

ANGUS COUNCIL**PLANNING AND TRANSPORT POLICY COMMITTEE****8 JUNE 1999****SUBJECT: THE SMALL TOWNS STUDY
THE VITALITY AND VIABILITY OF HISTORIC TOWNS****REPORT BY DIRECTOR OF PLANNING AND TRANSPORT**

Abstract: This report comments on the recently published Small Towns Study which draws together the 17 Town Centre Surveys carried out in 1997 on behalf of the Historic Burghs Association of Scotland (HBAS). The Study analyses the results of the town surveys, draws conclusions as to the current health of the small towns and identifies issues and strategies to address them.

1 RECOMMENDATION

It is recommended that the Committee notes the contents of the Small Towns Study, published by the Historic Burghs Association of Scotland, the findings of which support the approach to town centres in Angus adopted in the Finalised Angus Local Plan.

2 INTRODUCTION

- 2.1 At the Committee meeting on 27 August 1998 members noted the terms of Report No. 874/98 on the Montrose Town Centre Study carried out by consultants as part of a wider study of the vitality and viability of historic towns on behalf of the Historic Burghs Association of Scotland. This formed part of a survey of 17 small towns in Scotland and the Isle of Man which are now the subject of a consolidated report "The Small Towns Study", a copy of which is available in the Members' Lounge.
- 2.2 Donaldsons in conjunction with Colin Buchanan & Partners and Michele Grant Associates, were appointed in 1997 to carry out a study to assess the vitality and viability of Montrose as part of a broader based study into the performance of small towns throughout Scotland and the Isle of Man. The purpose of the study is not to produce "a league table of individual town's performance but an assessment of the issues affecting the towns in order to establish a benchmark against which current and future performance can be measured and targets for improvement established".

3 THE SMALL TOWNS STUDY

- 3.1 The study identifies general trends and conditions focusing on key indicators including expenditure/usage, perceptions/attitudes, environment, tourism, accessibility, performance, town centre management. In the table of general comparative indicators Montrose generally ranks about or above the average for the 17 towns. Report 874/98 details Montrose individual assessment.
- 3.2 Appendix 1 to this report contains a summary of the key findings from the Small Towns Study. The main points arising from the study are:-

- variety of shops is the number one concern of shoppers, visitors and retailers;
- diversity of use is fundamental to these smaller centres with services comprising about 50% of outlets. This is particularly important to local users in terms of business (work and personal), health and leisure;
- tourism is an important element of the local economy but is not necessarily well catered for in terms of retailer response and provision of visitor information;
- there is a high dependency on access by foot (50%);
- the comparison goods sector is subject of leakage to larger centres;
- availability and location of car parking, congestion and the physical fabric/environment is important to shoppers and visitors;
- there appears to be a degree of cautious optimism among retailers;
- independent traders are important in small towns both in terms of numbers and in their attraction to visitors.

3.3 The study goes on to consider the strengths and weaknesses highlighted by the survey and proposes possible strategies:-

- focus on strengths including attractiveness and attractions e.g. in Montrose the townscape, golf course, beach etc;
- address weaknesses including condition of the physical fabric, cleanliness and linkages between attractions. Some of these have already been or are being addressed e.g. congestion and the physical environment (through the Montrose Town Scheme) whilst others such as sign posting and linkages between facilities are being considered;
- concentrate investment to maximise benefit;
- develop tourism by raising the town's profile, creating attractive entrances (e.g. Montrose Station); improving visitor signage and linkages with attractions both within and close to the town. Avoid visitor overload;
- cater for both cars and pedestrians - currently being addressed in Montrose;
- town centre management is difficult to sustain in small towns but the principles of partnership working can be applied;
- monitor performance, using indicators appropriate to small towns e.g. expenditure rather than rental levels/growth. Monitoring can assess the success or failure of individual initiatives, provide advance warning of potential problems and encourage private sector support - if benefits can be seen.

