

ANGUS COUNCIL

**DEVELOPMENT CONTROL COMMITTEE
PLANNING & TRANSPORT POLICY COMMITTEE**

**8 APRIL 1999
20 APRIL 1999**

**SUBJECT: REVIEW OF MONTROSE CONSERVATION AREA AND
PROPOSED ARTICLE 4 DIRECTION**

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report explains public consultation proposals for the review of the Montrose conservation area and the implementation of an Article 4 Direction.

1 RECOMMENDATION

- 1.1 It is recommended that the Committee agrees the proposed revisions to the Montrose conservation area boundary and the classes identified in the report as applicable for Article 4 Direction for the purposes of public consultation.

2 BACKGROUND

- 2.1 The Consultative Draft Angus Local Plan contained proposals to review all of the Angus conservation areas and to assess the impact of permitted development rights on their character and appearance. The reviews will be geared towards extending/ decreasing the size of the conservation areas given that most were designated over 20 years ago. The review will also look at the impact of permitted development within conservation areas with a view to seeking an Article 4 Direction from the Secretary of State to restrict such permitted development.
- 2.2 These measures have now been firmed up in the emerging Finalised Draft of the Angus Local Plan (Proposal ENV35 and Policy ENV40 refer).
- 2.3 Montrose is also the subject of a joint Historic Scotland/Angus Council - funded "Town Scheme" with a budget of £90k over a three year period starting in April of this year. A bid for a further £40k from the Tayside/Fife PESCA Programme (a European Regional Development Fund budget) will be considered at the PESCA Advisory Group meeting of 31 March (the outcome was not known when this report was under preparation).

3 ARTICLE 4 DIRECTION

- 3.1 In order to safeguard the public investment in the historic fabric of Montrose it is essential that the monies spent are not diluted by inappropriate permitted development. Moreover, Historic Scotland usually insist on an Article 4 Direction being in place for any Town Scheme to which they contribute.

- 3.2 The only classes of permitted development that would be restricted under the Article 4 Direction for Montrose would be Class 1 (Replacement Windows and Doors), Class 7 (Erection of Boundary Walls and Fences) and Class 8 (Formation of Vehicular Accesses). Most of Montrose is already protected from such inappropriate permitted development because a large number of the buildings are listed and many others are flatted. Because of this the increase in workload is not expected to be excessive and will require no increase in resources. Applications would only be required where a property owner wished to deviate from agreed Council policies, criteria or standards. The main aim of the Article 4 Direction would be to protect good quality Victorian terraces such as those in, and around, the Mid Links.

4 CONSERVATION AREA BOUNDARY REVISION

- 4.1 The principal change is a proposal to extend the boundary along Murray Street and North Esk Road, as far as the northern end of The Mall. This is an important route into Montrose and the townscape is of good quality. The recently revised statutory lists have identified a number of new listings in the proposed conservation area extension, which reflects the quality of the area.
- 4.2 The other main change is a proposal to include an area of land south of Chapel Works in the Mid Links. Members will be aware of the ongoing bid for Heritage Lottery Fund monies to restore the Mid Links. It is considered that this area of land should be included because of its historical importance and visual relationship with the Mid Links.
- 4.3 Other small areas are proposed for inclusion, including the foundry site in Bridge Street, a small section of Rosehill Road and an area around the Customs House in the Docks. The rest of the changes are minor adjustments to the existing boundary. The proposed changes are shown on the attached map.

5 PROPOSED CONSULTATION PROCESS

- 5.1 As part of the conservation area boundary review and the assessment of whether an Article 4 Direction is required public consultation must be undertaken.
- 5.2 It is considered that the most appropriate method of consultation would be to arrange a small public exhibition, which would run for approximately two weeks in Montrose Public Library. Discussions have already been held with the Director of Cultural Services who has indicated that it would be possible to stage the exhibition during the first two weeks of May. The exhibition would be manned for some of that period.
- 5.3 The exhibition would contain historical information such as how Montrose has developed from the establishment of the Royal Burgh in the early 12th century. This would include old maps, photographs and explanatory text. The proposed boundary review would be shown clearly on a map together with photographs of the areas involved and explanatory text. The same information would be available for the proposed Article 4 Direction.
- 5.4 The main aim of the exhibition would be to inform the public of the Council's intentions and to generate support for the proposals. It is anticipated that the exhibition would also contain details of the emerging Montrose Town Scheme and alternative sources of grant assistance. Questionnaires would be made available at the exhibition for return to the Planning and Transport Department.

- 5.5 On receipt of the feedback from the exhibition further reports would be presented to the relevant Committees requesting authorisation to proceed with the revised conservation area boundary and to seek the Article 4 Direction from the Secretary of State.

6 FINANCIAL IMPLICATIONS

- 6.1 A sum of approximately £250 will be necessary to stage the exhibition which will be drawn from the Planning and Transport Department's 1999/2000 Conservation Grants (Revenue) budget.

