

Issue 49	Strathmore and the Glens Area - Settlements without proposals	
Development plan reference:	Meikleour, page 242 Kettins, page 216 Ardler, page 113	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Ms Elisabeth Monaghan (0033) Meikleour Trust (0180) Ian Sleith (0206) Hallyburton Estate (0571) McCrae & McCrae Ltd (0583)		
Provision of the development plan to which the issue relates:	Settlement summaries and allocated sites in Strathmore settlements without proposals	
Planning authority's summary of the representation(s):		
<p>Meikleour</p> <p>Meikleour Trust (0180/01/001): Supports extending the settlement boundary which allows for meeting local demand for housing. However the burn and the Conservation Area boundary further to the east would have been a more natural boundary to the settlement.</p> <p>Kettins</p> <p>Ian Sleith (0206/01/001): The settlement boundary includes the `Old Inn` but not its curtilage. The boundary should be altered to acknowledge the existing residential use of the building (MD017).</p> <p>Hallyburton Estate (0571/01/001): The settlement boundary of Kettins should be altered to allow residential development to take place within the settlement and increase the available infill potential from 1ha to 4ha (MD016). Hallyburton Estate would investigate the viability of a prospective housing scheme and the developable area in light of the flood risk and drainage constraints. An appropriate scale of development could provide scope to help fund new village facilities such as a community hall/football changing facilities. The respondent refers to initial discussions with the local community and state that the early indications from Kettins Parish Community Council (PKCC) are that new housing in Kettins could be supported subject to more detail. With the help of relevant stakeholders, a development brief could be produced to guide appropriate development on site.</p> <p>New Sites</p> <p><u>Landward site</u></p> <p>Ms Elisabeth Monaghan (0033/01/001): Requests the allocation of a 1.0 ha site south to Myreriggs Road (between Blairgowrie & Coupar Angus) for housing (MD021). The site could accommodate approximately 10 units with associated landscaping and open space.</p>		

The site does not appear to have any significant constraints and it would provide opportunity for small scale development, potentially by a local house builder.

Ardler

McCrae & McCrae Ltd (0583/01/001): Requests the allocation of a 2.86 ha site to the north of Main Street in Ardler (MD014). The site was removed from the previous draft Plan however it is maintained that a small addition to the village would help support local facilities such as the school and the public house.

Modifications sought by those submitting representations:

Meikleour

Meikleour Trust (0180/01/001): No specific modification was sought however the respondent pointed out that the settlement boundary could be aligned with the burn and the Conservation Area boundary.

Kettins

Ian Sleith (0206/01/001): Alter the settlement boundary according to include the Old Inn's curtilage.

Hallyburton Estate (0571/01/001): Alter the settlement boundary of Kettins to allow residential development to take place.

New Sites

Landward site

Ms Elisabeth Monaghan (0033/01/001): Allocate a site south to Myreriggs Road for housing.

Ardler

McCrae & McCrae Ltd (0583/01/001): Allocate a 2.86 ha site to the north of Main Street in Ardler.

Summary of responses (including reasons) by planning authority:

Meikleour

Meikleour Trust (0180/01/001): The proposed boundary was taken forward in the Plan to allow for a small extension to the village. The boundary change creates 0.37 ha of white land which can accommodate some residential development to meet local demand for housing. The site excludes a small area by the burn which is subject to high probability surface water flood risk. It is however acknowledged that the burn would provide a natural boundary to the village and it already defines the eastern boundary of the Conservation Area. Aligning the boundary with the burn would not add significantly to the area of white land and any potential flood risk mitigation measure can be agreed at the planning application stage.

No modification is proposed to the Plan. However if the Reporter is minded, the Council would be comfortable with altering the boundary as shown on the map (MD018) as it would not have any implications for any other aspect of the plan.

Kettins

Ian Sleith (0206/01/001): The suggested addition to the settlement boundary includes the curtilage of a residential building (MD017). The area is a well-defined garden ground bordered by trees and separated from the surrounding paddock by a fence. Its inclusion would be consistent with the rest of the settlement boundary.

No modification is proposed to the Plan. However if the Reporter is minded to accept the modification the Council would be comfortable with making this change as it would not have any implications for any other aspect of the plan.

Hallyburton Estate (0571/01/001): Kettins is a non-tiered settlement where the settlement boundary was drawn with the intention to limit future growth. It has limited local services and facilities and the proposed boundary change would result in a relatively large extension to the settlement (MD016). Part of the area has previously been assessed as a potential allocation and was not taken forward due to the lack of local infrastructure, flooding constraints and potential access issues (CD079; pages 201-212). These constraints are relevant to the larger site as well. Kettins burn runs along the eastern boundary of the site and poses medium probability flood risk to approximately 25% of the area. The existing link to Newhall House is very narrow and an alternative access would have to be taken across the burn. Providing access to the site could also affect trees within and around the site. The capacity of the local road network is likely to be constrained to support significant additional development. Furthermore, the entire area of the site is prime agricultural land.

The respondent refers to initial discussions with the local community and state that the early indications from Kettins Parish Community Council (KPCC) are that new housing in Kettins could be supported subject to more detail. The Council has contacted KPCC who noted that they were not aware of the extent of the proposed boundary change and stated that they cannot confirm support or comment on the proposed modification at this stage on behalf of the local community (CD145). It should be noted that this proposal was not submitted during the earlier LDP2 plan preparation stages at pre MIR or MIR and so has not had the benefit of stakeholder engagement or public consultation. KPCC's response also confirms that the local community is not aware of the larger boundary change being proposed and there is no clear indication that housing development would be supported.

In light of the above, it is not considered appropriate to extend the boundary as requested by the respondent.

No modification is proposed to the Plan.

New Sites

Landward site

Ms Elisabeth Monaghan (0033/01/001): The proposed site is located south to Myreriggs Road between Blairgowrie and Coupar Angus (MD021). West Myreriggs is a predominantly rural development with approximately 35 houses and it does not have a

settlement boundary in the Plan. As explained in Issue 1 (A Successful, Sustainable Place), the approach to determining whether settlements should be identified in the Plan takes into account their size as well as their relative significance in its particular location in terms of the range and type of facilities such as schools, shops or community facilities. West Myreriggs is situated between two larger settlements and it does not have services and facilities on its own. Following the TAYplan hierarchy (CD022; pages 8-11), housing supply in the Strathmore and Glens area is met through allocations in principle settlements and smaller sites are provided in villages which have sufficient infrastructure to support development. It should also be noted that this proposal was not submitted during the earlier LDP2 plan preparation stages at pre MIR or MIR and so has not had the benefit of stakeholder engagement or public consultation. It is not considered to be appropriate to allocate the site in the Local Development Plan.

No modification is proposed to the Plan.

Ardler

McCrae & McCrae Ltd (0583/01/001): The site has been allocated in the Proposed Local Development Plan 1 (CD053; page 291) however it was removed at the Examination stage due to the lack of local facilities and the visual prominence of the site (CD015; page 886). While the proposal was submitted again during pre-MIR call for sites stage the Council did not take it forward into either the MIR or the Proposed Plan. The site has therefore not had the benefit of full public consultation. The proposal is contrary to TAYplan (CD022; pages 8-11) which focuses growth in tiered settlements and it would be a significant addition to the village. As Ardler has seen substantial development in the past years it is not considered necessary to allocate further land within the settlement boundary.

No modification is proposed to the Plan.

Reporter's conclusions:

Reporter's recommendations: