Abstract: This report deals with planning application No. 03/00668/FUL for the erection of 158 houses, roads, footpaths and associated works for Robertson Residential at Newton Road/ Balmachie Road, Carnoustie. This application is recommended for conditional approval subject to a Section 75 Agreement.

1 INTRODUCTION

1.1 An application for full planning permission has been submitted for the erection of a 158 house development and associated works at Newton Road/ Balmachie Road, Carnoustie. The application site forms approximately three quarters of the Angus Local Plan Proposal C/H2, which identifies the area for housing development.

1.2 The application site is located to the north of Newton Road and extends westwards from the Lochty Burn to Balmachie Road and includes the buildings at Newton Farm. A small area of some 0.6 hectares to the west of Balmachie Road and to the north of Shanwell Road is also included within the site. The larger area of the site to the east of Balmachie Road is rectangular in shape and comprises an area of some 7.9 hectares which slopes towards the Lochty Burn at the eastern boundary. The site is bound to the east by the recently approved Bett Homes development of 46 dwellings (application 03/00310/FUL refers); to the south by residential properties at Holyrood/Queen Street and Newton Road and Carnoustie Caravan site and the Civic Amenity site; to the west by properties at Shanwell Road and agricultural land and to the north by agricultural land.

1.3 The proposal involves the erection of 158 two-storey houses, comprising 140 detached and 18 semi-detached properties. A mix of three, four and five bedroom houses is proposed. Each property has off-street car parking. A number of buildings at Newton Farm are to be demolished although the existing farmhouse and its associated outbuildings are to be retained. Landscaping would be provided to the boundaries of the site whilst an open space area of some 1800 square metres is proposed as a central feature within the development. The layout has been designed to ensure that houses along the southern boundary front onto Newton Road, those on the western boundary front Balmachie Road and those on the eastern boundary face the Lochty Burn. Houses within the development have front elevations facing the open space area to provide natural surveillance. Plot sizes vary across the site ranging from a minimum of some 250sqm to a maximum in the region of 600 square metres, with private garden areas ranging from a little under 100 square metres to sizeable areas in excess of 200 square metres. Provision is made for a footpath link to the neighbouring development to the east.

1.4 The application involves the realignment of Newton Road to the north of Newton Farmhouse and the stopping-up of a small section of the existing Newton Road form
its junction with Queen Street westwards for a distance of 100 metres. Pedestrian access would be maintained at this location as would the secondary access to the caravan site. The existing junction at Newton Road/ Balmachie Road is to be altered to provide an improved radius to facilitate turning by buses. A roundabout is to be formed on Balmachie Road some 130 metres north of its junction with Newton Road. Shanwell Road would be stopped-up for vehicular traffic at its junction with Balmachie Road and a new access road to Carnoustie High School would be formed from the proposed roundabout on Balmachie Road. A spur from the proposed roundabout would provide access to the site whilst a further access would be formed on the realigned Newton Road some 100 metres west of the Lochty Burn. A three metre wide foot/cycleway is to be provided along the frontage of the site on both Newton Road and Balmachie Road from the Lochty Burn to the proposed roundabout.

1.5 The realignment of Newton Road to facilitate the improved junction with Balmachie Road requires the removal of 12 trees from the woodland area at the southwest corner of the site. A further three trees at this location are to be felled as a consequence of the proposed layout. The applicant has indicated a willingness to replant a number of semi-mature root balled trees to replace those to be removed.

1.6 The area immediately to the east of the application site, lying between the Lochty Burn and the Recreation ground also forms part of the Local Plan site C/H2. Members may recall that Committee resolved to grant planning permission for a development of 46 houses on that site at its meeting on 19 June 2003 (Report 756/03 refers).

2 APPLICANT’S CASE

2.1 A Flood Risk Assessment and Tree Survey have been submitted in support of this application.

2.2 The Flood Risk Assessment identifies that areas of the site are susceptible to inundation but that these are limited to sections adjacent to the Lochty Burn. It identifies measures to minimise flood risk both to proposed houses and to existing development.

2.3 The Tree Survey identifies that there are 28 trees within the woodland area at the southwest corner of the site. These include mature and semi-mature trees ranging from 9.5 metres to 31 metres in height. The Tree Survey and a supplementary report undertaken on behalf of the applicants indicate that four of the existing trees are dead and should be removed. The Survey identifies that it would be highly desirable for a significant number of the trees to be retained.

