AGENDA ITEM NO 6

REPORT NO 209/25

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 12 AUGUST 2025

PLANNING APPLICATION – RESIDENTIAL DEVELOPMENT, BEECHWOOD PLACE, KIRRIEMUIR
GRID REF: 338600 : 753124

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

1. ABSTRACT

1.1 This report deals with planning application no. 24/00379/FULL submitted on behalf of Delson Contracts Ltd for a residential development comprising the erection of 39 residential units including formation of access roads, open space, landscaping, boundary enclosures and associated infrastructure on land at Beechwood Place, Kirriemuir. This application is recommended for conditional approval.

2. RECOMMENDATION

2.1 It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

3. INTRODUCTION

3.1 The applicant seeks full planning permission for a residential development comprising 39 residential units, formation of access roads, landscaping and associated works on land at Beechwood Place, Kirriemuir. A plan showing the location of the site is provided at Appendix 1.

3.2 The application site measures around 1.8ha and is located to the south of Beechwood Place on the southern edge of Kirriemuir. The site forms the western portion of a larger site that is allocated for residential development. Residential properties at Beechwood Place and Beechwood Crescent are located to the north of the site on the north side of Beechwood Place. The east portion of the allocated housing site is located to the immediate east and this contains a number of completed residential units as well as units under construction (app. 18/00015/FULL refers). There is a track to the south of the site which has planning permission to be improved to form a link road between Glamis Road and Forfar Road (app. 15/01097/FULL refers) with agricultural land beyond. The A928 Glamis Road bounds the site to the west.

3.3 The proposed dwellings would be a mix of detached and semi-detached single, one and half, and two storey properties arranged largely in outward facing perimeter blocks. Nine of the dwellings are proposed to be affordable. The plans indicate that access to the site would be from the new link road (not within the site) via two new junctions and an internal road would connect to the adjacent Phase 1. An area of open space would be provided at the west of the site which would incorporate path connections. Foul drainage would connect to the public sewer. Surface water is proposed to be managed through sustainable drainage (SUDS). The plans identify that the vehicular aspect of the link road would go as far as the open space area within the site but would not connect to Glamis Road to the west, leaving a 37m section not formed. The plans make reference to a bicycle path along the Glamis Road site frontage, but that area is not included within the site.

3.4 The application has been varied to amend/reduce the number of units within the site; and to alter the site layout and design of housing and associated development to be provided. The plans were also altered to remove the westerly most extent of the link road which connected to Glamis Road.

3.5 The application has been subject of statutory neighbour notification and was advertised in the press as required by legislation.

4. RELEVANT PLANNING HISTORY

4.1 The land subject of this application forms part of housing site K1 as identified in the Angus Local Development Plan (ALDP). The land comprising K1 amounts to around 6ha and is allocated for a development of around 100 dwellings with a first phase of around 50 dwellings permitted in the period to 2021, with the remaining phase of around 50 dwellings permitted in the period to 2026. The full ALDP text associated with the K1 site is provided in Appendix 4.

4.2 Planning permission was granted on 16 August 2012 for the erection of Class 5 and 6 industrial units, formation of access road and installation of drainage and SuDs system (12/00624/FULL). That planning permission has been implemented. Additional employment land has been granted planning permission to the south of the allocated area through applications 18/00990/FULL and 25/00286/FULL.

4.3 Planning permission was granted on 7 April 2016, for the formation of a link road between the A926 (Forfar Road) and A928 (Glamis Road) and associated drainage infrastructure (15/01097/FULL). That planning permission has been implemented, but the link road has not been completed. Planning condition 3(3) of that permission required provision a 3m wide footway on the north side of the link road (extending from Forfar Road to Glamis Road) before the link road was brought into use. The condition has not been complied with and the partially constructed link road is being used to access Phase 1.

