

DEPARTMENT OF INFRASTRUCTURE SERVICES

LIST 'A' – DELEGATED APPROVALS

FOR WEEK ENDING – 30 DECEMBER 2011



Application Number 11/00122/FULL **Case Officer** Ruari Kelly
For Erection of Two 225 kw Wind Turbines with a 32m High Tower and 46.5m maximum Rotor Blade Height
At Land 625m SE & 750m SE Wester Meathie Farm Inverarity Forfar
By Mr Pate
Agent 1 Stop Renewables Energy Group

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 The wind turbines hereby approved shall be removed from the site no later than 21 years after the date when electricity is first generated unless otherwise approved by the planning authority through the grant of a further planning permission following submission of an application. Written confirmation of the commencement date of electricity generation shall be provided to the planning authority within one month of that date.
- 3 That the turbines shall be an ACSA A29/225 kW unless otherwise agreed in writing by the planning authority.
- 4 At any property lawfully existing at the date of this planning permission the rating level of noise emissions, including any tonal correction from the wind turbine when measured in accordance with the guidance in "The assessment and Rating of noise from wind farms, ETSU-R-97", shall not exceed 35 dB(LA90) at wind speeds up to 10 ms⁻¹ at 10m height. At the reasonable request of the planning authority, and within 28 days of any such written request, the operator of the development shall measure and assess the level of noise emission from the wind turbines following the procedures described in the above document or such other methodology as may be agreed in writing by the planning authority and submit a copy of the report of that assessment to the planning authority. In the event that noise emissions from the turbines exceed the levels set by this condition, operation of the turbines shall cease until measures to reduce noise levels to comply with the condition are implemented. Should such measures fail to achieve compliance with the noise levels set by condition the operation of the turbines shall cease until otherwise approved in writing by the planning authority.
- 5 That prior to the commencement of development, the applicant shall provide the Ministry of Defence (Defence Estates – Safeguarding) with the following information, a copy of which shall also be submitted to the Planning Authority;
 - Proposed date of commencement of construction;
 - Estimated date of completion of construction;
 - Height above ground level of the tallest structure;
 - Maximum extension height of any construction equipment;
 - Latitude and Longitude of the proposed turbine.
- 6 That immediately following erection of the first turbine on site it shall be lit at all times with a steady red obstacle light. The wind turbines shall not be lit in any other manner unless otherwise required for purposes of aviation safety and with the prior written consent of the planning authority.
- 7 That should any wind turbine no longer be required or should it cease to generate electricity for a period of six months it shall be removed and the site restored to its previous greenfield condition.
- 8 No name, sign, symbol or logo shall be displayed on any part of the development, save as may be required under other legislation.
- 9 That prior to the commencement of any works in connection with the planning permission hereby approved, the following shall be submitted to and approved in writing by the planning authority:-
 - i) a scheme to identify the route for any abnormal loads on the trunk road network and associated works required on the trunk road network to accommodate the transport of turbines to the site. The scheme shall include any accommodating measures required including the temporary removal of street furniture, junction widening, traffic management etc. Development may not commence until a scheme has been approved by the planning authority in consultation with the trunk roads authority and / or its Operating Company and the mitigation measures contained within the approved scheme shall be strictly adhered to;
 - ii) a scheme for the decommissioning and restoration of the site including aftercare measures. The scheme shall set out the means of reinstating the site to agricultural land following the removal of the components of the development. The applicants shall obtain written confirmation from the planning authority that all decommissioning has been completed in accordance with the approved plan and (unless otherwise agreed in writing by the planning authority) works for removal of site apparatus shall be completed within 12 months of the final date electricity is generated at the site and in any case before the expiry of the time period set by condition 2 of this planning permission;
 - iii) a survey of existing television signal reception to establish a baseline against which to assess the impact of the wind turbines. Thereafter, within six weeks of the wind turbines coming into operation, and subsequently at the reasonable request of the planning authority following receipt of a complaint, a report assessing the effect of the wind turbines on local television signal reception ('the report') shall be submitted to the planning authority. If any impact on TV reception signal takes place, the report shall include detailed measures to overcome reception interference. In the event that interference with TV signals occur, the operation of the turbines shall cease until measures to mitigate any such interference are implemented. Should such measures fail to address the TV interference the operation of the turbines shall cease until otherwise approved in writing by the planning authority;

- iv) the precise route of the transmission cables from the turbines to the grid connection. Thereafter the transmission cables shall be provided only in accordance with the approved details;
- v) details of the proposed colour of the turbines. The turbines as erected shall be in the approved colour and shall be maintained as such thereafter unless otherwise approved by the planning authority.

