

ANGUS COUNCIL**DEVELOPMENT CONTROL COMMITTEE****5 DECEMBER 1996****SUBJECT: FARM PARK, LETHAM GRANGE****REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT****Abstract: Following the dismissal of their appeal against a condition requiring harling of walls, Letham Grange Hotel has offered painting as an alternative.****1 RECOMMENDATION**

It is recommended that the Committee agrees that the proposals set out in paragraph 3.1 of this report are acceptable with the proviso that they are carried out not later than 31 March 1997 and that the condition relating to harling be amended accordingly.

2 INTRODUCTION

- 2.1 In March 1996, Letham Grange Development Company obtained planning consent for the conversion of a red brick administration block to hotel bedroom accommodation. A number of conditions were imposed including one requiring the harling of all external walls. The applicants appealed against three of the conditions but efforts were made to resolve the disputed conditions, including an offer by the Council, in order to avoid an appeal altogether, of painting instead of harling. While two of the appealed conditions were duly resolved and withdrawn, the applicants proceeded with the appeal in respect of the requirement to harl the walls. That appeal was recently dismissed and the hotel operators have now requested the Committee's agreement to paint the walls rather than the harling required by the condition.

3 APPLICANT'S CASE

- 3.1 The following letter has been submitted by the General Manager of Letham Grange Hotel in support of painting the walls:-

"Further to our conversation I am writing with regard to the finish to be applied to our new bedroom accommodation at Letham Grange.

Having considered a number of options available to us, we have decided that the finish most likely to achieve the desired appearance of the building at Farm Park would be the following:

- firstly, an application of masonry sealer to smooth out all rough patches and uneven brickwork,

- apply two coats of Santex masonry paint of a colour to be approved by yourself,
- finally, an application of uniform cement margins and sills on all windows and doors.

This we feel would overcome any fears or concerns over the "alien" brick and we are confident that it will vastly improve the look of the building and enhance the attractiveness of the estate.

We have already enjoyed a reasonable increase in the level of visitors and tourists to Letham Grange and many have commented favourably on the additional rooms. We hope, that by finishing the building in the above manner, we will continue to attract visitors to the area from far and wide."

4 REPRESENTATION

- 4.1 An initial letter was received from Mr. R. Thomson who, as the nearest houseowner to the development, has been a consistent objector. In his letter he states that as the Secretary, he is representing the views of the Letham Grange Houseowners' Association in demanding that the harling condition be enforced at the earliest opportunity. Officials responded to Mr. Thomson who submitted a further letter which is appended to this report.

5 OPTIONS

- 5.1 Two options are open to the Committee:-
- a) to permit the walls to be painted a suitably tinted colour; or
 - b) to insist upon the harling condition being complied with and setting a deadline for its compliance.
- 5.2 The reason for imposing the requirement to harl the accommodation block was to remove the visual impact of the existing red brick and thereby make it more in keeping with the more recently constructed houses. The proposal to paint the building would also achieve this objective and when viewed at a distance it would be difficult to distinguish between the two finishes. A further factor to be taken into account is that the condition relating to harling does not specify when this action is required. Accordingly, there may be difficulties in securing early compliance with the condition. Having regard to the main objective of removing the appearance of red brick, it is my view that this can be most quickly achieved by amending the requirement to harl to allow painting but with the imposition of an early date by which the external treatment is completed.

6 FINANCIAL IMPLICATIONS

6.1 There are no financial implications on the Council with either option.

7 CONSULTATION

7.1 The Chief Executive, Director of Finance and Director of Law & Administration have been consulted in the preparation of this report.

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.

AA/JJ/IAL
27 November 1996

Alex Anderson
Director of Planning, Transport & Economic Development

Copy to: Director of Planning
Councillor Brian Milne

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25/11/96.

John Jepson Esq
Head of Development Control
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St James House St James Road
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Dear Mr Jepson

01.95.1769 CHANGE OF USE ADMIN BLOCK LETHAM GRANGE

I thank you for your letter dated 19th November 1996 in reply to mine dated 1st November in connection with the harling of the admin block at Farm Park, Letham Grange.

My wife and I were astonished to read in your letter that the situation regarding the harling of the building could still be in some doubt particularly in view of the report and decision made by the Reporter in the summer of this year.

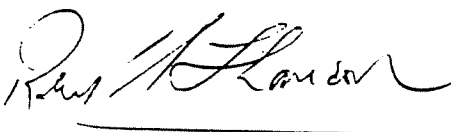
We still feel most strongly that in order to preserve the environment and visual amenity of the area that the Council should still hold to their original condition as laid down in condition 06 of the planning consent which stated "That the external walls be finished in a tinted roughcast, the colour to be to the satisfaction of the Director of Planning"

We still do not believe that simply painting the walls of this rather delapidated building would achieve the same effect.

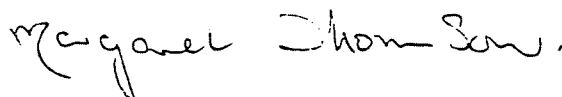
Apart from the advantage to the environment and to local house owners the harling of the building would also be of considerable benefit to the Hotel as we know that a number of guests on arrival have been somewhat dissatisfied with the outward appearance of the building.

We sincerely hope that the successful harling of this building will bring to an end a year of unhappy relations between the Hotel, local houseowners and the Council.

Yours sincerely



Robert S Thomson



Mrs Margaret A Thomson.