

**ANGUS COUNCIL****DEVELOPMENT CONTROL COMMITTEE****23 MAY 1996****SUBJECT: POLICY GUIDANCE FOR DEVELOPMENT CONTROL****REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract:** This report proposes the interim adoption of various planning policies operated by Tayside Regional Council and Angus District Council to guide the development control process over the initial period of the Angus Council administration.

**1 RECOMMENDATION**

It is recommended that the Committee notes the Statutory Development Plans and adopts the land use policies produced by Tayside Regional Council and Angus District Council set out in this report, pending their replacement and/or review by Angus Council.

**2 INTRODUCTION**

- 2.1 The development control process is heavily reliant upon the existence of Development Plans (Structure and Local Plans) and specific land use policies. The presence of these documents and policies ensures well considered and consistent decisions on planning applications, provides guidance to the public and for the Development Control Officers offering advice to agents, public, etc. and contribute significantly to the appeal success rate.
- 2.2 In due course Angus Council will be able to consider and adopt its own policies notably through the local planning process. However in the meantime the approved Structure Plan (S) and the formally adopted Local Plans will continue to constitute the statutory planning framework. In addition to the formally approved Statutory Development Plans there are several documents at earlier stages of preparation which also provide development control guidance.
- 2.3 The Statutory Development Plans have been supplemented by a range of non-statutory planning guidance (some of which has been incorporated into Local Plans) which deals with specific and often more detailed guidance. In order to provide continuity of approach, it is considered that this non-statutory guidance should also be endorsed by the Committee on an interim basis.

### 3 LIST OF STATUTORY AND NON-STATUTORY POLICIES

3.1 A list of Development Plans and the non-statutory guidance is set out below.

Statutory Development Plans

Tayside Structure Plan (approved 1989)  
Arbroath Local Plan (adopted 1988)  
Brechin Local Plan (adopted 1986)  
Carnoustie Local Plan (adopted 1982)  
Forfar Local Plan (adopted 1984)  
Kirriemuir Local Plan (adopted 1986)  
Draft Angus Rural Local Plan (approved but not adopted)  
Dundee Rural Areas Local Plan (adopted 1994)  
Dundee District Local Plan (finalised results of Public Inquiry expected January 1997)

Advice Note (non-statutory guidance)

Farm Buildings (Advice Note 1)  
Shop Fronts and Signs in Conservation Areas (Advice Note 2)  
Roof Space Extensions (Advice Note 3)  
Car Parking in Front Gardens (Advice Note 4)  
Houses in the Open Countryside (Advice Note 5)  
Backland Housing Development (Advice Note 6)  
Advertising in the Countryside (Advice Note 7)  
Dutch Canopies/Sunblinds (Advice Note 8)  
Window Alterations (Advice Note 9)  
Shop Window Security (Advice Note 10)  
Residential Homes (Advice Note 11)  
Satellite Antennae (Advice Note 12)  
Residential Caravan Sites (Advice Note 13)  
Single Plot Residential Development (Advice Note 14)  
Front Extensions (Advice Note 15)  
Garages off Communal Parking Areas (Advice Note 16)  
Miscellaneous Planning Policies (Advice Note 17)  
Non-Retail Uses in Shopping Centres  
Caravan Site Location Policy

**4 FINANCIAL IMPLICATIONS**

- 4.1 There are no financial implications.

**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/KW  
15 May 1996

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