above comments are of assistance but should you have any further queries, please contact Andrew Barnes on extension 1770.

Tuesday, 13 September 2022



Local Planner
Planning Service
Angus Council
Forfar
DD8 1AN

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land 150M West Of, Netherton Cottages Memus, Forfar, DD8 3TZ

Planning Ref: 22/00500/FULL

Our Ref: DSCAS-0072556-54M

Proposal: 22/00500/FULL | Siting of two Glamping units and associated works including formation of parking/access and turning area, timber decking, bike sheds, screen fencing, and wastewater arrangements | Land 150M West Of Netherton Cottages Memus Forfar

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

This proposed development will be fed from WHITEHILLOCKS Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ There is currently sufficient capacity for a foul only connection in the Waste Water Treatment works to service your development. However, please note Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options. (Remove if not applicable)
-

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk

- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
 - ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
 - ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
 - ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ **All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ **Trade Effluent Discharge from Non-Domestic Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade

effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.

- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Operations Analyst

Tel: 0800 389 0379

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish

Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."