4.4 Planning permission was granted on 24 October 2018, for a residential development of 43 dwellings, roadways and associated landscaping works on an area of the K1 land allocation (app 18/00015/FULL refers), hereafter referred to as Phase 1. Planning permission was subsequently granted on 29 May 2020, for the erection of 4 dwellinghouses (amendment to layout for plots 4-9) which reduced the overall number of units by 2 (app 20/00233/FULL refers). Those permissions provided for the first phase of the allocated K1 housing site and amount to a total of 41 dwellings. Drainage information submitted with the proposal suggested that the surface water system had been designed to accommodate 100 units. The site is currently under construction with the majority of the open market houses complete but no works to construct the affordable housing units have commenced.

4.5 Planning applications 20/00066/FULL and 24/00667/FULL for the erection of a dwellinghouse including ancillary works were granted permission on 2 October 2020 and 20 December 2024 respectively. Those permissions allowed a single dwelling (Delview House) to the southeast of the K1 housing land allocation, on the south side of Logie Road.

4.6 Planning application (23/00760/FULL) for a residential development comprising 35 dwellinghouses, formation of access roads, landscaping and associated works on the same site as the current application was withdrawn prior to determination.

5. APPLICANT'S CASE

5.1 The following documents have been submitted in support of the application: -

- Planning Statement;

- Transport Statement; and
- Response to application queries.

5.2 The information submitted in support of the application is available to view on the Public Access system and is summarised at Appendix 2.

6. CONSULTATIONS

6.1 **Angus Council – Roads –** has offered no objection subject to conditions. It has reviewed the transport information provided by the applicant and is satisfied that the existing junction of Logie Road with Forfar Road has sufficient capacity to accommodate traffic from the development.

6.2 **Angus Council – Environmental Health –** has offered no objection in relation to amenity impacts subject to conditions.

6.3 **Angus Council – Housing Service –** has advised that the number of affordable units proposed on site is acceptable, subject to the fractional balance being made up by commuted payment to ensure that 25% of the site is delivered as affordable housing. The specific means of affordable housing delivery could be controlled via planning condition/obligation and an affordable housing delivery package.

6.4 **Angus Council – Parks & Burial Grounds –** has advised that the amount of open space within the development meets the minimum requirement identified by development plan policy. Comment is provided on matters of detail in relation to the open space, play areas, and landscaping.

6.5 **Angus Council – Education –** has advised that the site is within the catchment of Southmuir Primary and Websters High School. The service advises that both schools have adequate capacity to accommodate children from the development and no objection is offered.

6.6 **Aberdeenshire Council Archaeological Service –** has offered no objection and advised that no archaeological mitigation is required.

6.7 **Scottish Water –** has offered no objection.

6.8 **Community Council –** has objected to the application. They raise concern that the proposal would not deliver the link road to the south of the site resulting in an increase in travel distance for the house occupants, and increasing traffic on Morrison Street. They also raise concern in relation to the acceptability of the design of housing proposed; the lack of affordable housing delivered in the first phase, and the absence of information in support of the application. The representations from the community council are provided at Appendix 3 and are available to view on the council's Public Access system.

7 REPRESENTATIONS

7.1 7 letters of representation were received from 5 households, all offer objections to the proposal. Those letters are provided at Appendix 3 and are available to view on the council's Public Access system.

7.2 In summary terms, the following issues are raised as objection: -

- **The application is contrary to the development plan and the land allocation because of poor connectivity and the absence of strategic landscaping to the south.**
- **The proposal does not deliver entirety of the link road between Forfar Road and Glamis Road.**

- **Adverse impact on road traffic and pedestrian safety.**
- **Inappropriate site layout and building design.**
- **Poor residential environment created.**
- **Poor quality open space proposed.**
- **Impacts on biodiversity and loss of habitat.**
- **Concerns that aspects of Phase 1 have not been delivered in accordance with the planning permission and conditions associated with Phase 1 and the link road have not been complied with.**
- **Supporting information inadequate.**

7.3 Material planning issues are addressed below but the following matters are addressed at this stage: -

- **Adequacy of supporting transport statement** – the statement has been reviewed by the roads service who has not identified any concern in relation to the content of that information.

