

**ANGUS COUNCIL**

**INFRASTRUCTURE SERVICES COMMITTEE  
ENVIRONMENTAL & LEISURE SERVICES COMMITTEE  
RESOURCES & CENTRAL SERVICES COMMITTEE**

**27 NOVEMBER 2003  
27 NOVEMBER 2003  
4 DECEMBER 2003**

**SUBJECT: REPLACEMENT HEALTH CENTRE SITE, CARNOUSTIE**

**REPORT BY DIRECTOR OF PLANNING AND TRANSPORT, DIRECTOR OF PROPERTY SERVICES AND DIRECTOR OF LEISURE SERVICES**

**Abstract: This report updates Members on the proposals for a site for a replacement Health Centre in Carnoustie and identifies a preferred location at Pitskelly Park, Carnoustie.**

**1 RECOMMENDATION**

1.1 It is recommended that the Infrastructure Services Committee, Environmental & Leisure Services Committee and Resources & Central Services Committee for their respective interests:-

- (i) note the progress on identifying a site for the new Carnoustie Health Centre; and
- (ii) agree a site at Pitskelly Park, Barry Road, Carnoustie, as a preferred location for the new Health Centre.

1.2 It is recommended that the Infrastructure Services Committee approve the incorporation of this site in the Finalised Angus Local Plan.

**2 INTRODUCTION**

2.1 Members will be aware that the Health Centre in Dundee Street, Carnoustie is no longer considered suitable to meet the requirements of local health service provision. There is a pressing need to identify a conveniently accessible site on which to replace the existing Health Centre meeting the standards of NHS Tayside Primary Care Trust and providing the range of services now delivered locally to patients.

2.2 The locational requirements for the Health Centre include:-

- site size;
- accessibility to a variety of modes of transport, particularly a bus route;
- availability to meet the short timescale for relocating the Health Centre; and
- availability of services, particularly drainage.

**3 BACKGROUND**

3.1 A possible town centre site for a new Health Centre was identified as part of a mixed use redevelopment scheme in Proposal C11 of the Angus Local Plan Consultative Draft 2003. Proposal C11 allowed for possible retail development on the High Street with the Health Centre located in an area south of this between Fox Street/Bonella Street/Park Avenue. An associated Proposal (C12) identified housing as a suitable after use for the site of the existing Health Centre at Dundee Street.

- 3.2 The approach taken in the Consultative Draft Local Plan sought to capitalise on an opportunity to assemble a land package and promote a small scale regeneration scheme in the heart of Carnoustie which would create a new central core and bring backland areas into beneficial use.
- 3.3 Relocating the Health Centre to the proposed town centre regeneration site (C11) was viewed as desirable in the Draft Local Plan both in terms of complementing and strengthening the vitality of the town centre, and facilitating access from all parts of Carnoustie. This town centre site was therefore proposed in the Consultative Draft Local Plan in preference to various other sites in and around Carnoustie, the merits of which had been considered for a Health Centre.
- 3.4 The Draft Local Plan was published for consultation purposes in March 2003. Proposal C11 has attracted a considerable volume of comment, including a petition of approximately 3,500 signatures, opposing the relocation of the Health Centre to this town centre site. The possible use of Compulsory Purchase Powers to enable site assembly appears one of the main grounds of objection to Proposal C11. While the merits of the central site remain valid, the main difficulty is that the time which would be involved in site assembly would not allow the early development of the new Health Centre.

#### **4 PREFERRED OPTION**

- 4.1 Having regard to the response to the consultation exercise on the Draft Local Plan, the following sites have been reviewed with particular reference to the key criteria identified in paragraph 2.2 above:-
- the existing site/former Co-op;
  - site of existing Kinloch Street Primary School;
  - site of proposed Thomas Street Primary School;
  - site of the former Dalhousie Golf Clubhouse;
  - Pitskelly Park/Panmure Junior football ground, Barry Road;
  - Carnoustie House grounds; and
  - peripheral greenfield locations.
- 4.2 Some of these potential sites are not currently available and would not meet the requirement for an early start to development. The former Co-op site is in the process of being redeveloped and as a result of the Council pursuing an improvement to schools in Carnoustie through a public private partnership, the sites at Thomas Street and Kinloch Street are also not available for alternative uses.
- 4.3 The Dalhousie site is potentially available at an early date because it is under Council control, and although it is large enough to accommodate the proposed development it has significant access problems due to its position on the seaward side of the railway line.
- 4.4 Peripheral Greenfield locations are possibilities, but having regard to car ownership, a location at the west end of the town would be preferred because of the lower car ownership in this area. Potential sites exist at Pitskelly Park and Carnoustie Panmure football ground. The former is in public ownership and in addition is not affected by the construction of the Upper Victoria Link to the A92 as part of its upgrading. Having regard to these factors, a site at Pitskelly Park is the optimum in relation to a number of factors but notably, availability and accessibility.
- 4.5 Discussions have taken place with Prime U.K. the developers of the Health Centre, local doctors and the Carnoustie Boys Football Club. The proposed site at Pitskelly

Park is large enough to accommodate the development and although some adjustment of the existing football pitches will be necessary, no pitches will be lost and the changing accommodation will be relocated.

4.6 A location at Pitskelly Park, within the ownership of the Council, is therefore considered to best meet all these requirements:-

- the site is available for immediate development;
- there is adequate space to accommodate the proposed development;
- the main bus route is on Barry Road and vehicular access will be to a major road in the town;
- foul drainage can be accepted into the existing sewer network; and
- there are opportunities to enhance recreational provision within Carnoustie.

4.7 Subject to the Committee agreeing the site at Pitskelly Park as a suitable location for the new Carnoustie Health Centre, it is proposed that the site be included in the Finalised Angus Local Plan. This will continue the identification of a site for this major community facility through the Local Plan process whilst allowing the proposal to progress timeously.

## **5 FINANCIAL IMPLICATIONS**

5.1 A capital receipt would accrue to the Council from the sale of the site at Pitskelly Park.

## **6 HUMAN RIGHTS IMPLICATIONS**

6.1 There are no human rights implications arising from this report.

## **7 CONSULTATION**

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

## **8 CONCLUSION**

8.1 It is widely recognised that there is an immediate need to replace the Carnoustie Health Centre. The town centre site identified in the Consultative Draft Angus Local Plan 2003 has attracted a considerable volume of opposition. A further assessment of alternative locations suggests a site at Pitskelly Park as the most suitable location in these circumstances to meet the needs of the new Carnoustie Health Centre.

## **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/ID/KW/IAL  
18 November 2003

Alex Anderson  
Director of Planning and Transport

Mike Lunny  
Director of Property Services

John Zimny  
Director of Leisure Services