Application Number 11/00173/FULL **Case Officer** James Wright
For Change of Use of Parish Church to Dwellinghouse
At Menmuir Parish Church Kirkton Of Menmuir Brechin DD9 7RN
By Mr & Mrs B Taylor
Agent Bruce Thomson

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, both internal and external, together with the setting of the building, and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be digital on CD, either jpegs or tiffs, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited in the local Sites and Monuments Record.
- 3 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Aberdeenshire Council Archaeology Service on behalf of the planning authority, during any groundbreaking and development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the Aberdeenshire Council Archaeology Service.

The name of the archaeological organization retained by the developer shall be given to the planning authority and to the Aberdeenshire Council Archaeology Service in writing not less than 14 days before development commences.

- 4 That the proposed rooflights, replacement rooflight and slate vent for extract fan from en-suite are not approved as part of this planning permission.
- 5 That prior to the commencement of development, a detailed scaled plan showing the exact area of garden ground being transferred from the existing property at Easterburn for the proposed dwellinghouse shall be submitted for the written approval of the Planning Authority.
- 6 That prior to the commencement of development, details of the proposed foul drainage arrangements for the development shall be submitted for the written approval of the planning authority.
- 7 That notwithstanding the docketed plans, details of the proposed materials for the parking / turning area shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be undertaken in accordance with these approved details.

Application Number 11/00267/FULL **Case Officer** Neil Duthie
For Erection of 2 x 225 kw Wind Turbines
At Land At Reedie Farm Reedie Kirriemuir
By Mr John Grant
Agent Tony Knowles

Conditions

- 1 The wind turbines hereby approved shall be removed from the site no later than 26 years after the date when electricity is first generated unless otherwise approved by the planning authority through the grant of a further planning permission following submission of an application. Written confirmation of the commencement date of electricity generation shall be provided to the planning authority within one month of that date.
- 2 That the turbines shall be ACSA A29/225 kW unless otherwise agreed in writing by the Planning Authority
- 3 That at any property lawfully existing at the date of this planning permission the rating level of noise emissions, including any tonal correction, from the wind turbines, when measured in accordance with the guidance in "The assessment and Rating of noise from wind farms, ETSU-R-97", shall not exceed 35 dB(LA90) at wind speeds up to 10 ms⁻¹ at 10m height. At the reasonable request of the planning authority, and within 28 days of any such written request, the operator of the development shall measure and assess the level of noise emission from the wind turbines following the procedures described in the above document or such other methodology as may be agreed in writing by the planning authority and submit a copy of the report of that assessment to the planning authority. In the event that noise emissions from the turbines exceed the levels set by this condition, operation of the turbines shall cease until measures to reduce noise levels to comply with the condition are implemented. Should such measures fail to achieve compliance with the noise levels set by condition the operation of the turbines shall cease until otherwise approved in writing by the planning authority.
- 4 That prior to the commencement of development, the applicant shall provide the Ministry of Defence (Defence Estates – Safeguarding) with the following information, a copy of which shall also be submitted to the planning authority:-
 - Proposed date of commencement of construction;
 - Estimated date of completion of construction;
 - Height above ground level of the tallest structure;
 - Maximum extension height of any construction equipment;
 - Latitude and Longitude of the proposed turbines.