4 DISCUSSION

- 4.1 Whilst the study suggests that, overall, the majority of small towns are performing well with strong levels of loyalty, there is no room for complacency. The report raises a number of issues worthy of further consideration.
- 4.2 Small towns, including those in Angus, generally lie within the sphere of larger centres particularly for a range of comparison goods. The towns have a strong role in terms of food shopping and this is vital to their centres. The Finalised Angus Local Plan highlights the importance of Town Centres and Retailing including various policies and proposals to promote their vitality and viability. (Appendix 2 to this Report includes an extract from the Finalised Angus Local Plan).
- 4.3 Visitors are important in terms of expenditure and support for service and leisure facilities. The historic aspect of many towns is a significant part of their attraction. There is, however, potential for conflict with local shopper needs e.g. too many gift shops reduces general comparison goods choice resulting in increased expenditure leakage. The appearance of the town in relation to cleanliness, floral displays, building maintenance etc. is important to both groups. Also important to both is provision for cars (parking, location and cost) but a congestion free centre is also desirable with good pedestrian linkages again requiring balancing of demands.
- 4.4 The retailer view is mixed, with an almost equal balance between those reporting improved, static, or worsening conditions. Many individual traders respond to pressures which can affect hours of opening (e.g. Sunday trading), investment decisions and aspirations. Whilst some indicators are positive e.g. expenditure levels, low vacancies others suggest problems such as high growth of rateable value and trade leakage.

5 CONSULTATION

- 5.1 The Chief Executive, Director of Law & Administration and Director of Finance have been consulted in the preparation of this Report.

6 FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications arising from this report.

7 CONCLUSION

- 7.1 The Small Town Study highlights some useful points in relation to monitoring and supporting small towns throughout Angus. The Study provides a helpful background from which to apply national guidance on Town Centres and Retailing (National Planning Policy Guideline 8) and supports the strategy adopted in the Finalised Angus Local Plan. It also reinforces the approach to environmental and other town centre improvement projects in Angus which are continuing to be developed by the Council.

NOTE

The following background paper, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) was relied on to a material extent in preparing the above Report.

- "The Vitality and Viability of Historic Towns - The Small Towns Study" : Historic Burghs Association of Scotland Research Paper No. 3.

AA/ID/KW
28 May 1999

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EXECUTIVE SUMMARY

This paper, the third in a series commissioned by the Historic Burghs Association of Scotland, seeks to extend the research methodology developed under Research Paper No. 1 - The Seven Burghs Study to assess the performance of smaller scale settlements, enabling the establishment of benchmark data and the development of recommendations for key activities in the future.

The NPPG8 indicators of rental and commercial yield, whilst of relevance in assessing the performance of larger towns and cities, are of less significance in the small towns, where user perceptions and attitudes, together with expenditure patterns and retailer performance are of greater relevance.

The key findings of the Small Towns Study are:

Expenditure/Usage

- Average local shopper expenditure in the food and catering sectors is significantly higher than that identified in the 7 Burghs Study, whilst a higher percentage of shoppers were making purchases during the course of their visit.
- An average of 63% of all local users identified their town centre as their first choice although a wide range of responses were established (20% to 95%).
- Average spend by visitors is higher than local shoppers in both the non food and catering sectors.
- 76% of all visitors make catering purchases.

Perceptions/Attitudes

- Overall satisfaction levels are high for both shoppers and visitors at 72% and 91% respectively.
- The top 5 issues amongst shoppers, visitors and retailers were identified as:

Shoppers	Visitors	Retailers
Variety of Goods	Variety of Goods	Variety of Goods
Amount of Car Parking	Amount of Car Parking	Amount of Car Parking
Range of Services	Restaurants	Location of Car Parking
Leisure Facilities	Cleanliness	Independent Retailers
Public transport	Location of Car Parking	Cleanliness

- Shopper satisfaction levels for the key issues are generally lower than those found in the 7 Burghs Study.
- Retailer satisfaction levels are generally low with a perception of a worsening position.
- 43% of all retailers were anticipating improvements to future trading conditions although this represents a lower level than that established in the 7 Burghs Study.
- Crime is not perceived as an issue.

