

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 15 AUGUST 2023

PROPOSAL OF APPLICATION NOTICE – ABBEY WORKS, PALMER STREET,
ARBROATH DD11 1TZ,
GRID REF: 364561 : 741375

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

Abstract: This report advises committee that a proposal of application notice (PAN) (ref: [23/00455/PAN](#)) has been submitted in respect of a major development for a residential development at Abbey Works, Palmer Street, Arbroath for First Endeavor LLP. Committee is invited to identify issues which it would like to see addressed in any planning application that is subsequently submitted.

1. RECOMMENDATION

It is recommended that committee notes the key issues identified at this pre-application stage and advise of any other issues it considers should be addressed in the planning application that is subsequently submitted.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained in the Angus Local Outcomes Improvement Plan and Locality Plans: -

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

3. INTRODUCTION

- 3.1 At its meeting on the 19 June 2014, council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (report 275/14 refers). A key element of that guidance note requires officers to present a report to committee when a PAN is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and will allow Members the opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.
- 3.2 A PAN (ref: [23/00455/PAN](#)) has been submitted which indicates that an application for planning permission is to be submitted for a residential development at Abbey Works, Palmer Street, Arbroath. The proposed development site would measure around 1.1 hectares and comprises the site of the former Abbey Works. A plan showing the outline of the site on which the development is proposed is attached at Appendix 1.
- 3.3 The submitted PAN sets out the proposed pre-application consultation (PAC) activity that the applicant intends to undertake with the local community. The applicant has indicated that public consultation events will be held at Abbey Bowling Club with associated publicity and notification. They have also confirmed that a project website would be made available. The prospective applicant has been provided with further

advice in relation to the consultation activity, including a request to notify properties within close proximity of the site.

- 3.4 The planning application cannot be submitted within the 12-week period following the submission of the PAN.
- 3.5 The results of the community consultation will be submitted with any subsequent major planning application in the form of a PAC Report as required by Development Management Regulations.
- 3.6 The site identified in the PAN forms part of a larger site which was granted planning permission for the development of 75 residential units in January 2013 (application 08/01020/FUL). That planning permission was implemented and remains extant.

4. DISCUSSION

- 4.1 Committee is aware that planning legislation requires decisions in respect of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. In this respect a number of policies in [National Planning Framework 4 \(NPF4\)](#) and in the [Angus Local Development Plan \(ALDP\)](#) will be relevant to the proposal.
- 4.2 NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. It also offers support for proposals for new homes on land allocated for housing in LDPs. The site identified in the PAN forms part of an existing housing site (A(d)) identified in the ALDP. Policy TC1 states that land identified for residential development will be safeguarded from development for other uses and the Arbroath development strategy seeks to support the redevelopment of vacant, underused and brownfield sites within the defined development boundary.
- 4.3 Other policies in NPF4 and the ALDP will be relevant, including those that deal with residential development, amenity, open space, and design quality. General policies that seek to safeguard built, cultural, and natural heritage interests, and that deal with land contamination, accessibility, infrastructure, encourage, promote and facilitate development that addresses the global climate emergency and nature crisis; and developer contributions would also be relevant to determination of the proposed application.
- 4.4 In these circumstances the key considerations in relation to the determination of a planning application will be whether the proposal complies with relevant development plan policies or whether there are other material considerations that justify a departure from those policies. In this respect the main considerations are likely to be the compatibility of the proposal with development plan policy and associated guidance having particular regard to the following matters: -
 - Compatibility of the proposal with neighbouring land uses;
 - Design quality, layout, and provision of a satisfactory residential environment, in the context of the council's design and placemaking supplementary guidance;
 - Impact on amenity, including residential amenity;
 - Impact on the natural and built environment, and opportunities for biodiversity enhancement;
 - Impacts on infrastructure, including the public road network;
 - Land contamination and any necessary remediation;
 - Flood risk and drainage;
 - Provision of open space and affordable housing, in the context of relevant council policy and the developer contribution and affordable housing supplementary guidance;

- The planning history of the site, including the extant planning permission for residential development (08/001020/FULL);
- Other material considerations including relevant local and national guidance on housing, and representations in support or objection to the proposal that raise relevant planning considerations.

4.5 Whilst other issues may emerge through the publicity and consultation process associated with any planning application, the above matters are considered to represent the main issues that should be considered at the pre-application stage that are likely to be determining factors for any subsequent planning application. However, Members are invited to identify any additional matters that they would wish to see addressed.

5. OTHER IMPLICATIONS

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

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

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APPENDIX 1: LOCATION PLAN