

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 14 May 2019 at 10.00 am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN, DAVID CHEAPE, BILL DUFF, BRENDA DURNO, CRAIG FOTHERINGHAM, ALEX KING, IAN McLAREN, RICHARD MOORE, BOB MYLES and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. **APOLOGIES FOR ABSENCE**

There were no apologies intimated.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

3. **BUILDING WARRANTS**

The Committee noted that during the period 1 April to 3 May 2019, a total of 55 Building Warrants, 4 Demolition Warrants and 13 Amendments to Warrant had been approved with an estimated cost of £7,023,581.

4. **DELEGATED DECISIONS**

The Committee noted that during the period 1 April to 3 May 2019, a total of 59 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

5. **MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 9 April 2019 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. **GARAGE NO. 10, CRAIG TERRACE, FERRYDEN, MONTROSE**

There was submitted Report No 150/19 by the Service Leader – Planning and Communities detailing application No. 19/00088/FULL by Mr R Dickson for the erection of a timber garage at Garage No. 10, Craig Terrace, Ferryden, Montrose. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved for the reason detailed in Section 10 of the Report.

7. **59 HAWTHORN GROVE, BALDOVIE, DUNDEE**

There was submitted Report No 151/19 by the Service Leader – Planning and Communities detailing application No. 18/00960/FULL by Mr C Smith for the change of use of a section of residential garden ground to storage and distribution (by delivery) use of pet food including the siting of a single metal storage container to create a mixed use comprising a house and storage/distribution at 59 Hawthorn Grove, Baldovie, Dundee. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions in relation to pest control and possible expansion of the business.

Thereafter, Mrs Smith, on behalf of the applicant, also answered members' questions.

The Committee agreed to approve the application for the reason and subject to the conditions as detailed in Section 10 of the Report.

8. PLAYPARK, NEWBIGGING DRIVE, ARBROATH

There was submitted Report No 152/19 by the Service Leader – Planning and Communities detailing application No. 18/00799/FULL by Angus Council for the erection of 38 affordable housing units with associated roads, drainage, landscaping, play area and including demolition of existing blocks of flats at the site at Playpark, Newbigging Drive, Arbroath. The application was recommended for conditional approval.

Slides were shown and Mr Morrow, a representative of Angus Council, answered members' questions in relation to the play area, cycle path and occupancy of the garages proposed for demolition.

The Committee agreed to approve the application for the reason and subject to the conditions as detailed in Section 10 of the Report.

9. ENFORCEMENT UPDATE

There was submitted Report No 153/19 by the Service Leader – Planning and Communities advising members on the progress of enforcement cases which had been agreed previously by this Committee.

Having heard from the Service Leader – Planning and Communities, the Committee agreed to note the contents of the Report and in particular:-

- (i) to note that, with regard to case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, application No. 19/00023/FULL had been refused on 30 April 2019 and was the subject of a right of appeal up to 30 July 2019. No direct action would take place until the period for the appeal had expired and/or if any appeal was lodged, that appeal had been determined;
- (ii) to note that, with regard to case No. 13/00195, Land at Gagie Filters, Kellas, a planning application had been submitted however further information had been requested from the applicant to allow the proposal to be considered;
- (iii) to note that, with regard to case No. 18/00072, Former NOSWA Sewage Pumping Station Yard, Craig O'Loch Road, Forfar, an amenity notice had been served on the owner in conjunction with the Enforcement Notice as a pre-cursor to direct action being taken;
- (iv) to note that, with regard to case No. 18/00078, Site at Carlogie, Carnoustie, a site visit on 13 May 2019 had determined that the hardstanding had been removed but that the Enforcement Notice would remain in force; and
- (v) to note that, with regard to case No. 19/00033, Field South of Tinkers Avenue, Oathlaw, Forfar, an Enforcement Notice had been served on the owner on 15 April 2019 and an appeal had been lodged.

Thereafter, Councillor Duff requested that, if possible, a graph be prepared to illustrate overall trends in planning enforcement cases over time. He also requested whether consideration could be given to providing information in relation to the different types of enforcement cases and whether any trends could be identified.

The Service Leader – Planning and Communities agreed that, if possible, the information requested would be provided to a future meeting of this Committee.