- 5 That should the wind turbines no longer be required or should they cease to generate electricity for a period of six months they shall be removed and the site restored to its previous greenfield condition.
- 6 That, prior to the commencement of the development hereby approved, details of the proposed colour of the turbines shall be submitted to and approved in writing by the Planning Authority. Thereafter, the turbines shall be finished in the colour approved and retained as such thereafter unless otherwise approved in writing by the planning authority.
- 7 That no name, sign, symbol or logo shall be displayed on any part of the development, save as may be required under other legislation.
- 8 That prior to the commencement of any works in connection with the planning permission hereby approved, the following shall be submitted to and approved in writing by the planning authority:-
 - i) a scheme to identify the route for any abnormal loads on the trunk road network and associated works required on the trunk road network to accommodate the transport of turbines to the site. The scheme shall include any accommodating measures required including the temporary removal of street furniture, junction widening, traffic management etc. Development may not commence until a scheme has been approved by the trunk roads authority and / or its Operating Company and the mitigation measures contained within the approved scheme shall be strictly adhered to;
 - ii) a scheme for the decommissioning and restoration of the site including aftercare measures. The scheme shall set out the means of reinstating the site to agricultural land following the removal of the components of the development. The applicants shall obtain written confirmation from the planning authority that all decommissioning has been completed in accordance with the approved plan and (unless otherwise agreed in writing by the planning authority) works for removal of site apparatus shall be completed within 12 months of the final date electricity is generated at the site and in any case before the expiry of the time period set by condition 1 of this planning permission;
 - iii) a survey of existing television signal reception to establish a baseline against which to assess the impact of the wind turbines. Thereafter, within six weeks of the wind turbines coming into operation, and subsequently at the reasonable request of the planning authority following receipt of a complaint, a report assessing the effect of the wind turbines on local television signal reception ('the report') shall be submitted to the planning authority. If any impact on TV reception signal takes place, the report shall include detailed measures to overcome reception interference. In the event that interference with TV signals occur, the operation of the turbines shall cease until measures to mitigate any such interference are implemented. Should such measures fail to address the TV interference the operation of the turbines shall cease until otherwise approved in writing by the planning authority;
 - iv) details of the proposed implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Aberdeenshire Council Archaeology Service and this Planning Authority, and the name of the proposed archaeological organisation shall be submitted in writing to the Aberdeenshire Council Archaeology Service and this Planning Authority for approval not less than 14 days before the commencement of the development. The approved archaeological organisation shall be afforded access at all reasonable times during any ground-breaking works relating to either the turbine foundations or to the supporting infrastructure in order to record and recover items of interest and finds and, thereafter, the completed watching brief shall be submitted for the approval of the Aberdeenshire Council Archaeology Service and this Planning Authority prior to the commencement of works related to the proposed turbines;
 - v) details of the precise route of the transmission cables from the turbines. Thereafter the transmission cables shall be provided only in accordance with the approved details.
- 9 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/00502/LBC **Case Officer** Karen West
For Alterations to Building
At 87 - 91 High Street Montrose DD10 8QY
By Mr William Dorward
Agent Walker Interiors Ltd

Conditions

- 1 That the development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 That prior to the commencement of works, the following details shall be submitted to and approved in writing by the Planning Authority:
 - All materials to be used for the roof and external wall finishes;
 - A full specification of the proposed replacement windows (which shall be timber vertically sliding sash and case type) and doors (which shall be in timber) and which shall have a painted finish;
 - Proposed new/replacement rainwater goods, which shall be in a traditional material.
 Thereafter, the works shall be completed in accordance with the approved details.
- 3 That in accordance with the submitted Structural Engineers Report (McKinney Nicolson Assocs. Ltd. dated 18 April 2011), a method statement for the proposed downtaking and re-construction of the building to the rear of 87 - 91 High Street be submitted to and approved in writing by the Planning Authority, prior to the commencement of any works. Thereafter, the works shall be completed in accordance with the approved method statement.