3 CONSULTATIONS

3.1 The Director of Roads has offered no objection to the application subject to a number of conditions. He has further indicated that the proposed improvements to the road network in this area are significant in terms of improving pedestrian and traffic safety and are necessary to permit the overall scale of housing development along Newton Road to proceed. The Flood Risk Assessment has been reviewed and the Director of Roads has confirmed that it is acceptable.
3.2 The Council’s Archaeological Advisor has indicated that the site is known to be of archaeological interest and has requested that a condition be attached to any permission requiring a programme of archaeological work prior to commencement of development.

3.3 The Head of Park Services has indicated that play equipment should be provided within the play area and that this should be suitably fenced for safety reasons. Adequate provision should be made for the future management and maintenance of all open space and landscaped areas.

3.4 The Community Council, Scottish Water, SEPA and Tayside Police, as well as the Director of Education and the Head of Environmental Health have been consulted and have offered no objection to the proposal.

4 LETTERS OF REPRESENTATION

4.1 No letters of representation have been received.

5 PLANNING CONSIDERATIONS

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 The determining issues in this case are whether the proposal:

- complies with Development Plan policy;
- is in accordance with the Council approved Development Brief;
- gives rise to any material considerations that justify a departure from development plan policy.

5.3 In this case the Development Plan comprises:

- Dundee and Angus Structure Plan (Approved October 2002).
- Angus Local Plan (Adopted November 2000).

The Development Plan is current and up-to-date and in this respect merits considerable weight in the determination of the proposal.

5.4 The following policies from the Dundee and Angus Structure Plan are of relevance to the determination of this application:

Housing Policy 2: Dundee and South Angus Housing Market Area

In allocating land in the Dundee and South Angus housing market area to meet the additional allowances in Schedule 1, Local Plans will ensure that:

- priority is given to the re-use of previously developed land to provide a 5 year land supply;
• the Dundee Western Gateway provides a focus for planned integrated development, including greenfield housing land release; and

• proposals for major development on greenfield sites elsewhere in the Dundee and South Angus housing market area will not be permitted where this would seriously prejudice implementation of the Dundee Western Gateway development.

In Dundee City:

• brownfield development is targeted to create popular, mixed tenure communities in the City Centre, Stobswell/Baxter Park area and the north west of the City.
• the development of houses rather than flats is favoured within an appropriate policy framework.
• greenfield additions to the effective housing supply, excluding Dundee Western Gateway, do not exceed 390 for the period 2001 - 2011 and 250 for the period 2011 to 2016.

In the Monifieth, Carnoustie and Sidlaw area, additions to the effective housing land supply will be focused on the main settlements of Monifieth and Carnoustie and contribute to a range and choice of sites throughout the wider housing market area.

Housing Policy 6: Affordable and Special Needs Housing

In areas of need identified through needs assessment studies, affordable and/or special needs housing should be provided within new housing developments by agreement with private developers and housing agencies.

• Priorities for affordable housing should be identified in accordance with the Local Housing Strategies;
• Requirements for affordable housing should result from a robust housing needs assessment.

Local Plans will outline the level and location of identified housing needs, and set out appropriate mechanisms to secure such provision taking account of local site and market conditions.

5.5 The current application site forms part of a larger Angus Local Plan site which is identified as Proposal C/H2. This states that:

"6.7 ha of land at Newton Road is allocated for 120 houses subject to the following criteria:-

(a) archaeological evaluation of the whole site and action as appropriate;
(b) relocation of the existing Heather Pre-Packs facility at Newton Road;
(c) realignment of Newton Road and associated junction improvements with Queen Street;"
(d) preparation of a development brief detailing access, road improvements, foul and surface water disposal, road layout, open space, landscaping, boundary treatment and phasing of development;

(e) a suitable mix of housing to provide a range of house types, tenure and affordability.

The scope for marginally exceeding the housing numbers will be reviewed at the detailed planning stage."

5.6 The section of application site to the west of Balmachie Road is identified as C/RT5 in the Angus Local Plan. This states that:

“2.25 ha of land north of Shanwell Road and west of Balmachie Road is allocated for the development of a recreational sports ground and associated facilities, including new access road and car parking.”

