

Issue 43	Strathmore and the Glens Area - Coupar Angus	
Development plan reference:	9.4 – Coupar Angus, page 287-289 E33 - East of Scotland Farmers, Coupar Angus, page 289 H65 - Larghan, Coupar Angus, page 289	Reporter: Timothy Brian
Body or person(s) submitting a representation raising the issue (including reference number):		
Dr K M Spillane (00104) Annjo Kettles (00213) D Crighton (00268) Audrey Millar (00463) Coupar Angus Community Council (00564) James Filshie & Partners (00745) Douglas Neill (00776)		Michael Gallagher (09184) Guild Homes (Tayside) Ltd (09266) Mr & Mrs Patrick Cardwell-Moore (09554) East of Scotland Farmers Ltd (09762) Nicholas Roche (09952) The Church of Scotland General Trustees(09167)
Provision of the development plan to which the issue relates:	Allocation of housing and business land for Coupar Angus	
Planning authority's summary of the representation(s):		
<p><u>Adjustment of settlement boundary at Beech Hill Road</u> D Crighton (00268/1/001): Area is unsuitable for development. The road access to the site is not suitable.</p> <p>Nicholas Roche (09952/1/001): Land is unsuitable for development because of access, effect on the environment of allowing development of this area, visual intrusion, lack of public services (mains gas and drainage) archaeological interests.</p> <p><u>General</u> Michael Gallagher (09184/1/001): No detailed flood risk assessment has been carried out and restricting new housing to the far eastern edge of the town does not make for a socially integrated community. No specific site is identified.</p> <p><u>Protection of future by-pass line/provision of by-pass</u> Annjo Kettles (00213/1/001); Audrey Millar (00463/1/001); Coupar Angus Community Council (00564/1/001); Michael Gallagher (09184/1/002): Existing traffic causes vibration damage to property (including historic buildings) and drains; existing road (Queen Street) is narrow with inadequate turning spaces, and dangerous narrow footpaths. The Plan is for 20 years, surely there is a prospect of the road being built in this time span. A relief road would ease congestion, and reduce long queues in Queen Street at rush hours, traffic often has to mount the pavement, long hold ups at the junction between the A923 and A94 would be avoided during the rush hour.</p> <p>East of Scotland Farmers Ltd (09762/1/001): Opportunity to connect to the roundabout in the future may be blocked if development is permitted on the area immediately adjacent to the roundabout; with the removal of the relief road that safeguard no longer exists.</p> <p><u>E33: East of Scotland Farmers</u> East of Scotland Farmers Ltd (09762/1/001): Welcome the opportunity to investigate the possibility of an access from the south-west corner of the site to the roundabout on the</p>		

by-pass. However, this opportunity may be blocked if development is permitted on the area immediately adjacent to the roundabout; with the removal of the relief road that safeguard no longer exists. Support inclusion of E33 which will allow expansion for their business.

Guild Homes (Tayside) Ltd (09266/1/001): East of Scotland Farmers causes blight to development to the east of Coupar Angus; the proposed extension will bring business closer to existing houses. The existing access is poor with limited visibility; additional access will not be allowed to the east as this is controlled by Guild Homes.

H65: Larghan

Mr & Mrs Patrick Cardwell-Moore (09554/1/001): Site is too remote from town centre, infrastructure concerns. Access on pavements along the Forfar Road is very dangerous. New residents would inevitably by pass the town centre and go elsewhere. It will destroy a prime unpolluted agricultural site. Several smaller sites would be more appropriate.

Coupar Angus Community Council (00564/1/002): Because of the location of this proposal any buyers are unlikely to use local traders and would create a commuters satellite development.

Guild Homes (Tayside) Ltd (09266/2/001): There are better sites available for development at Coupar Angus, e.g. Meadowside. A choice of housing sites should be made available.

Douglas Neill (00776/1/001): Alternative site (Princeland farm) is suggested as more suitable for development.

