

PROPOSED DISPOSAL OF SITE AT LINKS PARADE CARNOUSTIE

Abstract

This report advises the Committee of the current proposals contained in the Consultation Draft of the Angus Local Plan 2003 for the site at Links Parade, Carnoustie.

RECOMMENDATION

The Resources and Central Services Committee is recommended to:

1. authorise the Director of Property Services to arrange for the site measuring 0.68 Ha or thereby at Links Parade, Carnoustie, to be advertised for sale on the open market and to report back to Committee with the details of the offers received.

1 INTRODUCTION

The site indicated on the attached plan at Links Parade, Carnoustie and measuring 0.68 Ha or thereby is held in the ownership of Angus Council and was formerly the subject of an agreement with the Carnoustie Golf Hotel for the construction of a Timeshare development. This development did not proceed and the site reverted to the ownership of Angus Council.

2 PLANNING

The Consultation Draft of the Angus Local Plan 2003 which was published in March 2003 states that the site provides an opportunity for redevelopment for houses, leisure uses, holiday flats/timeshare, offices or a mix of these uses. This is a wider range of uses than contained in the adopted Local Plan.

3 PROPOSED DISPOSAL

The Director of Property Services has received many expressions of interest in this site. It is therefore proposed that the site be marketed for sale on the open market. A draft development brief is appended to this report.

The Council's retained agents, Lickley Proctor have advised that the site is likely to achieve a value in excess of £500,000.

4 FINANCIAL IMPLICATIONS

The disposal of the site will result in a capital receipt for Angus Council.

5 CONSULTATION

The Chief Executive, Director of Finance, Director of Planning Transport and Director of Law & Administration have been consulted in the preparation of this report.

6 CONCLUSION

The Consultation Draft of the Angus Local Plan 2003 outlines the opportunity for development of the site at Links Parade, Carnoustie.

This report recommends that the site be marketed for sale.

Human Rights Implications

There are no Human Rights Act implications specific to this report. Any implications as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report No</u>	<u>Subject</u>
------------------	-------------	------------------	----------------

BACKGROUND PAPERS

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.

M G Lunny
Director of Property Services

DRAFT DEVELOPMENT BRIEF

APPENDIX

DEVELOPMENT SITE, LINKS PARADE, CARNOUSTIE

This attractive seafront site of 0.68 Ha or thereby has a frontage of 137 metres and a depth of 51 metres and has a view over the Links to the beach and North Sea.

The site has a frontage to Links Parade and the main East Coast railway line lies to the rear. The single storey Carnoustie Golf Club is located to the west and the three storey residential development of Bruce Court to the east. Immediately to the southwest are the new Carnoustie Golf Hotel and the Championship Golf Course.

The current Consultative Draft of the Angus Local Plan 2003 which has recently been published states that the site provides an opportunity for redevelopment for housing, leisure uses, holiday flats / timeshare, offices or a mix of these uses. Proposals for alternative uses may be considered. Developers will be required to submit their development proposals supported by a project plan with timescales and a copy of their own current business plan.

Ideally the height of any new building should not exceed 3 storeys or 3.5 (including dormers). Due to the difference in height between the Carnoustie Golf Club and Bruce Court it is recommended that any development is sympathetically designed to a high quality and the external finishes should reflect local materials and surrounding buildings. The roof must give a traditional pitched appearance and should be finished in slates.

Car parking provision must conform to the standards applied by Angus Council's Director of Roads and should be positioned to the rear of the buildings

The site obtained planning permission for a time-share development and piling works and works to bring the site above a potential flooding level have been carried out.

The council reserves the right not to accept the highest or any offer.

[Attached plan](#)