Environment

- The Small Towns promote a quality environmental image with particular emphasis on:
 - cleanliness
 - floral displays
 - strong historic features
 - low levels of graffiti/vandalism
- The condition of the built environment was generally no better than average with only 25% of all buildings being maintained to a good standard, a factor clearly influenced by poor financial returns to both owners and occupiers.
- Examples of good quality shopfront designs were limited again reflecting the weaker trading conditions.

Tourism

- Tourism has a major impact on the economy of the Small Towns but is influenced by:
 - accessibility
 - presence of visitor attractions
 - environmental quality
- The Small Towns attract a high volume of visitors (38%) during the peak tourist season.
- Excessive reliance on tourism can lead to tourist overload and reduce the usage by local shoppers.
- Strong visitor attractions may operate as self contained venues and not fully benefit the host community.

Accessibility

- Primary accessibility issues are:
 - location and capacity of car parking
 - signing to and within towns
 - in town pedestrian management
 - traffic intrusion
- The restricted urban form of the Small Towns leads to high (50%) walk in usage although restricted public transport means that car borne usage at 40% is also high.

Performance

- Peak pedestrian flows averaged 15,700 per week, 24% of the 7 Burghs average.
- Rental levels are generally low @ 26.7% of the 7 Burghs average.
- Rental growth at 3.3% per annum was generally low but higher than the 7 Burghs (1.6%).
- Vacancy levels at 6.4% were significantly lower than the 7 Burghs (11%).
- Growth in rateable value, 6.7 %, was almost double rental growth.
- Change in occupiers was high at 8% per annum suggesting substantial business failure rates.
- Multiple representation within the Small Towns is generally low although this is not regarded as a major issue by either shoppers or visitors.
- Levels of comparison outlets are generally low reflecting the high levels of leakage and low average spends in this sector.

Town Centre Management

- Town Centre Management activities are generally limited with a low public awareness of events.
- Town Centre Forums offer the opportunity for towns to develop coherent strategies which should:
 - develop inherent strengths
 - identify and address weakness
 - prioritise and focus investment
 - act as a focus for economic growth
 - manage tourism
 - address parking and pedestrian care issues
- Ongoing, long term performance monitoring is essential to provide advance warning of potential longer term problems and to assess the success or failure of individual initiatives.

Town Centres and Retailing

Introduction

6.1 The main towns in Angus originated as agricultural market towns or fishing ports. The quality of the physical fabric and existence of many fine vernacular buildings in all the Angus towns has resulted in most of the historic cores being designated as conservation areas. The town centres in particular reflect their town's history in form and function: the buildings and layout retain many original features and the concentration and mix of use continues to this day with housing, retailing, public and civic buildings in close proximity to leisure and business. This range of activities is one of the attractions of the Angus towns and the Council intend to retain and promote this through a range of measures, including policies and proposals advanced in this Local Plan.

6.2 Over time, as the roles of the Angus towns have adapted, so too have their layouts. The relocation of industry to more spacious purpose built units and estates released land within the urban areas for redevelopment. This is particularly true of the town centres where retailing, office and residential uses have developed to meet changing demands. In Arbroath and Montrose for example, the reuse of sites has allowed the development of modern supermarkets adjacent to the existing centres. The continuity of use and traditional street patterns which make the Angus towns so attractive generally remain but now mean that new requirements such as retail warehouses with dedicated car parking may be difficult to accommodate within or adjacent to the town centres without seriously damaging their character and appearance.

6.3 The Angus towns also developed as local transport nodes with road and rail links to each other and the rest of Scotland. Over time this network has changed, for example, while Forfar and Brechin have lost their rail lines they have benefited from the upgrading of the A90(T). Ease of access for public and private transport is a major advantage, but increases in car ownership and usage have resulted in localised traffic congestion, particularly within the central areas where it is exacerbated by road layouts which developed to suit different needs. Accessibility to and within town centres, particularly for those without a car, is an important requirement underlying the Council's objective of retaining services locally, which also reduces the need to travel.