5.7 A Development Brief has been prepared for the site and this was approved by the Planning and Transport Committee in January 2002 (Report 92/02 refers). The Brief identifies the current application site as ‘Site A’ of the larger Local Plan zoning and clarifies and expands upon the requirements identified in Policy C/H2 of the Local Plan. The brief identifies a number of key considerations and these include:

- Archaeology;
- Housing Layout, Design, Numbers and Phasing;
- Access and Circulation;
- Landscaping, Open Space Provision and Boundaries;
- Drainage.

5.8 The Development Brief does suggest that an archaeological appraisal should be submitted prior to the determination of any application. However, consultation has been undertaken with the Council’s Archaeological Advisor and he has indicated that archaeological field work is not required prior to determination of this application. Accordingly, a condition requiring implementation of a programme of archaeological work in accordance with a brief prepared by the Archaeological Advisor would be appropriate.

5.9 The layout has been designed to provide for individual houses on the boundaries of the site to front onto public roads and open space areas. In this respect houses on the western boundary front Balmachie Road, those on the southern boundary front or have gable ends facing Newton Road whilst houses on the eastern boundary front the Lochty Burn. A number of properties on the northern boundary will have rear gardens backing onto the open fields and a landscaped strip is proposed to screen these. Towards the east of the site a number of properties will be positioned in such a way as to overlook the fields. Following discussion with this department the layout has been considerably amended and an area of open space has been introduced at the centre of the development and this is intended to function as a green space and act as a central focus. Views of the central feature will be available from Newton Road and in my opinion it will improve the overall appearance and amenity of the development. The proposed house designs are of a reasonable quality and are of similar quality to those previously approved on the site to the east of the Lochty Burn. Window to window distances within the development are generally in the region of 18
to 20 metres and private gardens range from a little under 100sqm to 200sqm in area. The Development Brief does suggest that the properties fronting Newton Road should be single storey in height in order to safeguard the privacy of properties at Newton Crescent and to avoid a 'tunnel' or 'canyoning' effect. Similar principles would apply in relation to this portion of the site, however, I am satisfied that the provision of the shared driveway adjacent to Newton Road provides sufficient separation distance to safeguard the privacy of existing properties and maintains the appearance of an open roadway eliminating concern regarding a 'tunnel' effect. The Local Plan suggests a notional site capacity of 120 houses for the whole of the allocated site but indicates that there may be scope to exceed this number at the detailed planning stage. The proposed 158 houses represents a density of approximately 17 houses/hectare and exceeds the number of units anticipated by the Local Plan. However, it is consistent with the density and pattern of development in the area and does include a number of semi-detached properties which one would expect to increase density. It is relevant to note that the density is lower than that approved on that section of Local Plan site to the east of the Lochty Burn. The proposed layout is acceptable and will provide a reasonable degree of amenity and privacy and on this basis I have no objection to the numbers proposed.

5.10 Both the Local Plan and the Development Brief indicate that the site should facilitate a suitable mix of housing to provide for a range of house types, tenure and affordability. The current proposal is for private housing only and does not provide for a range of tenures. However, within the development there are a range of plot sizes, a mix of house types and a variety of three, four and five bedroom properties in detached and semi-detached format. Work on the Council's Housing Strategy and the finalised housing needs assessment is ongoing however they, and the requisite policy response are not sufficiently advanced as to require a mix of housing tenures on this site although they will allow further consideration of this matter in relation to future Local Plan allocations and planning applications. Notwithstanding this the range of house and plot sizes provided by this proposal does represent an attempt to provide for a range of affordability within the private sector.