Application Number 11/00719/FULL **Case Officer** James Wright
For Installation of Two C&F Green Energy 20kw Turbines on 20m Masts
At Land 230m North East Of Windyedge Farm Windyedge Brechin
By Mr Kenneth Officer
Agent Mint Energy (Scotland) Ltd

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the turbines shall be a C and F Green Energy 20kw unless otherwise agreed in writing by the planning authority.
- 3 Noise from the wind turbine shall not exceed 40dB(A) Leq(10mins) up to a wind speed of 8 m/s at 10m height and shall not contain any tonal characteristics as measured at the façade of any adjacent residential properties in accordance with the procedure described in ETSU-R-97: The assessment and rating of noise from wind farms. At the reasonable request of the planning authority, and within 28 days of any such written request, the operator of the development shall measure and assess the level of noise emission from the wind turbines following the procedures described in the above document or such other methodology as may be agreed in writing by the planning authority and submit a copy of that assessment to the planning authority. In the event that noise emissions from the turbines exceed the levels set by this condition, operation of the turbines shall cease until measures to reduce noise levels to comply with the condition are implemented. Should such measures fail to achieve compliance with the noise levels set by condition the operation of the turbines shall cease until otherwise approved in writing by the planning authority.
- 4 That prior to the commencement of development, the applicant shall provide the Ministry of Defence (Defence Estates – Safeguarding) with the following information, a copy of which shall also be submitted to the Planning Authority;
 - . Proposed date of commencement of construction;
 - . Estimated date of completion of construction;
 - . Height above ground level of the tallest structure;
 - . Maximum extension height of any construction equipment;
 - . Latitude and Longitude of the proposed turbine.
- 5 That should the wind turbines no longer be required or should they cease to generate electricity for a period of six months they shall be removed and the site restored to its previous condition. The restoration works shall be completed no later than twelve months following the date that the turbines have ceased to generate electricity or as otherwise agreed in writing with the Planning Authority.
- 6 That no development in connection with the planning permission hereby granted shall be undertaken unless the precise route of the transmission cables from the turbines has been approved in writing by the planning authority. Thereafter the transmission cables shall be provided only in accordance with the approved details.

Application Number 11/00720/FULL **Case Officer** Murray Agnew
For The installation of 2 wind turbines to generate electricity.
At Land 225m South Of Muirhouses Farm West Muirhouse Arbroath
By Messrs C D & M Cargill
Agent Gaia-Wind Ltd

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the turbines shall be 11 kW Gaia Wind Turbines on an 18m lattice mast unless otherwise agreed in writing by the planning authority.
- 3 Noise from the wind turbines shall not exceed 40dB(A) Leq(10mins) up to a wind speed of 8m/s at 10m height and shall not contain any tonal characteristics as measured at any adjacent residential properties in accordance with the procedure described in ETSU-R-97: The assessment and rating of noise from wind farms.
- 4 Should the any wind turbine no longer be required or should it cease to generate electricity for a period of six months, it shall be removed and the site restored to its previous condition.
- 5 That no development in connection with the planning permission hereby granted shall be undertaken unless the precise route of the transmission cables from the turbines has been approved in writing by the planning authority. Thereafter the transmission cables shall be provided only in accordance with the approved details.
- 6 That prior to the commencement of development, the applicant shall provide the Ministry of Defence (Defence Estates - Safeguarding) with the following information, a copy of which shall also be submitted to the Planning Authority:
 - a. Proposed date of commencement of construction;
 - b. Estimated date of completion of construction;
 - c. Maximum extension height of any construction equipment;
 - d. Latitude and longitude of the proposed turbine.

Application Number 11/00724/FULL **Case Officer** Karen West
For Installation of One C&F Green Energy 20kw Wind Turbine on a 20m Mast
At Land 150m West Of Fordhouse Of Dun Farm Dun Montrose
By Mr Alistair Reid
Agent Mint Energy (Scotland) Ltd

