

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE - 21 APRIL 2009

SUBJECT: DRAFT SUPPLEMENTARY PLANNING GUIDANCE FOR GAIRIE WORKS,
BELLIES BRAE, KIRRIEMUIR

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

Abstract: This report identifies the draft supplementary planning guidance that will assist in the preparation of a masterplan in considering the longer term reuse of the Gairie Works, Bellies Brae, Kirriemuir.

1 RECOMMENDATION

It is recommended that the Committee –

1. agree the [draft supplementary planning guidance as detailed in Appendix 2](#) as a basis for consultation;
2. agree the proposed consultation arrangements and reporting procedures for finalising the guidance; and
3. refer this report to the Development Standards Committee for their information at this stage.

2 INTRODUCTION

- 2.1 This linear site, extending to approx 2.75ha, has been in industrial use since the mid 19th Century and is located on the southern edge of Kirriemuir town centre in a prominent visual location. Two large factory buildings are located on the site.
- 2.2 The site is currently in single ownership but the business has now been consolidated into the east factory and the owners have indicated that the redundant factory (approximately 1.32ha) may soon become available for redevelopment. The site is not identified in the Angus Local Plan Review as an allocated or opportunity site for redevelopment and is therefore considered to be a windfall site. Given its prominent location within the town planning guidance for the site would be useful.
- 2.3 Given the linear nature of site the guidance takes cognisance of the whole site although development would initially be confined to approximately half of the site only. The existing town centre car park (Bellies Brae) and council depot are located on the east side of Bellies Brae but within close proximity to the site. Opportunity may therefore be available to consider how these sites relate to the future redevelopment of the Gairie works site and whether there is any scope for a partnership approach to any regeneration project. A map outlining the various sites is located in Appendix 1. The factory lies immediately adjacent to the Gairie Burn. The SEPA (1 in 200 years) flood map indicates that a very small proportion of the southern boundary lies within the flood zone. The site does however benefit from a flood prevention scheme which

was recently augmented by Angus Council although any development would require a flood risk assessment and details of any mitigation measure proposed.

- 2.4 While there is broad local plan guidance for development proposals, there is no specific policy statement in respect of the Gairie Works site. Scottish Planning Policy (SPP) 1: The Planning System indicates that supplementary guidance can be useful where there is an urgent need for a policy response to an emerging issue. Angus Council consider that the position regarding the Gairie Works requires a more detailed position statement on the possible future land uses for this site and has concluded that this is best achieved through the establishment of supplementary planning guidance. Although not having development plan status, the policy statement would nevertheless be a material consideration in dealing with future development proposals. The aim of the guidance is to establish planning, urban design and conservation issues which need to be considered when preparing a proposal for re-development.
- 2.5 The general development principles are set out below whilst the site specific guidelines are set out within the draft supplementary planning guidance document in Appendix 2.

3 GENERAL DEVELOPMENT PRINCIPLES

- 3.1 Government guidance and advice* associated with development and redevelopment projects has focussed greater attention on sustainability, safety and design issues, particularly establishing “a sense of place”. Layouts and street patterns are seen as key elements alongside the design of buildings. There is also a requirement to protect the historic built environment. Sustainability – the measure of likely impact of development on the social, economic and environmental conditions of people in the future and in other places – is about promoting greener lifestyles, energy efficiency, mixed uses, biodiversity, transport and water quality.

(*Designing Places: A Policy Statement for Scotland; PAN 52 Planning in Small Towns; PAN 76 New Residential Streets; PAN 77 Designing Safer Places; PAN 78 Inclusive Design).

Design

- 3.2 “Designing Places” and “PAN 76 New Residential Streets” in particular identify six qualities which make a successful place:
- Distinct identity
 - Safe and pleasant
 - Easy to get to, and get around
 - Welcoming
 - Adaptable
 - Resource efficient
- 3.3 These principles are generally incorporated into the Angus Local Plan Review (February 2009) Policy S3 Design Quality, which recognises that new development should add to or improve the local environment and encourages design statements to be submitted alongside a planning application.

Policy S3: Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- Site location and how the development fits with the local landscape character and pattern of development;
- Proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- Use of materials, textures, colours that are sensitive to the surrounding area; and
- The incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

- 3.4 In addition to the general principles set out above, there will be a range of specific requirements set out for the site. As the Gairie Works has not been identified in the Local Plan Review process then the planning guidance set out in Appendix 2 should assist the preparation of feasibility studies and proposals for the future regeneration of this site. A key objective of the draft guidelines is to provide guidance on the Council's general requirements in terms of land use and form of development for the site.