6.4 Angus Council seeks to support the continued prosperity and variety of the town centres. They fulfil an important role in terms of job opportunities and services. Their physical appearance helps retain a sense of place and individuality which can help provide new opportunities in tourism and leisure. Continuing investment is needed to maintain their viability and vitality both in visual and commercial terms. The support of a healthy retailing element, in conjunction with a broad range of other functions and improvement of the physical environment are major aims of this Local Plan.

Town Centres

6.5 Competition from purpose built retail and leisure facilities outwith Angus poses a potential threat to the vitality (i.e. how busy they are) and viability (i.e. their capacity to attract investment) of the towns, particularly their centres. However the ability to access a wide range of retail, leisure, service, residential and business uses within close proximity in an attractive and individual townscape setting is to the Angus towns advantage.

6.6 In order to assist the Angus towns address external competition and help realise their full potential as attractive and dynamic centres in which to shop, visit and invest, Angus Council will:-

- encourage a diversity of uses in the town centre providing daytime and evening activities;
- work towards creating attractive and safe town centres for pedestrians, cyclists and others;
- further consider initiatives for effective management and promotion of the town centres;
- work in partnership with both private and public sector interests to develop current and future opportunities for the enhancement of the town centres;
- apply the principles of sustainability including ensuring good accessibility to and within town centres (by both car and non-car users) and reducing the need to travel by the provision of goods and services locally;
- capitalise on existing and potential tourist/visitor attraction; and
- resist development which will undermine the vitality and viability of the Angus town centres.

6.7 The number and range of functions varies with the size, prosperity and catchment area of the town. Arbroath and Forfar, for example, provide some higher order services such as local government, law courts, financial services and larger or specialist retail outlets. The smaller towns meet either local and visitor needs (Carnoustie) or serve wide rural areas (Kirriemuir). The whole of Angus however lies within the catchment of one or more of the major Scottish cities - Dundee, Aberdeen, Edinburgh and even Glasgow - for some services and for fashion and durable goods. Not only is there a local ranking of towns and their centres therefore, but these are part of the wider regional and national scene. The demand from retailers and others reflects this, and the Council aims to retain and improve the status and prospects of the individual town centres and to encourage the development of new facilities which will consolidate and build on their important role.

6.8 Angus Council wish to encourage the town centres in Angus to develop and diversify but this must not be at the expense of their historic fabric and individuality. The primacy of the town centres as the most appropriate location for a variety of leisure, service and retail activities will be reinforced in accordance with national and Structure Plan guidance. Alternative sites outwith town centres for uses which might benefit from a central location will be considered only when it can be demonstrated that no suitable town centre or edge of centre site exists.

Policy TCR1: Support for Town Centres

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 towns and their centres: and
- (b) safeguard existing amenity and complement and enhance the historic character and general environment of the Angus towns.

6.9 The sensitive reuse or renewal of some sites and properties within the town centres can help to improve both their visual and commercial attraction. In order to create opportunities for successful

redevelopment, however, imaginative and well designed schemes will be required to take advantage of the potential available within the confines of Angus historic town centres.

Policy TCR2: Town Centre Development

Angus Council will work with both public and private sector interests to facilitate proposals for the reuse, conversion, rehabilitation or redevelopment of land and buildings where this is beneficial to the town centre as a whole.

6.10 Vacant properties above ground floor premises detract not only visually but economically from town centres. The use of such properties for compatible activities will be encouraged.

Policy TCR3: Upper Floor Use

Within the town centres the use of upper floors for the following purposes will be supported, subject to amenity considerations:-

- (a) shops (Class 1*);
- (b) financial and professional services (Class 2*);
- (c) restaurants/cafes (Class 3*);
- (d) offices (Class 4*);
- (e) residential use;
- (f) non-residential institutions (Class 10*); and
- (g) assembly and leisure uses (Class 11*).

*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

6.11 Angus Council will establish a framework of indicators against which to assess changes in the vitality and viability of the town centres. The Council will also work with the public and business interests to monitor trends and opinions in order to identify where and how improvements can be made.

Proposal TCR4: Town Centre Monitoring

Angus Council will establish a database against which to assess and monitor changes in the vitality and viability of the town centres in Angus and will work in partnership with other agencies to identify and promote measures to maintain or improve their attractiveness such as town centre management, pedestrian/cyclist access and environmental improvement.

Town Centres and Retailing

Retailing - General

6.12 Minimising the need to travel, reducing car dependency and retaining expenditure in the local centres are important contributions towards encouraging sustainable development throughout Angus. The Council therefore supports the principle of providing for customer choice locally and seeks to maximise the benefits to communities created by a dynamic and innovative retail sector. This is illustrated by the range and quality of modern convenience outlets in every Angus town which provide for essential day to day shopping needs. While there has been limited pressure to date for retail warehouse development there remains a strong comparison goods sector which can meet most needs locally with a reasonable choice, particularly in Arbroath, Forfar and Montrose.

6.13 The attraction of the historic town centres in Angus relies on their ability to offer a wide range of services. While non-retail uses are important to their health and vibrancy, shopping remains the essential

- Forfar is the county town accommodating significant local government and legal premises with a shopping centre based around The Cross and a good range of shops along Castle Street and East and West High Street;
- Montrose has an unusually long and broad High Street with mainly independent or local chain shops and a significant tourism element;
- Kirriemuir with its narrow streets within a tight central area has an important visitor role as well as meeting local and rural needs;
- Brechin serves the local and rural area with a core shopping area around the High Street and many scattered shops;
- Carnoustie and Monifieth are mainly local centres with some specialist elements such as golfing related outlets in Carnoustie.

6.14 An indication of the scale and type of current shopping provision in each of the towns can be gained from Table 6.1.

	Convenience		Durable		Vacant		Total Floorspace
	Floorspace	%	Floorspace	%	Floorspace	%	
Arbroath	14,186	34	23,348	56	4,121	10	41,655
Montrose	7,924	28	19,523	69	796	3	28,243
Forfar	9,722	37	15,828	61	515	2	26,065
Brechin	4,151	32	7,903	60	1,058	8	13,112
Kirriemuir	2,727	36	4,662	61	231	3	7,620
Carnoustie	4,149	56	2,729	37	520	7	7,398
Monifieth	3,541	68	946	18	745	14	5,232

(Source - Angus Council)

activity that underpins their viability. In accordance with the Approved Structure Plan strategy, Angus Council will seek to maintain and enhance the range of services available and to support the important retail role of each of the towns which can be summarised as follows:-

- Arbroath is the largest town in Angus with a range of independent, local and national chain store outlets based around the High Street/Gravesend and the West Port. Planning permission for a retail warehouse park at Westway/Elliot was granted in December 1998;

6.15 In order to support the existing retail function of the Angus towns and to promote their future viability it will be necessary to:-

- attract both shoppers and visitors;
- promote opportunities for renewal and redevelopment of retail facilities within the town centre;
- encourage new retail development to locate within the town centres;
- accommodate edge of centre development where this will strengthen the whole town centre;

- identify and, where beneficial, encourage new forms of retailing which support the town centres; and
- resist retail proposals, particularly out of centre or out of town, which will undermine the vitality and viability of the town centres.

Policy TCR5: Large Scale Retail Development

Town centres are the preferred location for large scale retail development within Angus. Sites on the edge of centre may be acceptable where retail development proposals cannot be accommodated within town centres and where it can be demonstrated that the development will not undermine the vitality and viability of any of the Angus town centres.

6.16 The scale and proximity of individual towns within Angus and the standard of trunk and principal road links may lead to the possibility of proposals for out of town or out of centre retail development. Any such proposal, depending on scale, type and location, could be detrimental to one or all of the Angus towns, and strict application of approved Structure Plan policies and guidance in NPPG 8 Town Centres and Retailing will be made to resist inappropriate development.