Conditions

- 1 That the development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
- 2 The turbine shall be a CF20 Wind Turbine on a 20m mast unless otherwise agreed in writing by the local planning authority.
- 3 Noise from the wind turbine shall not exceed 40dB (A) Leq (10 mins) up to a wind speed of 8m/s at 10m height and shall not contain any tonal characteristics as measured at any adjacent residential properties in accordance with the procedure described in ETSU-R-97: The assessment and rating of noise from wind farms.
- 4 That prior to the commencement of development, the applicant shall provide the Ministry of Defence (Defence Estates - Safeguarding) with the following information, a copy of which shall also be submitted to the Planning Authority:
 - a. Proposed date of commencement of construction;
 - b. Estimated date of completion of construction;
 - c. Height above ground level of the tallest structure;
 - d. Maximum extension height of any construction equipment;
 - e. Latitude and longitude of the proposed turbine.
- 5 That should the wind turbine no longer be required or should cease to generate electricity for a period of six months, it shall be removed and the site restored to its previous condition.
- 6 That no development in connection with the planning permission hereby granted shall be undertaken unless the precise route of the transmission cables from the turbine has been approved in writing by the planning authority. Thereafter the transmission cables shall be provided only in accordance with the approved details.

Application Number 11/00916/FULL **Case Officer** Ruari Kelly
For Change of Use, From Public House (Sui Generis) to Holistic Centre Coffee/Retail Shop Toddler Play Area (class 1 & 10) Selling Sandwiches and Snacks
At Arrans Bar 96 Dundee Street Carnoustie DD7 7PH
By Mr Tony Lindsay
Agent

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 There shall be no cooking, heating or reheating equipment on the premises other than toasters, soup urns, microwave ovens or other sealed oven units. Specifically there shall be no equipment for frying or for the preparation of food on a hot plate unless otherwise approved in writing by the planning authority.
- 3 That the building shall be restricted to the uses identified on the ground floor layout as indicated on Drawing: Proposed Ground Floor Plan unless otherwise agreed in writing with the Planning Authority.

Application Number 11/00956/FULL **Case Officer** Neil Duthie
For Change of House Design
At Plot 6 Brechin Road Kirriemuir
By Mr & Mrs S. Carr
Agent Inglis And Carr - Chartered Architects

Conditions

- 1 That the conditions contained in the planning permission notice ref. 08/01101/FUL dated 3 June 2010 in respect of the erection of 4 dwellinghouses and alterations to road access at land 140m to the rear of 59B Brechin Road, Kirriemuir remain in full force and effect and also apply to the development hereby approved.
- 2 That notwithstanding the details provided on the application form, surface water from the development shall be directed to a sustainable urban drainage system that has received the prior written consent of the planning authority. The approved surface water drainage system shall be constructed and operational before the house is occupied and shall be maintained in full working order thereafter.

Application Number 11/00958/FULL **Case Officer** James Wright
For Change of Use From Sports/Meeting Hall to Sports/Meeting Hall and Children's Nursery
At 22 Market Street Brechin DD9 6BB
By Mr Mark Mitchell
Agent

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the use hereby approved shall be limited to between the hours of 0730 to 2100 hours Monday to Friday and 1000 to 1430 hours on Saturdays with no use on Sundays unless otherwise approved in writing by the planning authority.

Application Number 11/00989/FULL **Case Officer** Damian Brennan
For Alterations to Roof to Form Room in Roof Accommodation
At 6 Stiven Crescent Kirriemuir DD8 4JN
By Mr Kevin Neave
Agent Mark Walker Architect

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01009/LBC **Case Officer** James Wright
For Alterations to Building
At Manse Careston Brechin DD9 6SA
By Careston Ltd
Agent A B Roger & Young

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this permission.
- 2 Full details of the proposed new window on the south west elevation of the building (including cross sections, dimensions of astragals, glazing, method of opening and final paint colour of the window) shall be submitted for the written approval of the Planning Authority prior to installation. Thereafter the window shall be installed in accordance with the approved details.

Application Number 11/01010/FULL **Case Officer** Neil Duthie
For Change in House Design - Plot 77 (Re-Application)
At 77 Lord Lyell Drive Kirriemuir DD8 4LF
By Guild Homes (Tayside) Ltd
Agent A B Roger & Young

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the conditions contained in the planning permission notice ref. 10/00292/FULL dated 3 November 2010 in respect of the erection of 40 dwellinghouses (Phase 3) at land at Hillhead, Kinnordy Road, Kirriemuir remain in full force and effect and also apply to the development hereby approved.

