

7 PLANNING APPLICATION 09/00695/OUT - CONSULTATION FROM ANGUS COUNCIL (AN171-2009)

Angus Council has consulted the City Council regarding a planning application received recently in respect of a 127 ha site in agricultural use at Wellbank near Dundee. The application was submitted by Forbes of Kingennie and incorporates proposals for 160 residential plots, an 18 hole golf course, a golf academy, a golf clubhouse and a hotel spa and lodges.

While most of the elements of the proposal do not involve issues of planning significance for the City Council, the significant scale of the housing component raises issues of strategic significance. The Dundee and Angus Structure Plan strategy places strong emphasis on the city's role as a regional centre and on its contribution to the prosperity of the wider Dundee and Angus area. With this in mind, it highlights the need to ensure that Dundee remains a key focus for housing land release and that greenfield housing land release elsewhere within the wider housing market area is suitably controlled.

In keeping with this objective, the Structure Plan highlights Dundee Western Gateway as a focus for new greenfield housing land release and indicates that proposals for major greenfield release elsewhere in the Dundee and South Angus Housing Market Area will be resisted if they would seriously prejudice the implementation of the Western Gateway. It is considered that the housing element of the planning application in question (160 plots) is of a scale which would have such a prejudicial impact and that, as a result, it is not in conformity with the Dundee and Angus Structure Plan.

Given the above, it is recommended that the Director of City Development is authorised by the City Council to submit an objection to Angus Council regarding this planning application on the grounds of its non conformity with the Structure Plan.