- **The layout and design of the housing within Phase 1 of the development is inconsistent with development plan policy** – the application under consideration is for a second phase of development and the merits of the first phase granted through planning application 18/00015/FULL are not part of the assessment of this proposal.

- **Landscaping and affordable housing within Phase 1 has not been provided**– matters relating to non-compliance with the earlier planning permission on the adjacent land can be addressed, where necessary, using planning enforcement powers.

8. PLANNING CONSIDERATIONS

8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 In this case the development plan comprises: -

- National Planning Framework 4 (NPF4) (2023)
- Angus Local Development Plan (ALDP) (2016)

8.3 The development plan policies relevant to the determination of the application are reproduced at Appendix 4 and have been taken into account in preparing this report.

8.4 The ALDP was adopted in September 2016 while NPF4 was adopted on 13 February 2023. Planning legislation indicates that where there is any incompatibility between the provisions of the national planning framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

8.5 NPF4 Policy 16(a) indicates that development proposals for new homes on land allocated for housing in LDPs will be supported. The application site forms part of a larger 6ha area of land that is allocated in the ALDP for residential development of around 100 dwellings (allocation K1 refers). The scale of development proposed in the application (39 units) combined with development which has planning permission within the allocation (42 units) is consistent with the land allocation of around 100 dwellings. The principle of residential development on the site is compatible with development plan policy.

8.6 Available information suggests that the site contains prime quality agricultural land. Policy generally seeks to protect prime agricultural land as an important natural

resource. However, this site is within the development boundary for Kirriemuir and the principle of using prime land for a residential development has been considered and accepted through the allocation of the site for residential development. This site contributes to the housing land supply in the council's housing land audit and delivery of housing on this site would support the development strategy in the ALDP.

8.7 The K1 land allocation requires development proposals at the site to address matters related to design and layout; provision of appropriate landscaping to form an appropriate urban edge and enhance biodiversity; provision of satisfactory access arrangements; and opportunities for active travel. It further indicates that an application should be accompanied by appropriate supporting information. Other relevant development plan policies require consideration of matters relating to design and placemaking, provision of open space, impacts on the natural and built environment, amenity, access and infrastructure.

8.8 The development would provide for a total of 39 residential units accessed from a new road to be formed to the south. The layout generally allows for houses to front public roads and open spaces and for private garden areas to back on to other private garden areas as advocated by the council's adopted design quality and placemaking supplementary guidance. Whilst the properties at the northern extent of the site would back onto Beechwood Place, such an arrangement is not considered unacceptable due to the existing properties on the north side of at Beechwood Place providing a degree of natural surveillance of the road. Open space would be provided at the western extent of the site and would provide separation between the existing employment uses to the west of Glamis Road and the proposed houses. The quantity of open space would exceed the council's policy requirement and the quality of the open space has been modified to take account of advice from landscape services. Use of the open space for active purposes would be limited due to its proximity to roads to the south and west, but opportunities for formal sports play and play equipment are possible at Davidson Park, around 60m to the north of the site. Footpath linkages would be provided to link the development with existing development to the east as well as well as the existing path network to the northwest of the site.

8.9 The development would provide for a reasonable mix of house types in the form of detached and semi-detached properties with accommodation provided over one or two levels. It includes provision for nine affordable houses, and the requisite 25% affordable housing delivery (9.75 units) can be secured by planning condition. A range of house types and sizes are proposed that would help provide a mixed community. Plot sizes and private amenity space vary according to dwelling size and are in accordance with relevant council policy requirements. The design of the dwellings is generally acceptable having regard to the character of the surrounding area. Buildings would have pitched roofs, gable ends and simple rectilinear openings with parking generally provided to the side of buildings. Solar panels are incorporated on the roof of the dwellings to reduce carbon emissions and vehicle charging provision would be dealt with through the building warrant process. The plans indicate that stone walls would be provided to enclose the front gardens of houses along the Logie Road frontage of the site. A planning condition is proposed that requires precise details of the exterior finishing materials for the buildings and for boundary enclosures to be approved. The car parking provision is in accordance with council standards. Matters relating to site connectivity and permeability and the requirement for completion of the link road are dealt with later in the report. Otherwise the proposed layout largely ensures that the new houses would be in general accordance with relevant spatial standards identified in council guidance and the new homes would provide a good living environment for future occupants. The proposed houses would be separated from existing neighbouring dwellings to the north by the carriageway of the public road (Beechwood Place) and a distance of around 20m. Impacts on occupants of neighbouring property would be limited by virtue of that separation distance. There would be additional pedestrian and vehicular movement,

and activity associated with the development, but this would not be of a level that could be considered unacceptable.

8.10 In relation to accessibility, the proposal conforms with the aspects of the K1 land allocation that require access to the site be taken from Logie Road and the junction of Logie Road with Forfar Road has been provided and would be used by both housing traffic and traffic accessing the employment land. No direct access onto Beechwood Place is proposed. The site is located on the edge of Kirriemuir and has reasonable access for sustainable travel. Pedestrian and cycle linkages are proposed to both the east and west and there are bus stops on Glamis Road and Forfar Road close to the site.

8.11 Objections have been submitted by the community council and third parties as a result of the applicant indicating that they have no plans to complete Logie Road, which would have acted as a link road between Forfar Road and Glamis Road if constructed in the manner approved through planning application 15/01097/FULL. Amended plans have been submitted which show that a 37m section of the link road would not be completed where it would connect to Glamis Road to the west, and as a result all access by motorised vehicle to the site would require to travel from Forfar Road, located to the east of the site. The applicant has submitted transport information which indicates that the existing A926 Forfar Road / Logie Road junction has sufficient capacity to accommodate traffic associated with the development, and suggests that no further mitigation measures are required. A statement was also submitted by the applicant indicating that a planning condition requiring the completion of the link road to Glamis Road would not, in their opinion, be appropriate. The roads service has reviewed the information submitted and has indicated that Forfar Road junction has capacity to accommodate the development, without the need for the link road connection to Glamis Road being completed. The plans as submitted would result in a 37m section of the link road not being completed, and no direct vehicular connection from the site to Glamis Road is proposed.

8.12 While the K1 allocation makes no reference to requiring the development to have a vehicular connection to Glamis Road, it does require the design and layout of development to integrate with the existing pattern of development and to include opportunities for active travel through improved linkages. The development pattern in south Kirriemuir is predominantly of streets which are joined up to other streets to enable ease of circulation and movement by all modes of travel. ALDP Policy DS3 indicates that development proposals should create buildings and places which are well connected, where development connects pedestrians, cyclists and vehicles with the surrounding area. The Design Quality and Placemaking Supplementary Guidance indicates that 'development proposals will be expected to… provide a layout which is permeable and easy to move through. New development should provide routes which allow movement through the site and connect with the street and path networks in the surrounding area providing reasonably direct routes for movement by foot, cycle and car. Cul-de-sacs or streets that do not connect to the wider area will not normally be acceptable'.

8.13 While the revised site plan shows that a 3m wide shared use pedestrian/cycle path would be provided along the southern site boundary, it does not connect to Glamis Road. The plans do not include provision of a shared use route along the Glamis Road site frontage, which is necessary to enhance connectivity for active travel. Similarly, while the vehicular access arrangements connecting to Forfar Road may be adequate from a junction capacity perspective, the lack of a connection to Glamis Road for cars does not provide for a development which is well connected, permeable, easy to move through, with direct routes for movement by foot, cycle and car. Vehicular traffic leaving the site to travel west, or south towards Glamis would have to travel from the site to the east along Logie Road, north on Forfar Road, west on Morrison Street, and south along Glamis Road covering a distance of up to 1.3km. That scenario could be entirely avoided if the 37m section of the link road was

completed as part of the development. Completion of the link road would be beneficial for occupants of the development as well as the wider community as it would provide direct linkages to the east and west of the site and has the potential to reduce traffic on Morrison Street. It is considered that there is planning policy support for a planning condition requiring completion of the link road in order to meet the requirement for developments to be well connected, permeable and easy to move through. Such a condition would require to be worded in a negative suspensive way (i.e. before any development within the site commences) because the land required to complete the link road is outside of the application site.