5.11 The Director of Roads has indicated that the proposed development is acceptable in terms of road layout and vehicular and pedestrian safety subject to a number of conditions and the implementation of the road improvements shown on the applicants submitted plans, including the formation of a new link road to Carnoustie High School. As indicated above the proposal does involve the realignment of Newton Road at a number of locations, the stopping up of Shanwell Road and the formation of a roundabout on Balmachie Road which provides a new access road to Carnoustie High School. The timing of these improvements in relation to the phasing of the overall development will be important in relation to road traffic safety and for the safety of pupils travelling to and from the High School and this will be controlled by a Section 75 Agreement. Implementation of the road improvement package will require a number of Traffic Regulation Orders and the Section 75 Agreement will restrict the number of dwellings that can be constructed in advance of the necessary Orders being secured and the necessary works being implemented. Members may recall that in granting permission for the residential development on the eastern section of the Local Plan site, a Section 75 Agreement providing a contribution towards the road improvements from that development was provided and funds from that will be made available to the current applicant to facilitate the improvements. A 3 metre wide cycleway running parallel to Newton Road is to be formed from the eastern boundary of the site to Balmachie Road and this will improve access to the High School.
Provision is made within the layout for a pedestrian/ cyclist link to the housing development and recreation ground to the east of the site. Newton Road is not a bus route at the present time however the Development Brief does recognise that new residential development may stimulate demand for additional services. In this respect a bus lay-by is to be provided to the north of Newton Road some 150 metres east of its junction with Balmachie Road and the junction of Newton Road and Balmachie Road is to be upgraded to allow for improved bus turning. Pedestrian linkages from the site to the proposed bus lay-by are good. Vehicular access to the site is to be taken from Balmachie Road at a new roundabout and from the realigned Newton Road and an internal road will link the two access points. The internal road network incorporates traffic calming measures to reduce the desirability of this route being utilised as a short cut between Newton Road and Balmachie Road. Footways will be provided on the main access road through the development however shared surfaces are to be provided within smaller cul-de-sacs.

5.12 The Development Brief indicates that implementation of Angus Council’s standards for the provision of public open space in private housing schemes would require additional formal play areas. Policy RT6 of the Angus Local Plan indicates that new residential development must incorporate recreational and amenity open space as an integral part of the design and layout, in accordance with approved Council standards set out in Advice Note 17. The guidance provided by Advice Note 17 on public open space requirements is currently subject of an on-going review but the current standards indicate that for a development of 151 – 200 houses a total allocation of 1200sqm open space is required. In this case it is recognised that the proposed development is in the vicinity of a number of parks and the possibility of a contribution towards the improvement of existing facilities or the provision of new facilities in the area has been discussed with the applicant. However, during discussion regarding layout issues it was agreed that it would be beneficial to introduce additional green space into the development and I consider that for a development of this size it is desirable to provide some play space for younger children. Accordingly, the amended layout provides an area of 1800sqm towards the centre of the proposed development. It is positioned in such a way as to minimise potential nuisance on neighbouring properties and to ensure maximum natural surveillance and supervision from these properties. Given that the area is most likely to be utilised by younger children it would be appropriate for play equipment to be provided at this location, and boundary treatment to the area will be of key importance in order to ensure safety and appropriate design. These matters are addressed in the proposed planning conditions. In addition to this formal open space, areas within and on the periphery of the site are to be utilised for landscaping purposes and this will assist the integration of the development into the townscape. Conditions are proposed requiring submission of full details of the landscaping and proposals for future maintenance.

5.13 The Brief highlights the importance of the trees at the southwest corner of the application site and indicates that development proposals will require to retain, incorporate and enhance this feature and requires the submission of a full tree survey. As identified above a survey has been submitted and this has confirmed the importance of this stand of trees. However, the Brief also identifies the requirement for radius and sightline improvements to the Balmachie Road/ Newton Road junction and during detailed consideration of the application it has emerged that this will require the removal of 12 trees from this area (the submitted tree survey indicates that three of these trees should be removed in any case due to disease). The
removal of these trees is regrettable but necessary in order to facilitate the proposed junction improvements. The applicant has agreed to provide semi-mature trees and infill tree planting to replace those felled and on this basis I am prepared to accept their loss. Whilst the replacement trees may take some time to establish they will grow with the development and in the short term I consider that the overall integrity of the woodland area will be maintained by those trees that are to be retained. Additional backdrop is provided by the extensive woodland cover within Carnoustie House Grounds to the south. A further three trees to the east of the stand are also proposed for removal as a consequence of the layout however the submitted tree survey does indicate that one of these trees is dead and should be removed. The remaining two trees lie to the east of the main stand of trees and again I do not consider that their removal would undermine the integrity or amenity value of the remaining trees.

5.14 Scottish Water has been consulted regarding the proposed foul drainage arrangements of the development and no objection has been offered. I understand that the applicant has been in discussion with the developer of the site to the east and Scottish Water and a combined pumping station is to be provided. Surface water is to be disposed of by means of a Sustainable Urban Drainage System and preliminary work suggests that two forms of treatment may be required. The proposed play area at the centre of the development and an area adjacent to Newton Road are likely to act as part of a SUDS scheme and the applicant has given an undertaking that any required attenuation will be underground. A condition is proposed requiring details of the SUDS proposals to be approved prior to commencement of development.

