

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 1 November 2016 at 10.47 am.

Present: Councillors DAVID LUMGAIR, BILL BOWLES, DAVID FAIRWEATHER, JEANETTE GAUL and ALEX KING.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

There were no apologies intimated.

2. DECLARATIONS OF INTEREST

Councillor Bowles declared an interest in item 4, Report No 386/16, as he owned and operated a similar business to the appellant. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 13 September 2016 was approved as a correct record and signed by the Convener.

Having declared an interest at Article 2 above, Councillor Bowles left the meeting during consideration of the following item.

4. LAND EAST OF CRAIGHOWE, KINGENNIE

There was submitted Report No 386/16 by the Head of Legal and Democratic Services, detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission in principle for erection of an essential worker's dwellinghouse, application No 16/00163/PPPL, at land east of Craighowe, Kingennie.

The Committee confirmed that they had sufficient information to consider the review at this meeting and that a site visit was not required.

The Committee noted that at the time of determination of the planning application, the Angus Local Plan Review 2009 remained the extant plan. The Angus Local Development Plan had been adopted on 23 September 2016 and consideration of the review therefore required to be determined in accordance with the Angus Local Development Plan.

Having given careful consideration to the papers submitted by the appointed person and by the applicant, and having considered the relevant policies of the Angus Local Development Plan, as detailed in Appendix 3 to the Report, the Committee agreed that the decision to refuse the application was in accordance with the Council's Local Development Plan. The Service Manager's (Planning) decision was endorsed and accordingly the review dismissed for the following reasons:-

1. That the proposal was contrary to Policy TC2 of the Angus Local Development Plan as the site would not round-off an established building group of three or more existing dwellings, meet an essential worker requirement for the management of land or other rural business, or fill a gap between the curtilages of two houses or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, shop or a community facility; and
2. That the proposal was contrary to Policy DS1, paragraph 5, of the Angus Local Development Plan as it was not in accordance with the relevant policies of the Local Plan, namely Policy TC2.