8.14 The final aspect of the land allocation is the requirement for development to provide structural planting and landscaping within and around the site to enhance biodiversity and provide an appropriate town edge, particularly along the southern boundary. The plans indicate that landscaping would be provided within the open space to the southwest, with hedging proposed along some plot frontages within the site and adjacent to Beechwood Place. The plans do not include any provision for structural planting along the southern site boundary, and the layout as proposed would not allow sufficient space for any meaningful planting in that area of the site. The landscaping plans for phase 1 showed an avenue of trees along the southern boundary of Logie Road, but no meaningful planting has been provided in that area to date. There is scope to secure the requisite structural landscaping to the south of Logie Road and a planning condition is proposed requiring a scheme to deliver structural landscaping to secure an appropriate town edge, as is required by the land allocation.

8.15 Overall, the layout and design of the proposal is or could be made compatible with development plan policy subject to the proposed conditions. The proposal would provide a good living environment for prospective residents and would not give rise to unacceptable impacts on the amenity of existing residents in the area.

8.16 In relation to other matters, the site is not subject of any built heritage designation. While there are sites of local archaeological interest in the wider area, they would not be unacceptably impacted upon by the proposal and the Archaeology Service has advised that no archaeological mitigation is required. The site is not subject of any natural heritage designation and there is no evidence to suggest that development would adversely affect any such site, protected species or biodiversity more generally. The site is of limited biodiversity value as cultivated agricultural land and the landscaping proposed within the site and the additional landscaping required by the condition would provide for biodiversity enhancement.

8.17 Foul drainage from the development would be directed to the public sewer. Scottish Water has been consulted and has offered no objection to the proposal. Surface water from the development would be directed to an attenuation basin located to the south of the application site that was provided as part of planning application 15/01097/FULL. Previous applications relating to the allocation were accompanied by drainage information which indicated that the surface water drainage scheme was designed to accommodate 100 units, and the development within the wider allocation would remain below the capacity that scheme provided for. A condition is proposed in relation to the proposed surface water drainage system to ascertain how the development would connect to the existing infrastructure. There are areas within the site which are identified on SEPA flood maps as being at risk from surface water flooding. Available information suggests that surface water within the site could be appropriately managed but precise details of the surface water management arrangements and any related changes to site levels could be secured by planning condition. Overall, the proposed drainage arrangements are compatible with the requirements of development plan policy and there is sufficient information available in order to consider this matter.

8.18 Impact on other infrastructure is considered in the context of relevant development

plan policy and the council's adopted developer contributions and affordable housing supplementary guidance. The supplementary guidance forms part of the statutory development plan and it indicates that there is sufficient capacity at Webster's High School and Southmuir Primary School to accommodate children expected from development in the area. The proposal would provide nine affordable homes on site with the balance (0.75 units) likely to be provided by a commuted payment, which is consistent with the relevant policy requirements. The supplementary guidance does not identify any requirement to make other contributions towards infrastructure provision (including digital or communications infrastructure) and there is no evidence to suggest that there is a requirement for any such contribution because of the proposal. The site is allocated for residential development in the ALDP, and the proposed homes were a known factor when the supplementary guidance was produced in consultation with relevant bodies.

8.19 The proposal is generally compatible with the land allocation for the site and topic specific policies in the development plan subject to the additional requirements set out in the proposed planning conditions. In these circumstances, and having regard to the scale, nature, and location of the development, it does not give rise to any other significant issues in terms of development plan policy, including NPF policies 1, 2 and 3. The proposal, when considered in the round, is considered to comply with development plan policy subject to the conditions proposed.

