

**ANGUS COUNCIL****PLANNING AND TRANSPORT POLICY COMMITTEE****17 JULY 1997****SUBJECT: PLANNING APPLICATION - ARBROATH ROAD, MONIFIETH  
REVISION OF ACCESS CONDITIONS****REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract: Progress has been made by the Director of Roads in developing the A92 P.F.I. initiative to the point that the current proposal to access the proposed 'Gateway' roadside services centre north of Monifieth need to be reconsidered.**

**1 RECOMMENDATION**

It is recommended that the Committee:-

- (a) agrees to substitute the new conditions covering access arrangements as indicated in 4.2 for the earlier condition indicated in 2.2 below; and
- (b) delete all references in the Section 75 Agreement referring to membership arrangements/restrictions in respect of the proposed leisure facility.

**2 INTRODUCTION**

- 2.1 On 5 September 1996 the Committee approved an application for a major roadside facility (including garden centre, petrol station, hotel/travel lodge, leisure facility etc.) on the A92 north of Monifieth (application No. 01/96/1406). Although in outline only, the plans clearly indicated an intention to access the site via a ground level roundabout on the A92.
- 2.2 At that stage the P.F.I. initiative to improve and widen the A92 had made little progress leading to the Director of Roads offering no objection to the proposals but requesting the imposition of a number of conditions including:-  
  
"the layout, design and specification of the proposed new roundabout junction on Arbroath Road (A92) shall be to the satisfaction of the Director of Roads".  
  
The consultation response letter also intimated a warning that "in the improved A92 situation with a possible grade separated junction at this location, this development may not have such direct access ....."
- 2.3 The Decision Notice incorporating the above has not yet been issued as a Section 75 Agreement, primarily aimed at restricting the range of goods to be sold from the site, has not yet been finalised.

### **3 P.F.I. PROGRESS**

- 3.1 In the weeks following Committee approval of the planning application the Director of Roads has been able to make considerable progress on the P.F.I. culminating with the presentation to and acceptance by the Council (26 June 1997) of the detailed road line and proposals.
- 3.2 The proposals included the provision of a grade-separated junction a little to the west of the development site which will cater for West Grange Road, Victoria Street and Ethiebeaton Road. A ground level roundabout a few metres away from this proposed major intersection would no longer be acceptable. The Director of Roads would now wish that access to the roadside services facility be from this grade-separated junction and entering the site from the Ethiebeaton Road.

### **4 REVIEW OF PLANNING DECISION**

- 4.1 While the roundabout condition (see 2.2 above) was approved by the Committee, the Consent Notice has not been issued and, therefore, it is in order for the Committee to review the condition and, if appropriate, amend or add further conditions due to the changing circumstances over the last 10 months.
- 4.2 The Director of Roads now recommends the deletion of the earlier condition to be replaced by the following:-
1. That prior to the upgrading of the A92 Dundee - Arbroath Road to dual carriageway or by other means acceptable to the Council. The layout, design and specification of the proposed new roundabout shall be to the satisfaction of the Director of Roads.
  2. That in conjunction with the proposed dualling of the A92, direct access onto the A92 from the site shall cease and will be replaced by an alternative access from the Ethiebeaton Road which will be connected to the A92 by means of a grade-separated junction. The layout of the development should take account of the long-term access requirements.

### **5 LEISURE FACILITY**

- 5.1 As this report was being prepared for the Committee meeting another issue, concerning the proposed leisure facility, arose.
- 5.2 The Section 75 Agreement (not yet signed) was to include a requirement for the proposed leisure facility to be available for the use of the general public of Monifieth and that it be not restricted to private membership only. The developer has now intimated that he has a leisure facility operator but who operates on a private membership basis. Accordingly he has requested that the proposed Section 75 restriction be lifted in order to permit the development to proceed.

- 5.3 Although the objective of securing a more publicly available leisure facility was a laudable one, securing any sort of leisure facility is proving difficult. To insist on the no private membership rule would almost certainly mean the loss of the currently interested operator and probably the absence of any leisure centre from the development for many years. Accordingly there would appear to be certain advantages in agreeing to delete the clause from the Section 75 Agreement.

## **6 FINANCIAL IMPLICATIONS**

- 6.1 There are no financial implications.

## **7 CONSULTATION**

- 7.1 The Chief Executive and Directors of Finance and Law and 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/KW  
8 July 1997

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