5.15 In relation to flood risk I am satisfied that the proposed properties are not subject to an unacceptable risk of flooding. In order to ensure that there is no increase in flood risk to existing or proposed properties out with the application site as a consequence of site works, a condition is proposed requiring the submission of proposed ground levels and a supplementary flood risk assessment prior to commencement of development.

5.16 At this stage the applicant has suggested that the development will be phased from east to west with development commencing adjacent to the Lochty Burn boundary. No firm timescale has been provided for the relocation of the Heather Pre-pack business operations however I understand that this may take up to 15months. Given the potential of this operation to cause disturbance to residents of the proposed development, I have proposed a condition requiring my approval for details of phasing, including the relocation of the business operation.

5.17 In conclusion, the proposal is consistent with development plan policy and the principles established by the Development Brief. The proposed layout, which provides houses that front the boundaries of the application site is acceptable and will provide a reasonable living environment whilst safeguarding the amenity of existing residents. The proposed road improvements/ realignments are considered acceptable by the Director of Roads and the provision of the cycleway to the frontage of the site and the formation of a new access to the High School will result in improved road traffic and pedestrian safety. The loss of trees from the woodland area is regrettable but necessary in order to provide the proposed junction improvement at Newton Road/ Balmachie Road and the applicants undertaking to provide significant
replacement planting offers me assurance that the long-term amenity of the area will be maintained.

6 HUMAN RIGHTS IMPLICATIONS

6.1 The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

7 RECOMMENDATION

7.1 It is recommended that the application be approved subject to a Section 75 Agreement and the planning conditions detailed below.

Application No. 03/00668/FUL

Subject to a Section 75 Agreement

Subject to conclusion and recording of a valid Section 75 Agreement amongst all relevant parties containing the following general terms along with such other or additional terms as may be considered necessary or expedient by the Director of Law and Administration in consultation with the Director of Planning and Transport.

1. The phasing and provision, by the applicant, of the following road alterations/improvements:-
   - stopping-up of Shanwell Road at its junction with Balmachie Road;
   - formation of a roundabout on Balmachie Road and construction of a new road link to Carnoustie High School;
   - stopping-up and realignment of Newton Road;
   - realignment of Balmachie Road/ Newton Road junction;
   - realignment of Newton Road/Queen Street/Holyrood Street junction;
   - a cycleway adjacent to Newton Road;
   - a footbridge/cycleway crossing the Lochty Burn.

Conditions:

1. That the development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. That no alterations or amendments be made to the details contained in the approved and docqueted plans unless so indicated by conditions attached to this consent or agreed in writing with the planning authority.
3. That all matters relating to access, road layout and off-street car parking be to the standards required by the Director of Roads, to the satisfaction of the planning authority.

4. That visibility sightlines of 4.5 x 60 metres shall be provided in each direction at the proposed junction of Queen Street and Newton Road. Within the aforementioned splays nothing shall be erected or permitted to grow in excess of 1050mm in height above the adjacent road channel level.

5. That the proposed link road from the proposed new roundabout on Blamachie Road to Shanwell Road shall be a minimum of 5.5 metres wide with 1.8metre wide footways on each side, all formed and constructed in accordance with the standards of Angus Council.

6. That the section of Balmachie Road between the proposed new roundabout and the junction with Newton Road shall be kerbed and positively drained where necessary in accordance with the standards of Angus Council.

7. That prior to the stopping up of the existing Balmachie Road/Shanwell Road junction a turning head shall be formed in Shanwell Road in accordance with the standards of Angus Council.

8. That along the disused section of Newton Road west of Queen Street a 3 metre wide cycletrack linking Queen Street and Newton Road shall be provided within one month of the stopping up of the aforementioned section of Newton Road.

9. That the existing section of Newton Road to be retained ex adverso the site shall be widened to provide a carriageway of 6 metres, kerbed and positively drained where necessary in discussion with the Director of Planning & Transport and Director of Roads in accordance with the standards of Angus Council.

10. That no walls or fences shall be erected in the nominal 2.0 metre wide service/overhang strips which shall be laid out in grass and permanently delineated by the applicant to the satisfaction of the Director of Planning and Transport.

11. That the link and bridge over the Lochty Burn to the housing site to the east of the Burn shall be provided in the form of a cycleway formed and constructed in accordance with the standards of Angus Council.