8.20 In relation to material considerations, the letters of representations are material in so far as they relate to relevant planning matters and have been taken into account in the preparation of this report. Several of the representations and the Kirriemuir Community Council consultation response raise concern that the strategic landscaping required by the land use allocation has not been included in the proposal or delivered in Phase 1. They also raise concern that the link road between the A926 Forfar Road and A928 Glamis Road has not been completed, and note that the applicant no longer intends to complete this. These matters are addressed in the above assessment and planning conditions are proposed to secure delivery of both strategic landscaping and the completion of a vehicular link to Glamis Road. Subject to those conditions, the detail of the proposal is consistent with development plan policy and the land use allocation for the site.

8.21 Matters relating to the suitability of the layout, house designs, the housing mix, impacts on the character of the area, the suitability of the residential environment that would be created, open space, biodiversity enhancement, and access considerations are addressed above. The applicant has amended the design of the scheme to improve the layout and those changes seeks to address a number of the concerns raised in representations. The proposed design solution as amended is considered to be acceptable subject to the proposed planning conditions.

8.22 Representations raise concerns in relation to the first phase of development including the speed of development delivery, matters relating to the design of that phase, and the lack of affordable housing delivered to date. Phase 1 has planning permission and is under construction and the merits of that scheme are not up for consideration. That scheme is progressing towards completion and it is noted that the affordable housing required in that phase has not been delivered to date. A planning condition is proposed which would require that the affordable housing in Phase 1 is completed prior to any development within Phase 2.

8.23 In conclusion, this site is allocated for residential development and the proposal for new homes on the site is or can be made consistent with that allocation. The number of homes proposed can be accommodated in a manner that provides an acceptable design and that complies with relevant development plan and design guidance requirements. The proposal includes provision for affordable homes, and it would provide a good living environment without unacceptably affecting the amenity of existing residents in the area. It would not give rise to unacceptable impacts on

amenity, natural, built, or cultural heritage interests or infrastructure, and it would not result in unacceptable flood risk or road safety implications, subject to the stated conditions. Issues raised by interested parties have been considered and, where appropriate, amendments to the proposal have been negotiated and/ or conditions proposed to address those concerns. The proposal complies with relevant policies of the development plan and there are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

9. HUMAN RIGHTS IMPLICATIONS

9.1 The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

10. CONCLUSION

10.1 It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

The proposal is in accordance with the development plan as it will provide for the erection of new homes of acceptable layout and design on land that is allocated for residential development in the local development plan. The proposal does not give rise to unacceptable impacts on amenity, natural, built, or cultural heritage interests or infrastructure, and that does not result in unacceptable flood risk or road safety implications, subject to the stated planning conditions. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

   Reason: In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 27(4)(a)-(f) of the Town and Country Planning (Scotland) Act 1997 (as amended) in relation to the development, until a planning obligation pursuant to Section 75 of the same Act relating to the land has been made and lodged with the planning authority and the planning authority has notified the persons submitting the same that it is to the planning authority's approval. The said planning obligation shall provide that: -

   (a) 25% of all housing provided within the development shall be affordable housing in accordance with Angus Council's Developer Contribution and Affordable Housing Supplementary Guidance.

   (b) the on-site affordable housing units within Phase 1 of the housing

development as approved by planning application 18/00015/FULL for the Proposed Residential Development including Erection of 43 Dwellings, Roadways and Associated Landscaping Works at Field 100M North Of East Muirhead Of Logie, Logie, Kirriemuir shall be delivered in full prior to the commencement of any development on planning application 24/00379/FULL.

Reason: In order to ensure that the affordable housing requirements of development plan policy are delivered on the allocated housing site.