Policy TCR6: Out of Centre Development

Proposals for major retail development (over 1000m² gross) on out of centre sites will only be acceptable where they fully accord with the Approved Tayside Structure Plan 1993 and do not conflict with other policies of this Local Plan. Major retail development proposals outwith the defined settlement boundaries will not conform with this Local Plan.

Large Foodstores

6.17 The current provision of supermarkets and superstores provides a good range and distribution of large foodstores throughout Angus. The Council will monitor food retailing provision to ensure residents continue to benefit from competition and choice provided by an evolving retail sector. Proposals for new, expanded or relocated outlets should be sited within or on the edge of existing town centres in

accordance with both NPPG 8 (Revised 1998) and the Approved Tayside Structure Plan 1993. Proposals to significantly increase convenience floorspace must demonstrate to the Council's satisfaction that there will be no detrimental impact on any of the town centres in Angus.

Policy TCR7: Large Foodstores

Proposals for new or relocated foodstores over 1,000m² gross should be located within the town centre or on edge of centre sites. Out of centre development will only be considered where no suitable site exists within or on the edge of the town centre. All convenience floorspace proposals over 1000m² gross, including major extensions to existing premises, shall be required to submit a retail impact assessment and should satisfy the following criteria:-

- (a) they provide a significant improvement in the distribution of food shopping in Angus;
- (b) they do not individually or cumulatively undermine the vitality and viability of any of the town centres in Angus;
- (c) the development is well located in relation to public transport, walking and cycling and would not lead to a significant increase in travel by car;
- (d) associated improvements to the trunk and local roads network are addressed at the developer's expense;
- (e) the development would not lead to a shortage of good quality industrial or business sites;
- (f) the design, scale and relationship to their surroundings would contribute positively to the quality of the urban area;
- (g) preference will be given to development proposals which involve the effective use of vacant or derelict land;
- (h) there is no adverse effect on local amenity or other significant environmental effects;
- (i) they do not conflict with any other policies of this Local Plan.

Relocation proposals will also require to take account of the appropriate future use of existing sites and premises.

Retail Warehouses

6.18 The scale and distribution of catchment population and competition from retail warehouse parks and other centres outwith Angus has limited the demand to date for purpose built retail warehouses in Angus although some interest has been shown for developments in the larger towns. The existing centres include important comparison goods outlets and any proposals for retail warehousing would be required to demonstrate compatibility with NPPG 8 and the Approved Tayside Structure Plan 1993. It is the Council's view that only the three larger centres Arbroath, Montrose and Forfar (see Table 1) may potentially be able to accommodate such developments satisfactorily. Planning permission for a retail warehouse development at Elliot/Westway should meet the shortfall identified in Arbroath in relation to DIY and bulky goods.

Policy TCR8: Retail Warehouses

Retail warehouse development will be directed to sites within or on the edge of the town centres of Arbroath, Forfar and Montrose, having regard to sequential considerations of location and site availability. Consideration will be given to the range of goods sold and the potential impact of the proposal on existing retail areas. Proposals must be accompanied by a retail impact assessment, and will be considered against the following criteria:-

- (a) they do not undermine the vitality and viability of existing and approved shopping provision in any town centre in Angus;
- (b) they tackle deficiencies in qualitative or quantitative terms which cannot be met in or at the edge of the town centre;
- (c) they are accessible to all sections of the community by a variety of modes of transport;
- (d) associated improvements to the trunk and local roads network are addressed at the developer's expense;
- (e) their siting would not lead to a shortage of good quality industrial or business sites;
- (f) the design, scale and relationship to the surroundings would contribute positively to the quality of the urban area;

- (g) preference will be given to development proposals which involve the effective use of vacant or derelict land;
- (h) there is no adverse effect on local amenity or other significant environmental effects; and
- (i) there would be no conflict with other policies in this Local Plan.

Other Retail Issues

Core Retail Areas

6.19 Previous Local Plans for individual towns in Angus included policies designed to support the retail function of town centres through the identification of 'prime shopping areas' (defined primarily because of continuous retail frontage). Within these prime shopping areas the policy sought to resist changes of use of ground floor property to non-retail. Exceptions were made where the property was already in non-retail use or had been vacant for over 12 months.