Application Number 11/01006/LBC **Case Officer** Karen West
For Alterations to Dwellinghouse
At 42 Bridge Street Montrose DD10 8AE
By Mr Richard Henderson
Agent Kerry Smith Architect

Conditions

- 1 That the development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 That any additional external pipework be of cast iron (or other such material as may be agreed in writing by the planning authority) with a painted finish to match existing.
- 3 That the proposed rooflight be of a Conservation type, specific details of which shall be agreed in writing with the Planning Authority, prior to installation. Thereafter, only the approved window type shall be used.

Application Number 11/01017/FULL **Case Officer** Damian Brennan
For Replacement of Velux Windows (3) With Dormer Windows, form Stair & Balcony to North of Existing House
At Hillview 17 Dunnichen Road Kingsmuir Forfar DD8 2RQ
By Mr & Mrs Robert McKenzie
Agent Iain Dodds

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the screen wall located on the western edge of the proposed balcony (and as detailed on the elevation drawings stamped 'Amended 15 Dec 2011') shall be provided prior to the commencement of the use of the balcony and shall thereafter be retained for the life of the proposed balcony

Application Number 11/01012/FULL **Case Officer** Pauline Chalmers
For Alterations & Extension to Dwelling House (re-application)
At 4 Bankhead Road Arbroath DD11 2DL
By Mr Mike Parker
Agent Gianni Giacomini

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01029/FULL **Case Officer** Karen West
For Installation of Secure Storage Facility into Existing Vacant 1st and 2nd Floors of the Building
At 8 Bow Butts Montrose DD10 8ES
By Mr Ian Taylor
Agent Project Management Scotland Limited

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That precise details of the replacement timber doors on the south elevation of the building shall be submitted for the written approval of the Planning Authority, prior to the commencement of the approved storage use.

Application Number 11/01030/LBC **Case Officer** Karen West
For Alterations to Building to Form Secure Storage Facility (Vacant 1st and 2nd Floors)
At 8 Bow Butts Montrose DD10 8ES
By Mr Ian Taylor
Agent Project Management Scotland Limited

Conditions

- 1 That the development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 That precise details of the replacement timber doors on the south elevation of the building shall be submitted for the written approval of the Planning Authority, prior to the commencement of the approved storage use.
- 3 That insofar as is practicable, the fixing bolts shall be drilled into the joints of the masonry rather than the existing stonework.

Application Number 11/01035/FULL **Case Officer** Damian Brennan
For Replacement Window and Alterations & Extension to Dwellinghouse
At Strathbogie Cortachy Road Kirriemuir DD8 4PU
By Mr & Mrs Ian Robson
Agent Gary Sinclair Architecture

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01036/FULL **Case Officer** Damian Brennan
For Alterations & Extension to Dwellinghouse to Form Utility/WC
At 80 Castle Street Montrose DD10 8AG
By Mr & Mrs W Crowe
Agent John D Crawford Ltd

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01045/FULL **Case Officer** Murray Agnew
For Erection of Dwellinghouse with Intergral Garage
At Land At Bank Of Arbirlot Farm Arbirlot Arbroath
By Mr Steven Low
Agent James R Culloch

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That notwithstanding the details shown on the submitted drawings hereby approved, the cantilevered balcony on the west elevation leading from the first floor master bedroom is not approved and shall be deleted from the scheme in favour of a so called Juliette balcony the details of which shall be submitted for the further written approval of the planning authority prior to the commencement of works in connection with this planning permission.
- 3 That no works in relation to the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved by the Planning Authority. The scheme shall conform to the guidance contained in Angus Council Advice Note 21: The Siting and Landscaping of Built Development in the Countryside and shall include:
 - (i) Existing and proposed ground levels relative to a fixed datum point;
 - (ii) Existing landscape features and vegetation to be retained;
 - (iii) The location of new trees, shrubs, hedges and grassed areas;
 - (iv) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
 - (v) The location, design and materials of all hard landscaping works including walls, fences and gates;

All soft landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of development or such other date as may be agreed in writing with the Planning Authority. Any planting which, in the opinion of the Planning Authority within a period of five years from the completion of development, is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

- 4 That before any works commence, a visibility splay shall be provided at the junction of the proposed access with the Arbirlot – Panlathy Road, giving a minimum sight distance of 120 metres in a north-easterly direction at a point 2.4 metres from the adjacent channel line of the public road in accordance with Angus Council Roads Standards. Thereafter nothing shall be erected or planting permitted to grow in excess of 1050mm above the adjacent road channel.