3. No development in connection with the planning permission hereby approved shall commence unless and until: -

   (i) The entirety of the link road approved through planning permission 15/01097/FULL (including the 3m wide footway required by condition 3 of that planning permission) has been completed (and is open for use) in accordance with that planning permission to ensure a continuous vehicular route between Forfar Road and Glamis Road to the south of the application site.

   (ii) A scheme for the provision of structural planting and landscaping to enhance biodiversity and create an appropriate town edge along or adjacent to the southern boundary of the K1 allocation has been submitted to and approved in writing by the planning authority. The scheme shall include:-

      (i) Existing landscaping features and vegetation to be retained;
      (ii) The location of new trees, shrubs and hedges;
      (iii) A schedule of plants to include species, age/height of planting stock, and proposed numbers and density. This shall include provision for standard and heavy standard planting stock as well as provision for fast growing species;
      (iv) Measures to protect all planting from grazing mammals; and,
      (v) Details of measures for the management and maintenance of the landscaped areas for the duration of the development

      Thereafter the scheme shall be provided in its entirety prior to the commencement of any development within the planning permission subjects. Any plants or trees that within a period of 10 years from the completion of development die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species.

   (iii) a 3.0-metre-wide segregated cycle track, formed and constructed to the standards of Angus Council, has been provided on the east side of Glamis Road ex-adverso the west boundary of the application site between Logie Road and Beechwood Place.

   Reason: In order to ensure that the development hereby approved is well connected, permeable, easy to move through, with direct routes for movement by foot, cycle and car as required by ALDP Policy DS3 and the associated Design and Placemaking Supplementary Guidance (2018); and in order to ensure that the development enhances biodiversity and creates an appropriate town edge as required by ALDP land allocation K1.

4. That no development in connection with the planning permission hereby approved shall take place until the following details have been submitted to and approved in writing by the Planning Authority: -

(a) A scheme for the phasing of the development which shall include details of the timing and delivery of housing, provision of drainage infrastructure, road construction, open space, landscaping and the formation of new pedestrian connections within the site. Thereafter the development shall be carried out in accordance with the approved phasing plan.

(b) Details of the location of the construction compounds associated with each phase of the development and the means of construction traffic access and egress from the site. Thereafter the construction compounds shall be formed in accordance with the approved details and access and egress by construction traffic shall be taken in accordance with the approved details.

(c) Precise details of the scheme for the treatment and disposal of surface water, including full details of the sustainable urban drainage system. The scheme shall take account of Angus Council's Technical Guidance for Developers and Regulators and shall provide a drainage phasing plan. The scheme shall demonstrate no increase in flood risk to other property in the area.

(d) A scheme for the management and maintenance of all surface water infrastructure including roads drainage. No dwelling shall be occupied unless the approved drainage scheme has been provided in accordance with a drainage phasing plan approved by this permission and thereafter the system shall be managed and maintained in accordance with the approved management and maintenance details in perpetuity.

(e) A detailed levels survey of the site. The detailed drawings shall show finished ground and floor levels of the proposed development relative to existing ground levels; neighbouring land/properties and a fixed ordnance datum point. Thereafter the development shall be carried out in accordance with the approved details.

(f) Precise details of external materials for the dwellings, which for the avoidance of doubt shall include dark grey coloured roofs. Thereafter each respective dwelling shall be finished in the approved external materials prior to its occupation.

(g) A revised boundary enclosure and front garden landscaping plan. The plan shall make provision for the incorporation of post and wire fencing along with the hedgerows that are to be provided as front garden boundary enclosures. It shall provide a full specification for the front garden hedging including the plant type, method and density of planting, along with measures to protect plants from grazing mammals. Thereafter the approved boundary treatments, including hedges, shall be provided in each plot prior to the occupation of the respective dwellinghouse.

(h) A scheme to ensure retention and future maintenance of the hedgerows that are to be provided as front garden boundary enclosures. That scheme shall make provision for the hedges to be maintained as part of the landscape maintenance scheme for the overall development or such other provision that secures their long-term maintenance. Thereafter the approved scheme shall be implemented and enforced for the duration of the development.