12. That prior to the commencement of development details of the Sustainable Urban Drainage System to be implemented on the site, confirming no increase in surface water discharge relative to the existing conditions shall be submitted for the written approval of the Director of Planning and Transport. The approved scheme to be implemented and to provide for no above ground SUDS structures unless otherwise agreed in writing with the Director of Planning and Transport.

13. That prior to the commencement of development details of existing and proposed ground and floor levels shall be submitted for the written approval of the Director of Planning and Transport. The said details to include a contour plan demonstrating finished ground levels for the area extending 15 metres to the west of the Lochty Burn and to include a supplementary Flood Risk Assessment.
14. That prior to the commencement of development details of the proposed phasing of development, including the relocation of the existing business activities at Newton Farm shall be submitted for the written approval of the Director of Planning and Transport.

15. That prior to the commencement of construction of any houses the external wall finishes, roof covering, window and garage door details to be utilised within the development shall be agreed in writing with the Director of Planning and Transport.

16. That prior to the commencement of development details of landscaping proposals and treatment of open space areas shall be submitted for the written approval of the Director of Planning and Transport. The said details to include provision of children’s play equipment within the play area and details of fencing to the play area.

17. That the children’s play area shall be landscaped, enclosed and play equipment provided prior to the occupation of the 50th house on the site or at such other time as may be agreed in writing with the Director of Planning and Transport.

18. That all planting comprised in the approved details of landscaping be carried out in the first planting season following the completion of the development or at earlier stages and any plants or trees which within a period of 10 years from the commencement of the use die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

19. That prior to the commencement of any work on the site, a scheme for the management and maintenance of open spaces within the development be submitted to and approved by the Council.

20. That no development shall take place within any part of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Council as planning authority.

21. That prior to the commencement of the development, details of the means of site enclosure proposed to be used, shall be submitted for the prior approval of the planning authority and be erected on or before completion of the development.

22. That before development commences protective fencing in accordance with BS5837:1991, Section 8.2.3 shall be erected around all trees to be retained, to enclose at least the protected rooting zones. Details of the fencing and its location to be submitted for the written approval of the Director of Planning and Transport prior to erection. The fencing to remain in situ until development is completed and there shall be no passage of vehicles; excavations; storage of soil, plant, vehicles or other materials within the protective fencing.

23. That within one month of the construction of the bus lay-by on Newton Road a bus shelter shall be provided at a location and to the standards required by, and to the written satisfaction of the Director of Planning and Transport.
Reasons:

1. In order to comply with the requirements of the Town and Country Planning (Scotland) Act 1997.

2. For clarification purposes and for the avoidance of any possible misunderstanding.

3. In the interests of road traffic and/or pedestrian safety.

4. In the interests of road traffic and/or pedestrian safety.

5. In the interests of road traffic and/or pedestrian safety.

6. In the interests of road traffic and/or pedestrian safety.

7. In the interests of road traffic and/or pedestrian safety.

8. In the interests of road traffic and/or pedestrian safety.

9. In the interests of road traffic and/or pedestrian safety.

10. In the interests of road traffic and/or pedestrian safety.

11. In order to make adequate provision for a link to the recreation ground to the east of the application site.

12. In order that the planning authority is assured that the drainage arrangements to serve the site are satisfactory and that there is no increased flood risk.

13. In order that the planning authority may verify the acceptability of the proposed ground and floor levels and to ensure that any change in ground levels adjacent to the Lochty Burn will not increase flood risk outwith the site.

14. In order that the planning authority may verify the acceptability of the phasing of the residential development in relation to the relocation of the business operations in the interest of residential amenity.

15. In order that the Council may verify the acceptability of the selected material(s).

16. In order to ensure that the landscaping proposals necessary to enhance the amenity of the proposal/development are satisfactory and acceptable to the Council and to ensure that adequate provision is made for children’s play equipment.

17. In order to ensure that the play area and play equipment necessary for the development are provided at an appropriate stage.

18. In order to comply with the landscaping requirements of the local planning authority and ensure subsequent maintenance.
19. In accordance with the Authority's approved policies for the provision and maintenance of public open space.

20. In order that archaeological interests are safeguarded.

21. In order that the visual amenity of the area shall not be adversely affected.

22. In order to prevent unnecessary damage to trees on site.

23. In order to encourage the use of, and to ensure that satisfactory provision is made for persons utilising public transport.

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/AH/IAL
3 March 2004

Alex Anderson
Director of Planning and Transport