

UNADOPTED ROAD STANDARDS

In cases where a road serving one or more houses is not to be taken over or adopted by the Council, it is necessary for the local Planning Authority to specify the standard of construction, e.g. some new individual houses in the countryside or private access roads within a larger development. The width of such roads will vary between 3 and 5.5 metres depending on circumstances but the constructional standard should be as follows:-

Small Developments: *Either - basecourse of 63mm granular material, followed by 150mm layer of hardcore bottoming, consolidated and finished with a 50mm layer of bitmac or tarmacadam (BS 4987: 1973).*

Or

160mm dry bound macadam laid in 2 x 80mm layers using 40mm stone. Method is to lay 80mm layer, roll and vibrate quarry dust into surface. Repeat with second 80mm layer.

Track to One or Two Houses: *excavate 300mm (minimum), pack-up soft spots where necessary with 50-100mm crusher run vibrated in, then 300mm Type 1 road base - spread and compacted in layers. Top dress with quarry dust or chippy dust.*

Angus Council



ADVICE NOTE 17

MISCELLANEOUS PLANNING POLICIES

Business Run from Private Home

Directional Signs within Towns

One Day Sales

Open Space Provision & Maintenance

Advert Hoardings

Unadopted Road Standards

For further information and advice contact:

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INTRODUCTION

The majority of the Council's planning policies are encompassed in the statutory Local Plan or other Advice Notes. However, a number of specific policies, too brief to merit a separate publication, are not currently found in any formal document.

These miscellaneous policies are reproduced below to provide guidance for prospective applicants.

BUSINESSES RUN FROM PRIVATE HOMES

The running of a business from a private home requires planning approval only if it entails 'the making of any material change in the use of any building'. It is the local Planning authority that determines whether or not a material change is likely to be involved and enquirers will usually be asked to complete a short questionnaire in order that a decision can be made. If planning approval is required and in many instances it may not be, the subsequent application will be judged on the likely effects of the proposal on the residential and visual amenity of the neighbourhood and particularly the effects on the immediate neighbours and the extent of the residential accommodation to be utilised.

Naturally, if the proposal can be accommodated with little or no adverse effects in respect of external storage or processes etc. and only utilise a small part of the residential accommodation, then the application is likely to be treated sympathetically. If, however, the activity is of such a commercial nature that the quiet residential atmosphere is jeopardised, a refusal is likely to ensue.

DIRECTIONAL SIGNS WITHIN TOWNS

Because of the enormous scope that would be set by precedent, the Council has consistently refused applications for the erection of directional signs within urban areas.

Directional signs will not normally be permitted within the urban areas of Angus (including larger villages). There may be an exemption for tourist attractions but these enquiries should be initially directed to the Council's Roads Department.

The policy of signing in rural areas is contained within Advice Note No. 7.

ONE DAY SALES

Following a rash of one-day sales from various hotels and halls, the Council found it necessary to establish a policy to control these activities.

Consents for temporary sales from hotels, halls, etc. will be limited to 12 days per annum and in order to monitor the accumulative effect, all consents will be limited to three years only.

OPEN SPACE PROVISION AND MAINTENANCE

The Council's policy towards the provision and subsequent maintenance of public open space (particularly in private developments) has been established and implemented for a number of years:-

1. *Level of provision (see Table).*
2. *Where appropriate (e.g. allocations in the Local Plan) the Council will be responsible for providing and maintaining neighbourhood parks and some amenity areas.*
3. *Where open space provision is required, a planning condition will be imposed on the initial planning consent to the effect that prior to the commencement of any work on the site, a scheme for the maintenance and management of open*

spaces within the development will be submitted to and approved by the Council.

4. *Developers would be entitled to offer alternative arrangements to the Council for consideration.*
5. *One alternative which may be acceptable would be a capitalised sum payable in advance by the developer and equivalent to the estimated maintenance cost for a period of 20 years.*

ADVERT HOARDINGS

The council's policy towards the erection of advert hoardings was established in March 1990.

The erection of new advert hoardings will only be acceptable where a visual improvement to the street scene is achieved, i.e. the screening of a visually offensive site or view.

There are no circumstances under which the District Council is prepared to grant consent for the illumination of existing or new advert hoardings.

RECOMMENDED STANDARDS OF PROVISION OF PUBLIC OPEN SPACE IN PRIVATE HOUSING SCHEMES ACCORDING TO SIZE OF DEVELOPMENT

Size (No. of Houses)	Play Areas (size 250 to 750 s.m.)	Kickabout (size 600-1000 s.m.)	Park	Total Allocation
Under 50	Nil	Nil	Nil	Nil
51 - 100	1 at 600 s.m. or 2 at 300 s.m.	Nil	Nil	600 s.m.
101 - 150	3 at 300 s.m. or 2 between 250-650 s.m.	Nil	Nil	900 s.m.
151 - 200	2 at 300 s.m.	1 at 600 s.m.	Nil	1200 s.m.
201 - 300	(a) 3 at 300-500 s.m. (b) 3 at 300-400 s.m. or 2 at 400-600 s.m. (c) 2 at 400 s.m.	1 at 600 s.m. 1 at 800 s.m.	Nil Nil	1800 s.m.
301 - 400	3 at 300-400 s.m. or 2 at 500-600 s.m.	2 at 600-700 s.m.	Nil	2400 s.m.
401 - 500	4 at 300-500 s.m. or 3 at 300-600 s.m. or 2 at 500 s.m.	Nil	1500 to 2000 s.m.	3000 s.m.

Note:

- (a) All figures are approximate and will be dependent upon physical characteristics of site, layout, etc.
- (b) These figures are intended as guidelines only and although unlikely to be increased, a lower level of provision may be acceptable if facilities exist nearby, low density, etc. Angus Council Planning & Transport Department should be consulted at an early stage in the design process.
- (c) Development size refers to self-contained housing schemes. If an application forms only a phase or part of a larger housing area, the requirements may vary.