6.20 This Local Plan has retained and refined this broad approach by reviewing the purpose and extent of retail areas in each of the towns. The scale, type and concentration of shops varies among the Angus towns reflecting their wider retail role and their physical form. While retailing is significant in all the Angus town centres the extent to which this is focused in a retail core area where the highest levels of shopping activity occurs varies. Core retail areas have been retained in Arbroath, Brechin, Forfar, Kirriemuir and Montrose but their extent has been reduced to enable additional flexibility in dealing with town centre development.

Policy TCR9: Core Retail Areas

Core retail areas for the towns of Arbroath, Brechin, Forfar, Kirriemuir and Montrose are defined in the relevant town statements. Proposals involving the change of use of existing ground floor retail premises (Class 1, Shops) within the core retail area will only be acceptable where the proposed use is a restaurant or café or;

- (a) it can be demonstrated that the property has been vacant for at least 12 months and actively marketed for retail use in that time; or
- (b) at least 5% of retail units within the retail core area are vacant;

Where development proposals satisfy the above criteria the following will also apply:-

- (i) ground floor frontage development should include a shop window frontage and maintain an appropriate window display; and
- (ii) a condition will be applied (in accordance with Circular 4/1998) to restrict the permission to the use specified.

Small Shops

6.21 Small shops throughout Angus play an important role in the provision of local convenience stores and speciality retailing.

Policy TCR10: Local Shops

Subject to amenity considerations, proposals for the development of local shops will be supported particularly in areas deficient in shopping facilities where they:-

- (a) add to retail provision within development boundaries; or
- (b) provide a visitor facility in a suitable location; or
- (c) are ancillary to an existing rural business.

Support for Rural Shops

6.22 The Council will financially support the provision and maintenance of food shops or general stores (which provide the sole source of a range of convenience goods in a rural community and are open 12 months of the year and over one mile from the nearest alternative town providing an extensive range of shopping) and Community Status Post Offices in the outlying rural area. These outlets provide a service to both the resident population and visitors alike. In the remoter areas they can be a vital element in retaining population, particularly for those with restricted or no access to a car.

Policy TCR11: Rural Shops

Angus Council will continue selective support to convenience goods shops and post offices in the rural area by the provision of Village Shop and Community Post Office Conversion Grant Scheme

Petrol Filling Kiosks

6.23 The provision of associated convenience retail floorspace at petrol stations can add to local facilities

but should not pose safety problems between pedestrians, cycle and vehicular customers or be of such a size as to undermine existing provision.

Policy TCR12: Shops at Petrol Stations

Retail provision ancillary to Petrol Filling Stations should:-

- (a) not normally be over 75m² except where it accords with policy TCR10;
- (b) not adversely affect easily accessible convenience shopping; and
- (c) ensure vehicles are segregated from pedestrians and cyclists.

Outdoor Markets/One Day Sales

6.24 Non-standard forms of retailing can provide the benefits of additional facilities and the attraction of visitors to the area. They should not, however, be to the detriment of existing, formal retail provision.

Policy TCR13: Open Air Markets

Proposals for open air markets (including car boot sales) will only be permitted where they do not adversely affect the amenity of the surrounding area and accord with policy TCR5.

Policy TCR14: Temporary Sales

Consents for temporary sales from hotels, halls and other premises will be limited to 12 days per annum and in order to monitor the cumulative effect, all consents will be limited to three years only.

Car and Caravan Sales

6.25 Proposals for car and caravan sales should be directed towards suitably accessed sites within settlements. There is an obvious attraction for these uses to group together such as on Queenswell Road in Forfar and this is one reason why rural areas or good quality employment land should be avoided.

Policy TCR15: Car and Caravan Sales

Car and caravan sales will only be an acceptable use within settlements and will not be an acceptable use in open countryside and proposals must satisfy the following criteria:-