Developers will be encouraged to submit a design statement with this development proposal setting out how they have taken into account the principles set out in Appendix 2 and Policy S3 above and also the detailed site specific requirements in the submitted scheme.

Sustainability

- 3.5 The design, construction and maintenance of buildings provide major opportunity to contribute towards more sustainable development, particularly in the use of construction materials, energy use and waste management both during and after construction.
- 3.6 Attention continues to be focussed on energy efficiency and local energy sources. The layout and design should consider more energy efficient solutions including passive systems making as much use of building orientation, natural light, air movement and thermal mass.

Policy ER33: Energy Efficiency

Angus Council will encourage energy efficiency through promotion of:

- Siting, form, orientation and layout of buildings to maximise the benefits of solar energy, passive solar gain, natural ventilation and natural light;
- The use of landscaping and boundary treatment to modify temperature extremes, minimise heat loss due to the exposure and create shelter on inner faces and entrances to buildings;
- Optimum provision of insulation and the use of energy efficient heating/cooling systems;

- The re-use of building materials;
- Local sourcing of materials;
- The use of flexible design to facilitate possible future adaptation for other uses;
- Renewable energy generation and energy efficient systems in domestic and commercial buildings where appropriate, which reduce demand for power from non-renewable sources.

3.7 The development principles set out above are further enhanced by the site specific information set out in the draft planning guidance in Appendix 2 and although identifying specific areas the guidance takes cognisance of the linear nature of the entire site.

Consultation on the draft guidelines

3.8 Angus Council previously established general consultation procedures associated with the preparation and reporting of development briefs as part of implementing Local Plan proposals (Report 102/01 to the Planning & Transport Policy Committee 25 January 2001 refers). The principles set out in that report could be applied to supplementary planning guidance. This allows for wider public involvement particularly from Community Councils and land owners and also takes into account the interests of local members, service departments and appropriate outside agencies. A copy of the draft guidance would be available at Kirriemuir Public Library, Kirriemuir Access Office and on the Council's website. Adoption of these procedures would allow community input to the draft guidance and also meet the requirements of SPP1. The consultation responses would be reported back to an appropriate meeting of the Infrastructure Services Committee.

4 FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising directly from the recommendations in this report.

5 HUMAN RIGHTS IMPLICATIONS

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

6 EQUALITIES IMPLICATIONS

6.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

7 SINGLE OUTCOME AGREEMENT

7.1 This report contributes to the following local outcomes contained within the Single Outcome Agreement for Angus.

10. We live in well-designed, sustainable places where we are able to access the amenities and services we need

- Good quality housing is available throughout Angus.

12. We value and enjoy our built and natural environment and protect it and enhance it for future generations

- The importance and benefits to society of the environment is recognised.

8 CONSULTATION

8.1 The Chief Executive, Director of Corporate Services, Head of Finance, Head of Law & Administration and Head of Property have been consulted in the preparation of this report.

9 CONCLUSION

9.1 This site has been established in a prominent area of Kirriemuir's townscape for over 150 years and is an important part of Kirriemuir's industrial heritage. As a windfall site there is an opportunity to establish guidance and development principles which would aide the regeneration of the area. The general principles established in the report and subsequent draft supplementary planning guidance attached in Appendix 2 should enable development proposals to take into consideration key elements of sustainability and sense of place encompassed with quality of design in this prominent site within Kirriemuir's town centre. Circulation of the draft guidance will enable community involvement in the process and seek endorsement of the planning principles. Once finalised the supplementary planning guidance will be a material consideration in the determination of planning applications for the site.

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NOTE

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

- SPP1 The Planning System – Scottish Government 2002;
- Designing Places: A Policy Statement for Scotland – Scottish Government 2001;
- PAN 52 Planning in Small Towns – Scottish Government 1997;
- PAN 76 New Residential Streets – Scottish Government 2005;
- PAN 77 Designing Safer Places – Scottish Government 2006;
- PAN 78 Inclusive Design – Scottish Government 2006;
- Angus Local Plan Review – Angus Council 2009
- Report 102/01, Angus Council, Planning & Transport Policy Committee, January 2001

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APPENDIX 1

Location of Possible Development Areas