Dr K M Spillane (00104/1/001): The land is one of natural beauty with varied wildlife; all this would be lost if developed. Part of site should be excluded.

New Sites

James Filshie & Partners (00745/1/001); Mr & Mrs Patrick Cardwell-Moore (09554/1/007): To allow for additional housing development, allow access to Dundee Road, thereby taking pressure off access to Pleasance Road Area to south of Abbey gardens is more appropriate than H65 (S4_Doc_050).

Guild Homes (Tayside) Ltd (09266/3/001); Mr & Mrs Patrick Cardwell-Moore (09554/1/005): Site at Meadowside (S4_Doc_050) is more appropriate for development than H65; it is well located in terms of accessibility, and in relation to access to the town centre, primary school and open space at Larghan park. A solution to the potential noise issues from adjacent user and any drainage issues could be found. Guild Homes control the site and it is fully effective. This site would provide an element of choice.

Douglas Neill (00776/1/002); Mr & Mrs Patrick Cardwell-Moore (09554/1/002): Site (S4_Doc_050) is close to the primary school and the centre of the town, more appropriate than H65. Residents would be able to walk to local amenities, site is very free draining.

The Church of Scotland General Trustees (09167/5/001): Site (S4_Doc_050) is available and free from development constraints, a high quality development would be appropriate, sensitive to the adjacent listed building (Abbey); desk study regarding potential archaeological interests would be undertaken.

Mr & Mrs Patrick Cardwell-Moore (09554/1/003): Area at Bogside road is more suitable than H65 (S4_Doc_050).

Mr & Mrs Patrick Cardwell-Moore (09554/1/004): Flood risk assessment should be carried out, this area alongside Coupar Burn is (S4_Doc_050) more appropriate for development than H65.

Mr & Mrs Patrick Cardwell-Moore (09554/1/006): Site at Enverdale (S4_Doc_050) is more appropriate for development than H65.

Modifications sought by those submitting representations:

Adjustment of settlement boundary at Beech Hill Road

D Crighton (00268/1/001); Nicholas Roche (09952/1/001): Reinstatement of the boundary of the town at Beech Hill Road Coupar Angus to the line on the adopted 1998 Eastern Area Local Plan (S4_Doc_550) and land remain as agricultural land.

General

Michael Gallagher (09184/1/001): Extend town boundary to the south (no precise area given).

Protection of future by-pass line/provision of by-pass

Annjo Kettles (00213/1/001); Audrey Millar (00463/1/001); Coupar Angus Community Council (00564/1/001): Re-instate the protected line of the Coupar Angus relief road as shown on previous Local Plan (not specified whether line that shown in 1998 Eastern Area Local Plan, (S4_Doc_551) or 2005 Draft Eastern Area Local plan- map and paragraph 7.3, pg22 (S4_Doc_552).

Michael Gallagher (09184/1/002): Re-instatement of Coupar Angus relief road (assume line shown on 2005 Draft Eastern Area local Plan- map and paragraph 7.3, pg 22) (S4_Doc_552).

East of Scotland Farmers Ltd (09762/1/001): Protection of the land adjacent to the by-pass roundabout for any future relief road.

E33: East of Scotland Farmers

East of Scotland Farmers Ltd (09762/1/001): Protection of the land adjacent to the roundabout so that it can be utilised for access to the East of Scotland Farmers site.

Guild Homes (Tayside) Ltd (09266/1/001): Delete the site.

H65: Larghan

Mr & Mrs Patrick Cardwell-Moore (09554/1/001); Coupar Angus Community Council (00564/1/002); Guild Homes (Tayside) Ltd (09266/2/001); Douglas Neill (00776/1/001): Delete the site.

Dr K M Spillane (00104/1/001): Exclusion of part of site.

New Sites

James Filshie & Partners (00745/1/001); Mr & Mrs Patrick Cardwell-Moore (09554/1/007): Include site for housing (S4_Doc_050).

Guild Homes (Tayside) Ltd (09266/3/001); Mr & Mrs Patrick Cardwell-Moore

(09554/1/005): Include site at Meadowside for housing (S4_Doc_050).

Douglas Neill (00776/1/002); Mr & Mrs Patrick Cardwell-Moore (09554/1/002): Include site behind the row of houses directly north of Coupar Angus primary school as housing site (S4_Doc_050).

The Church of Scotland General Trustees (09167/5/001): Include Coupar Angus Glebe as allocated housing site (S4_Doc_050).

Mr & Mrs Patrick Cardwell-Moore (09554/1/003): Include site at Bogside Road for housing development (S4_Doc_050).

Mr & Mrs Patrick Cardwell-Moore (09554/1/004): Include area at south east of town beyond the Coupar Burn for housing development (S4_Doc_050).

Mr & Mrs Patrick Cardwell-Moore (09554/1/006): Include area around Enverdale for housing development (S4_Doc_050).

Mr & Mrs Patrick Cardwell-Moore (09554/1/007): Include site for housing development (S4_Doc_050).

Summary of responses (including reasons) by planning authority:

Adjustment of settlement boundary at Beech Hill Road

D Crighton (00268/1/001); Nicholas Roche (09952/1/001): The site in question is a small field, which accesses off Beech Hill Road. The site is well defined, and, although visible from the A923 Coupar Angus to Blairgowrie road, a modest development on this site need not be visually intrusive. As with any site which may have some archaeological interest, an appropriate investigation would be a prerequisite before approval of any application. Beech Hill Road is a narrow road, however, in road traffic safety terms a small development here is considered acceptable.

No modification is proposed to the Plan.

General

Michael Gallagher (09184/1/001): No specific area is identified, however a substantial part of the land towards the south of the town is at risk of flooding according to the Scottish Environment Protection Agency indicative 1:200year flood risk map (S4_Doc_050). In the absence of a detailed flood risk assessment proving it is not at such a risk, the Council has adopted the precautionary principle and not included sites within this area. As sites in this area would not meet the preferred strategy of the Plan the area in general has not been assessed through the SEA process.

No modification is proposed to the Plan.

Protection of future by-pass line/provision of by-pass

Annjo Kettles (00213/1/001); Audrey Millar (00463/1/001); Coupar Angus Community Council (00564/1/001); Michael Gallagher (09184/1/002); East of Scotland Farmers Ltd (09762/1/001): These Representations refer to the non inclusion in the Local Development Plan of the indicative line for a by-pass road linking from the roundabout on Burnside Road to the Dundee Road. (This indicative line was included in both the adopted 1998 Eastern Area Local Plan as Proposal 12, R1 (S4_Doc_551), and a slightly modified line (to take account of archaeological interests in the area) in the 2005 Draft

Eastern Area Local Plan described at paragraph 7.3 page 22) (S4_Doc_552).

The Council has no funding to implement such a proposal at this time, nor is it anticipated that there will be funding available within the lifetime of the Plan. In these circumstances the Council is precluded from showing a protected 'desire line' or 'area of search' for such a by-pass in the Development Plan, as it could not feature in the Action Plan. The Council acknowledges the comments made, and accepts that the resultant congestion in Queen Street is not acceptable to the local community. The Council has offered to investigate traffic solutions which may go some way to alleviating the short term issues, however, it is recognised that a by-pass at some time in the future would no doubt remove the majority of the concerns expressed. It is not felt that any potential future line of a by-pass is under threat – as much of the land in question is largely outwith the settlement boundary and also in an area of archaeological significance. The Council would not, however, wish to see any development take place which could prejudice the possibility of construction of a by-pass at a future date.

If the Reporter is so minded to include either an appropriate zoning in the vicinity of the aforementioned roundabout, or exclude this area from the town envelope, the Council would be comfortable with either of these solutions which would have no consequences for other aspects of the Plan.

E33: East of Scotland Farmers

East of Scotland Farmers Ltd (09762/1/001); Guild Homes (Tayside) Ltd (09266/1/001): It is recognised that The East of Scotland Farmers business is an important employer in the town, and in recognition of this an expansion area has been included in the Plan to allow the business to grow. With the recent uncertainty on the future of the Vion factory (on the western approach to the town) which is a major employer, the Council considers it imperative that existing businesses such as the East of Scotland Farmers are able to expand and continue to thrive. The Council does not accept the assertion by Guild Homes that the East of Scotland Farmers places a "blight" on the town, more, it recognises the needs of the business and has deliberately tried to make sure that no housing sites are allocated adjacent to the business, which due to its nature occasionally could give rise to noise nuisance (from grain driers) for properties if they were allowed in too close proximity.

No modification is proposed to the Plan.

The Council accepts the desire for, and would encourage East of Scotland Farmers to investigate the possibility of, re-organising the internal circulation of vehicles within their site and of taking an alternative access directly from the roundabout on Burnside Road, as this would reduce the volume of lorries turning right into their site from the Forfar Road.

The Council would not wish to see any development take place which would prejudice the possibility of construction of an alternative access for this business to the roundabout on Burnside Road.

If the Reporter is so minded to include either an appropriate zoning in the vicinity of the aforementioned roundabout, or exclude this area from the town envelope, the Council would be comfortable with either of these solutions which would have no consequences for other aspects of the Plan.

H65: Larghan

Mr & Mrs Patrick Cardwell-Moore (09554/1/001); Coupar Angus Community Council (00564/1/002); Guild Homes (Tayside) Ltd (09266/2/001); Douglas Neill (00776/1/001): The Representations express concerns that there are better alternative sites, and should the site fail to come forward, then there would be no site available in Coupar Angus for development during the Plan period. They also express concerns that the site is too remote from the town centre, and therefore residents would be unlikely to use local facilities or shops. This site lies outwith the Scottish Environment Protection Agency indicative flood maps 1:200 year (S4_Doc_350) flood risk area. No comprehensive flood risk assessment has been carried out for any of the areas at risk and in the absence of this information the choice of location for future expansion of the town is limited to either a westwards or eastwards expansion. The Vion factory to the west of the town makes an expansion in that direction unfavourable for housing development. H65 has a good landscape setting and access can safely be achieved from the Forfar Road. The Council has no reason to believe that the site will not come forward.

No modification is proposed to the Plan.

Dr K M Spillane (00104/1/001): The Representation requests the exclusion of a small part of H65 from the Plan. The Plan shows the majority of the suggested excluded area as a landscaped area to be retained as the setting for the proposed development.

If the Reporter is so minded to exclude the remainder of this field from the designated site, or to designate the remainder of the field as an open area, the Council would be comfortable with either of these positions as they would have no implications for any other aspect of the Plan.

New Sites

James Filshie & Partners (00745/1/001); Mr & Mrs Patrick Cardwell-Moore (09554/1/007): This area is partially within the Scottish Environment Protection Agency indicative 1:200 year flood risk map (S4_Doc_050) and although some of the land is excluded from that map, photographic evidence (unfortunately no longer held) of flooding of the area was submitted during consultation on the Eastern Area Local Plan in 1997, and it is therefore considered to be at risk.

No modification is proposed to the Plan.

Guild Homes (Tayside) Ltd (09266/3/001): Mr & Mrs Patrick Cardwell-Moore (09554/1/005): These Representations suggest the site at Meadowside would be appropriate for development. The Council considers the proximity of the East of Scotland Farmers site and the potential for noise nuisance precludes the allocation of this site for residential development. The Council considers this site may have more potential for future employment uses.

No modification is proposed to the Plan.