Application Number 11/01046/FULL **Case Officer** Pauline Chalmers
For Erection of a Sun Lounge/Day Room and Adjoining Store
At 9 Lethnot Green Carnoustie DD7 6GU
By Mr Dean Morgan
Agent Living Space

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01038/FULL **Case Officer** Damian Brennan
For Replace Dilapidated Wooden Garage with Compton Sectional Concrete Garage (2.743m x 4.953m)
At Lockup Garage Mid Row Maryton Kirriemuir
By Mr Brian Austin
Agent

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01051/FULL **Case Officer** Pauline Chalmers
For Erection of a Double Garage
At The Millhouse Newmill Of Ethie Inverkeilor Arbroath DD11 5SW
By Dr & Mrs Hopper
Agent Brunton Design Studio

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01054/FULL **Case Officer** Pauline Chalmers
For Alterations and Extension to Dwellinghouse
At 40 Taymouth Street Carnoustie DD7 7JJ
By Mr & Mrs Ben Leng
Agent Davidson Property Services

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01047/FULL **Case Officer** Pauline Chalmers
For Demolition of Existing Garage and Erection of Ancillary Accommodation
At 65 Kinghorne Street Arbroath DD11 2LZ
By Mr Paul Conlan
Agent Andrew Spence Design

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.
- 2 That the ancillary accommodation hereby approved shall be used only for purposes incidental to the enjoyment of the main dwellinghouse and shall at no time be separated and used as an independent dwellinghouse without an express grant of planning permission from the Planning Authority.

Application Number 11/01048/FULL **Case Officer** James Wright
For Extension to Village Hall
At Guthrie Village Hall Guthrie Forfar DD8 2TP
By Guthrie Hall Committee
Agent A B Roger & Young

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01050/FULL **Case Officer** Pauline Chalmers
For Erection of Garage and Utility Room and Conversion of Existing Garage to Lounge
At 3 Hospitalfield Place Arbroath DD11 2LQ
By Mr & Mrs McKenzie
Agent Brunton Design Studio

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01065/FULL **Case Officer** Damian Brennan
For Formation of Pedestrian Gate through Stone Wall onto Patons Lane Montrose
At Plot 1 Christie's Lane Montrose
By Mrs Linda Doyle
Agent Paul J Wilson Ltd

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01069/FULL **Case Officer** Damian Brennan
For Single Storey Extension to Rear of House
At 6 Watson-Watt Place Brechin DD9 6YQ
By Mr & Mrs S Smith
Agent Paul J Wilson Ltd

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01082/FULL **Case Officer** Pauline Chalmers
For Removal of Existing Conservatory and Erection of Single Storey Extension
At Laws Smithy House Drumsturdy Road Kingennie Dundee DD5 3RE
By Mr Neil MacConnachie
Agent

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01091/FULL **Case Officer** David Gray
For Alterations and Extension to Residential Institution to Provide Additional Accommodation Unit
At 11 Lily Wynd Forfar DD8 2XE
By Angus Community Care
Agent A B Roger & Young

Conditions

- 1 That the development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

Application Number 11/01108/ADV **Case Officer** David Gray
For Erection of an Advertising Sign
At ATS (Euromaster) Ltd Queenswell Road Forfar DD8 3HZ
By ATS Euromaster
Agent Spencer Signs Ltd

Conditions

- 1 The application is approved subject to the standard conditions specified in Schedule 1 of the above Regulations and these are stated on the advisory note with the decision notice.