(i) Precise details of all hard and soft landscaping within the site. The approved hard landscaping and planting approved in the landscape proposals approved by this permission shall be provided within each respective phase of the development in accordance with the requirements of the approved phasing plan.

(j) Details of the layout and specification of the open space areas within the development. This shall include precise details of surface materials, existing and proposed landscaping, boundary treatments and ancillary infrastructure (seating, litter bins, play equipment etc.). Thereafter the open spaces shall be provided in accordance with the approved details and approved phasing plan.

(k) A scheme for the management and maintenance of all proposed open space and amenity areas, existing mature trees and hedgerows, roads or paths, and infrastructure within the site which is not within the curtilage of a dwelling or adopted by a public authority. Thereafter the development and its unadopted infrastructure shall be managed and maintained in accordance with the approved details in perpetuity

Reason: In order that the planning authority may control the specified details in the interests of the amenity, environmental quality and to ensure the development is undertaken and maintained in accordance with the approved details in the interests of the amenity of the area.

5. That notwithstanding the terms of any phasing plan approved by this permission, the development shall be undertaken in accordance with the following requirements: -

(a) prior to the commencement of any development on site, visibility splays shall be provided at the junction of the proposed internal site access roads with Logie Road giving a minimum sight distance of 43 metres in each direction at a point 2.4 metres from the nearside channel line of Logie Road. Once formed nothing shall be erected, or planting permitted to grow to a height in excess of 1050 millimetres above the adjacent road channel level.

(c) prior to the occupation of each dwellinghouse, all landscaping and boundary enclosures, including hedge planting shall be provided within the respective plot in accordance with the details approved by this permission and retained and maintained thereafter.

Reason: In order to ensure adequate sightlines are provided and maintained in the interests of road traffic and pedestrian safety; and to ensure provision of appropriate boundary enclosures and planting in the interests of amenity.

6. That notwithstanding the provisions of any development order, no vehicular access, hard surface, decking, parking area or boundary enclosure shall be formed between the front elevation of the dwelling and the public road where this would necessitate removal of the boundary enclosures and/or hedging approved by this permission.

Reason: In order to avoid development that would adversely affect the boundary enclosures that are approved as part of the development and that add to its character and sense of place.

7. Noise associated with the construction of the development including the movement of materials, plant and equipment shall not exceed the noise limits shown in table A below for the times shown. At all other times noise associated with construction operations shall be inaudible at any sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings.

Table A: Construction Noise Limits Day Time Average Period Noise Limit

Day	Time	Noise Limit
Monday - Friday	07:00 – 08:00	60 dBA Leq (1hr)
Monday - Friday	08:00 – 18:00	70 dBA Leq (10 hrs)
Monday - Friday	18:00 – 19:00	60 dBA Leq (1hr)
Saturday	07:00 – 08:00	60 dBA Leq (1hr)
Saturday	08:00 – 13:00	70 dBA Leq (5 hrs)

Reason: In the interests of safeguarding the amenities of occupants of noise sensitive properties during the construction of the development.

8. Vibration levels associated with the construction of the development shall not exceed the following limits: -

(a) 1mms-1 PPV at existing residential or educational properties
(b) 3mms-1 PPV at existing commercial or industrial properties

The above vibration limits relate to maximum PPV ground borne vibration occurring in any one of three mutually perpendicular axes. Vibration is to be measured on the foundation or on an external façade no more than 1m above ground level or on solid ground as near the façade as possible.

Reason: In the interests of the amenities of occupants of vibration sensitive properties.

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

REPORT AUTHOR: JILL PATERSON
EMAIL DETAILS: PLANNING@angus.gov.uk

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APPENDIX 1: LOCATION PLAN
APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION
APPENDIX 3: LETTERS OF REPRESENTATION
APPENDIX 4: DEVELOPMENT PLAN POLICIES