Douglas Neill (00776/1/002); Mr & Mrs Patrick Cardwell-Moore (09554/1/002): These Representations suggest an alternative site which is closer to the town centre than H65. Whilst the majority of the site is not considered to be at flood risk (sitting in an elevated position above the River Isla), part of the area does fall within the Scottish Environment Protection Agency indicative 1:200 year flood risk map (S4_Doc_350). The access to the site which serves the Coupar Angus primary school is very restricted and narrow. The site would be visually obtrusive, breaching the skyline and attracting long views from the

north across the valley, it does not have a satisfactory landscape framework. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process

No modification is proposed to the Plan.

The Church of Scotland General Trustees (09167/5/001): This area has been excluded from the town boundary because of the significant archaeological interest in the area, and the fact that the site lies within the Scottish Environment Protection Agency indicative 1:200 year flood risk map (S4_Doc_050). For these reasons the site is not considered effective. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process

No modification is proposed to the Plan.

Mr & Mrs Patrick Cardwell-Moore (09554/1/003): This sites lie within the town boundary, and, if appropriate, it could come forward as an opportunity site for development, subject to satisfying the usual development criteria. It does not require to be identified as a site in order to attract development. It is not essential to satisfy the housing land requirement for the area. There are significant doubts over the effectiveness of this site due to the ground conditions. Nevertheless, its existence would allow an element of choice for site size and type if appropriate mitigation measures could be put in place.

No modification is proposed to the Plan.

Mr & Mrs Patrick Cardwell-Moore (09554/1/004): This area which lies towards the south of the town is at risk of flooding according to the Scottish Environment Protection Agency indicative 1:200 year flood risk map (S4_Doc_050). In the absence of a detailed flood risk assessment proving it is not at such a risk, the Council has adopted the precautionary principle and not included this area. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process.

No modification is proposed to the Plan.

Mr & Mrs Patrick Cardwell-Moore (09554/1/006): This area which lies towards the south west of the town is at risk of flooding according to the Scottish Environment Protection Agency indicative 1:200 year flood risk map (S4_Doc_050). In the absence of a detailed flood risk assessment proving it is not at such a risk, the Council has adopted the precautionary principle and not included this area. The proximity of the Vion factory further detracts from the ability of this site to become effective due to the possibility of odour nuisance. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process.

No modification is proposed to the Plan.

Reporter's conclusions:

Adjustment of settlement boundary at Beech Hill Road

1. Beech Hill Road is a narrow lane which runs between Bogside Road and the Blairgowrie Road, but is stopped up at its junction with the A923. It gives access to traditional stone properties, and the more recently built houses at its north end. The unused land at the end of Beech Hill Road is elevated above the A923, but has a gated

access at road level. There is no reason in principle why a modest development of sympathetic design could not be accommodated which ensured satisfactory privacy for the existing houses. The scale of the development would be severely limited by the capacity of the lane to accept additional traffic. There is no reason to modify the settlement boundary in this location therefore.

General

2. Without detailed flood risk assessments for individual sites, the council is obliged to give weight to the Scottish Environment Protection Agency's (SEPA's) 1:200 year flood risk map, which indicates that potential sites south of the town are at risk of flooding. It is therefore rational to examine sites for housing such as H65 on the east side of Coupar Angus, which is not subject to this basic constraint. The council's approach is consistent with the advice in Scottish Planning Policy (SPP) that local development plans should identify sites or areas constrained by flood risk on the basis of the risk framework set out in paragraph 204 of SPP.

Protection of future bypass line/provision of bypass

3. There is a longstanding, legitimate aspiration to construct a bypass between the existing roundabout at the A94 Burnside Road (east of the town centre) and the A923 Dundee Road (on the southern outskirts of the town). The current route of the A923 is unsatisfactory, as Queen Street has a narrow carriageway and inadequate footways, and its houses and historic buildings front directly onto the road. There is a light controlled junction with the A94, and congestion is experienced at peak times.

