

**ANGUS COUNCIL**

**RECREATION & CULTURAL SERVICES COMMITTEE  
PLANNING & TRANSPORT POLICY COMMITTEE  
ROADS COMMITTEE**

**19 NOVEMBER 1998  
1 DECEMBER 1998  
1 DECEMBER 1998**

**SUBJECT: FORFAR AND MONIFIETH - CONSULTANCY STUDIES****JOINT REPORT BY DIRECTORS OF PLANNING AND TRANSPORT, ROADS AND RECREATION SERVICES**

**Abstract: This report updates the Committee on discussions regarding the commissioning of consultancy studies in Forfar and Monifieth.**

**1 RECOMMENDATION**

1.1 It is recommended that the Committee:-

- (a) agree to the consultant's briefs being prepared for Forfar and Monifieth as outlined in this report;
- (b) notes that the Roads Department has previously allowed a sum of £30,000 for Forfar and £20,000 for Monifieth in the 1998/99 Capital Plan as the Council's contribution to these studies in the current financial year;
- (c) notes that further reports on progress will be submitted in due course.

**2 INTRODUCTION**

2.1 The Draft Angus Local Plan recognises the importance of promoting the attractiveness and sustainability of our town centres and accordingly contains a policy in support of town centres (Policy TCR1):-

"Angus Council will initiate and support measures designed to enhance the vitality and viability of the town centres and will work in partnership with other bodies and interested parties to promote and develop opportunities which:-

- (a) sustain the key functions and role of each of the Angus town and their centres;  
and
  - (b) safeguard existing amenity and complement and enhance the historic character and general environment of the Angus towns."
- 2.2 With regard to Forfar, the Draft Local Plan states that "the opportunity for town centre environmental enhancement in conjunction with traffic management schemes will be investigated" (Policy F/TCR3).
- 2.3 Equally, in Monifieth the Draft Local Plan aims to "maintain the retail function of the central area by investigating opportunities for central area improvements including traffic calming".

- 2.4 Within this context, the Roads Committee at its meeting on 27 August 1998 agreed to a select list of consultants being invited to tender for undertaking traffic studies in both Forfar and Monifieth. These studies were to look into possible traffic measures and to identify possible streetscape and environmental improvements.
- 2.5 It is now considered that there would be merit in extending the remit of the studies to include identifying opportunities for building improvements and other works aimed at ensuring the long-term viability and sustainability of the town centres. The Monifieth study would also identify opportunities for the improvement and development of the seafront.

### 3 CONSULTANT'S BRIEFS

- 3.1 Detailed consultant's briefs will have to be prepared for both towns in close consultation with the relevant elected members and S.E.T.
- 3.2 Forfar is a traditional, bustling market town with a relatively buoyant local economy. The retail core is defined around The Cross extending along East and West High Streets and along the southern part of Castle Street. Although there is a variety of uses within the town centre and vacancy levels are relatively low it is considered prudent in the light of retail trends generally and the large scale retail developments proposed in Dundee to review the need for action to maintain the vitality and viability to Forfar town centre. Further, the interaction between traffic and pedestrians is part of the town's character but conflicts do exist including HGV through traffic, generous on-street parking and pedestrian activity.
- 3.3 It is envisaged that the focus of the consultant's brief will be to identify ways of monitoring and strengthening the diversity of the town centre as an attraction of the town. Opportunities for environmental enhancement in conjunction with traffic management will also be identified aimed at making Forfar a more convenient, pleasant and safer town in which to live as well as visit.
- 3.4 In Monifieth, the High Street is the focus of shopping provision and basically meets local commercial and retailing needs. Although there is a fairly new superstore which is the main attraction, there are vacancies in the older retail development and some concern over its environmental quality and scope for expansion to meet retail needs.
- 3.5 There are also concerns locally about the condition of the seafront. The overall appearance of the area is poor, facilities are limited and localised coastal erosion has resulted in unsightly stretches of beach. The seafront has the potential to be an asset to the town, for residents and visitors alike, but significant investment may be required to realise that potential.
- 3.6 It is anticipated that the consultancy study in Monifieth would be more wide-ranging than in Forfar and could form the basis of a programme of related practical projects. The private sector have a critical role to play in developing and enhancing both the central area and the seafront and the study would be expected to identify opportunities for working in partnership.

#### 4 FINANCIAL IMPLICATIONS

- 4.1 Allowance has been made in the Roads Capital Financial Plan for the 1998/99 financial year for preliminary work including consultant's fees in both Forfar and Monifieth. However, it is likely that there will be costs which will be incurred in the 1999/2000 financial year and which have been included in the draft Planning and Roads financial plans for 1999/2000. Discussions are also ongoing with S.E.T. regarding the studies.
- 4.2 Clearly, there may be longer-term financial implications on the Council of taking forward the recommendations ultimately made in the study reports but these cannot be quantified at this stage and the consultant's findings as such, would place no commitments on the Council or S.E.T. regarding implementation.

#### 5 CONSULTATION

- 5.1 The Chief Executive, Director of Finance and Director of Law & Administration have been consulted during 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/RM/KW  
5 November 1998

Alex Anderson  
Director of Planning and Transport