7 CONSULTATION

- 7.1 The Chief Executive and the Directors of Cultural Services and Finance have been consulted in the preparation of this report.

8 CONCLUSION

- 8.1 The proposal to review all the Angus conservation areas and to consider implementing Article 4 Directions has already been raised in the Consultative Draft Angus Local Plan and has now been incorporated in the Finalised Draft. This report proposes to take the ideas a step further and to refer back to the relevant Committees at the appropriate stage. The public consultation exercise will also be useful for promoting good conservation practice and public awareness of built environment issues in general.

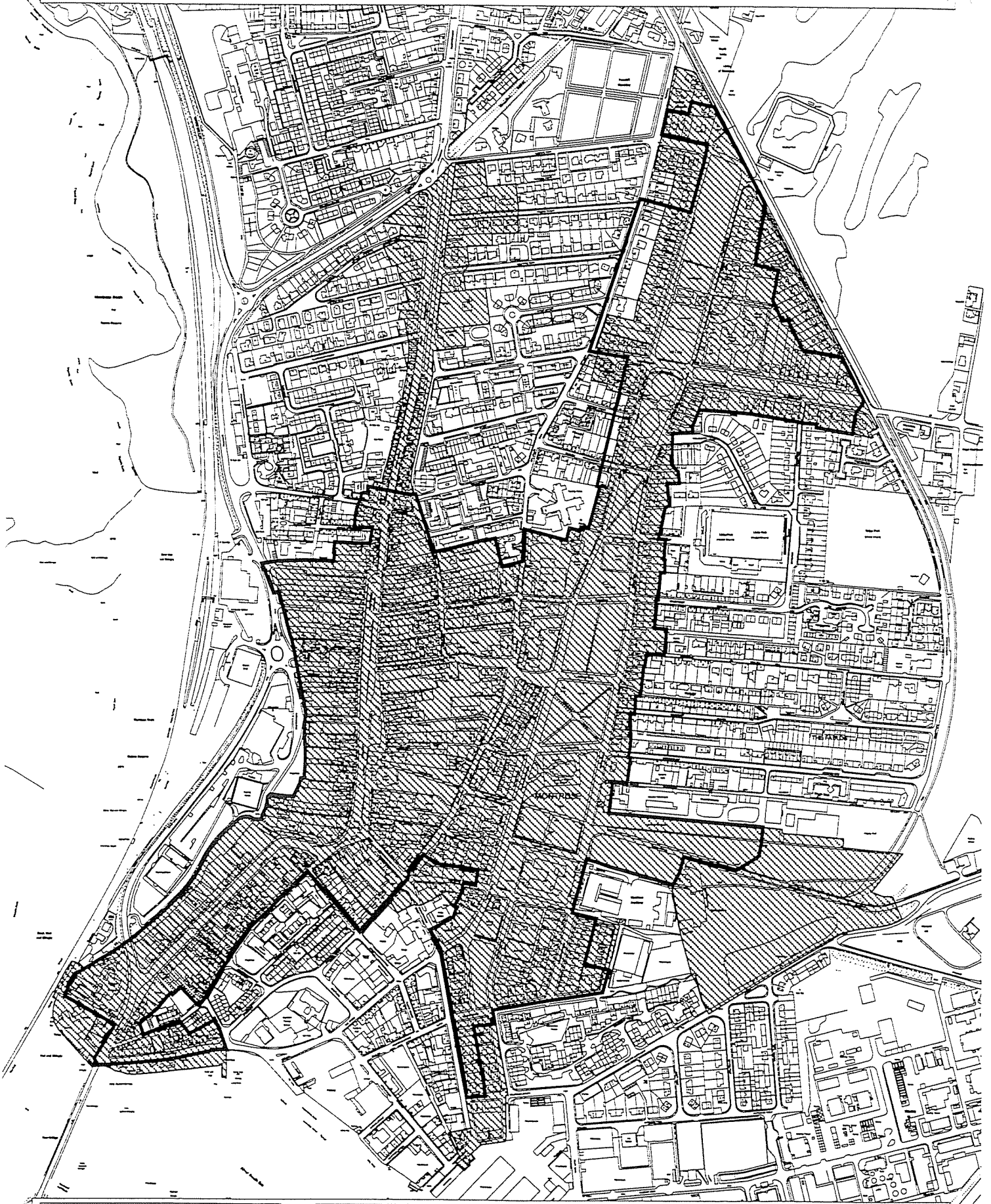
NOTE

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/PM/KW/IAL
31 March 1999

Alex Anderson
Director of Planning and Transport

Montrose Conservation Area Boundary Review



EXISTING BOUNDARY ———

PROPOSED BOUNDARY [Hatched Box]

1:7500

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