4. The route of the bypass was protected in the adopted Eastern Area Local Plan and its draft replacement. However the precise alignment of the road is not established, as it will be necessary to avoid any archaeological remains associated with the former abbey to the west. It is therefore not possible to show the route of the proposed bypass on the plan at page 288 of the Proposed Plan. Nonetheless it is imperative that the bypass corridor is safeguarded from any development which could prevent the road from being built when funds allow. The text at paragraph 9.4.3 should be modified accordingly.

E33: East of Scotland Farmers

5. The Proposed Plan allocates land for general employment use to the south and east of the East of Scotland Farmers grain store, to enable the business to expand if required. There is no evidence that the expansion would have an adverse effect on existing houses, and it would be unreasonable to constrain the growth of this important local employer in order to promote adjoining land for housing.

6. It would be advantageous if an alternative access to the site could be formed from the roundabout at Burnside Road. However that would involve constructing a roadway through an area within the settlement boundary which is not owned by East of Scotland Farmers. If that site were developed for a different purpose the option to improve the access to the grain store would be lost. It is therefore proposed that the area concerned be excluded from the settlement boundary.

H65: Larghan

7. This site at Larghan on the eastern edge of Coupar Angus is the only housing site allocated in the town during the Plan period. As explained in paragraph 9.4.2 of the

Proposed Plan and discussed in paragraph 2 above, options to expand northwards or southwards are constrained by flood risk from the River Isla and smaller burns. The scope for housing development to the west of the town is limited by the presence of the poultry processing plant at site E32.

8. Although further from the town centre, site H65 at Larghan is better suited to housing development than its rivals. It is not within the indicative flood risk area; nor does it adjoin industrial premises. The site is well contained and represents a logical extension to the built up area. There is scope for a safe access to be formed to the A94. Site H65 would require to be developed in depth, and hence the proposal would not be ribbon development.

9. It is proposed to develop housing on three fields on the north side of the A94. The two main fields are gently undulating, and there is a strong tree screen between them and the small field beyond. Much of the small field is already shown as landscaping in the allocation, and it would make sense to remove the field from site H65 to maintain a clear buffer between the proposed housing estate and the outlying house to the east.

New sites

10. As discussed in paragraph 2 above the various sites in the southern part of the town – adjoining Coupar Angus Burn, at Coupar Angus Glebe, between Dundee Road and Pleasance Road, and between Pleasance Road and Perth Road – are all at risk of flooding and are therefore not suitable for allocation for housing. The 1:200 year standard is an expression of the probability of a flooding event occurring, which means that in any year there is a 0.5% risk that the land will flood. SPP explains that in undeveloped areas medium to high risk areas are generally not suitable for additional development.

11. Moreover, the site between Pleasance Road and Perth Road is constrained by the presence of the nearby Vion factory which is likely to detract from residential amenity. Similarly any houses built on the land at Meadowside would potentially be affected by noise from the grain dryers at the adjacent East of Scotland Farmers premises. This would therefore not be an appropriate environment for new housing.

12. The extensive fields to the north of Townhead stand in an elevated and extremely prominent position above the River Isla, and although close to the primary school, a housing development on this area would not be a good fit in the landscape.

13. There is no need to allocate the two adjoining undeveloped plots on Bogside Road for housing, as they lie within the settlement boundary where there is a presumption in favour of development which meets the general policies of the Proposed Plan.

Reporter's recommendations:

Protection of future bypass line

1. Add the following text to paragraph 9.4.3:

“The council will not permit any development which could prejudice the construction of a bypass at a future date between Burnside Road and Dundee Road.”

E33: East of Scotland Farmers

2. Exclude the triangular area of land adjoining the roundabout at Burnside Road, shown as site 09762/1/001 on Schedule 4 document 050, from the settlement boundary.

H65: Larghan

3. Exclude the most easterly field (part of which is already identified as landscaping) from site H65.