

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

17 JULY 1997

**SUBJECT: AMENDMENT TO APPLICATION NO 01/96/1416
EDINBURGH WOOLLEN MILL LTD, ELLIOT INDUSTRIAL ESTATE, ARBROATH**

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: This report notifies the Committee of the changing circumstances relevant to an approved development to reutilise the old Pringle Factory at Elliot Industrial Estate, Arbroath.

1 RECOMMENDATION

- 1.1 It is recommended that the Committee notes the contents of this report.

2 INTRODUCTION

- 2.1 In August 1996 detailed planning approval was granted for the change of use of part of the ex-Pringle industrial premises at Elliot, Arbroath, together with a substantial extension, to create a major manufacturing and retail outlet for Edinburgh Woollen Mills Ltd.

- 2.2 The extended/converted building was to contain a 1.120 square metres sales area together with a 96 seat restaurant, kitchen and toilets. A novel feature was to be a viewing area into the manufacturing part of the premises. A 95 space car park and 10 space bus park completed the development which was envisaged as a major tourist magnet.

3 REVISED PLANS

- 3.1 Correspondence has recently been received from the Johnston Smith Partnership of Cupar intimating that the project was initially delayed following the takeover of Edinburgh Woollen Mill by Grampian Holdings, who have now deemed the earlier scheme as not financially viable.

- 3.2 In place of the original proposals, a revised scheme has been submitted which is entirely contained within the existing building. The earlier emphasis on attracting bus parties to Arbroath is now shelved and a smaller tourist facility is proposed. A retail area of 570 square metres is proposed with viewing of the manufacturing processes available only from the sales area. A similarly scaled down eating facility is to be provided. The manufacturing area, however, remains approximately the same as the previous consent.

- 3.3 The agents still feel that once the project is up and running and the business developed, the original proposal may still be implemented in some form.

- 3.4 The agent's letter goes on to ask whether or not formal planning consent is required for the changes. As the manufacturing area remains virtually unchanged (it is after all first and foremost an industrial building on an industrial estate) and there are no material external alterations, a reduction in the ancillary retail use would not appear to require planning consent.
- 3.5 The original outline consent was personal to McKinnon's of Scotland but as long as the same concept is proposed, albeit at a reduced scale, this minor variation does not necessitate a full planning application.
- 3.6 Members should be aware that the Section 50 Agreement, which requires at least 75% of the goods sold from the shop to be produced in the factory or one of the owner's associated factories, will remain in place.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications.

5 CONSULTATION

- 5.1 The Chief Executive and Directors of Finance and Law and Administration have been consulted in the preparation of this report.

6 CONCLUSION

- 6.1 It is disappointing that the approved project, which could have provided a major tourism boost to the economy of Arbroath is not now to be implemented. The revised project, however, may still produce significant benefits to the local economy, not least in the promise of jobs in the manufacturing side of the operation. Once up and running, there remains some hope that a larger facility more akin to the earlier consent, might still be implemented.

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/MR

2 July 1997

Alex Anderson
Director of Planning, Transport & Economic Development