

ANGUS COUNCIL

MINUTE of SPECIAL MEETING of **ANGUS COUNCIL** held in the David Lloyd Centre, Monifieth on Thursday 18 December 2014 at 9.30am.

Present: Provost HELEN OSWALD, Depute Provost ALEX KING, Councillors BILL BOWLES BRIAN BOYD, COLIN BROWN, LYNNE DEVINE, BILL DUFF, DAVID FAIRWEATHER, CRAIG FOTHERINGHAM, IAIN GAUL, JEANETTE GAUL, MARTYN GEDDES, SHEILA HANDS, JIM HOUSTON, DAVID LUMGAIR, IAN MCLAREN, ROB MURRAY, BOB MYLES, RONNIE PROCTOR MBE, MARK SALMOND and EWAN SMITH.

PROVOST HELEN OSWALD, in the Chair.

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Mairi Evans, David May Glennis Middleton, Donald Morrison, Bob Spink, Margaret Thomson, Paul Valentine and Sheena Welsh.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Smith intimated that he had received various representations regarding the planning applications.

Councillor Fairweather intimated that he also had received various representations regarding these applications.

Councillor Fotheringham intimated that he had received various representations regarding the applications and had also forwarded a constituent's objection in relation to planning application 13/00268/EIAM.

Councillor Jeanette Gaul intimated that in relation to planning application 13/00268/EIAM she had received several emails.

Councillor Iain Gaul indicated that in relation to planning application 13/00268/EIAM he had received several emails and had also met with representatives of Heathfield Limited.

Councillors Oswald, Boyd and Bowles intimated that in relation to planning application 14/00573/PPPM they had met at various times with various developers.

All members indicated that they would participate in any discussion and voting.

PART 1 – PRE DETERMINATION HEARING

3. PRE DETERMINATION HEARING PROCEDURE

There was submitted and noted a procedure note in respect of the pre determination hearing being held in terms of Part 3 and Section 14 of the Planning etc (Scotland) Act 2006.

4. SOUTH ANGUS MARKET AREA PLANNING APPLICATIONS - CONTEXT

There was submitted Report No 507/14 by the Head of Planning and Place providing a context for the consideration of the planning applications for major housing (and employment) development at Carnoustie, Monifieth and Strathmartine.

The Report identified national and local policy in relation to housing that was relevant to the determination of the applications; provided information on housing issues in the South Angus Housing Market Area and also the development plan policies that were relevant to the determination of the applications.

The Council resolved:-

- (i) to note the information in the Report and to take it into account in determination of the major planning applications for housing and employment land in the South Angus Housing Market Area; and
- (ii) to note the list of planning policies of relevance as contained in Appendix 5 to the Report, which would be referred to in determining the major planning applications.

5. PLANNING APPLICATION 13/00268/EIAM – FORMER STRATHMARTINE HOSPITAL SITE

There was submitted Report No 508/14 by the Head of Planning and Place dealing with planning application 13/00268/EIAM redevelopment of former hospital site to include New Build and Conversion to Residential and Community Use and Crèche, Associated Access, Landscape and Infrastructure Works at the former Strathmartine Hospital, Strathmartine for Heathfield Limited. The application was recommended for refusal.

Mr Alan Hunter, Development Standards Manager, gave a detailed presentation to members on the application.

Slides were shown and the following individuals were heard:-

Mr Duncan McCabe, objector on behalf of Strathmartine Community Council; Mr W K Stott, an objector and Mr Robert Evans of Muir Smith Evans on behalf of Heathfield Limited, the applicant.

At each stage of the proceedings the opportunity was given for members to ask questions of each of the individual speakers.

6. PLANNING APPLICATION – FIELD 200M SOUTH EAST VICTORIA STREET, MONIFIETH

There was submitted Report No 509/14 by the Head of Planning and Place dealing with planning application No 13/01184/PPPM for a proposed residential development comprising 350 to 400 dwellings on land South East of Victoria Street, Monifieth for Taylor Wimpey. The application was recommended for conditional approval subject to a Section 75 Planning Obligation.

Mr Alan Hunter, Development Standards Manager, gave a detailed presentation to members on the application.

Slides were shown and the following individuals were heard:-

Catherine Thornhill of Rydens, on behalf of Barratt North Scotland, an objector; Mr Ronald Jack, an objector; Ms Diane Cassidy, an objector; Mr Eric Blyth on behalf of Tayside Local Medical Committee, an objector; Mr Rob Crossland on behalf of Monifieth Community Council, who had made comment on the application and Mr David Wardrop, Planning Consultant on behalf of Taylor Wimpey, the applicant.

At each stage of the proceedings the opportunity was given for members to ask questions of each of the individual speakers.

At this stage in the meeting, the Council resolved, in accordance with the provision of Standing Order 20(8), that the meeting be continued to the conclusion of the business.

7. PLANNING APPLICATION – FIELD 400M NORTH OF ASHLUDIE HOSPITAL, VICTORIA STREET, MONIFIETH

There was submitted Report No 510/14 by the Head of Planning and Place dealing with planning application 14/00233/PPPM for a residential development (of up to 300 dwellings) Burnside Parkland, Associated Infrastructure and Community Facilities on land north of Ashludie Hospital, Victoria Street, Monifieth for Barratt North Scotland. The application was recommended for refusal.

Mr Alan Hunter, Development Standards Manager, gave a detailed presentation to members on the application.

Slides were shown and the following individuals were heard:-

Mr David Wardrop, Planning Consultant on behalf of Taylor Wimpey, an objector; Mr Eric Blyth, on behalf of Tayside Local Medical Centre, an objector; Mr Rob Crossland on behalf of Monifieth Community Council and Ms Catherine Thornhill of Rydens on behalf of Barratt North Scotland, the applicant.

At each stage of the proceedings the opportunity was given for members to ask questions of each of the individual speakers.

The meeting then adjourned and re-convened at 1.45pm.

8. PLANNING APPLICATION – FIELD 250M SOUTH OF PITSKELLY FARM, PITSKELLY, CARNOUSTIE

There was submitted Report No 511/14 by the Head of Planning and Place dealing with planning application 14/00573/PPPM for planning permission in principle for Housing Development including Landscaping and Associated Works (Use Class 9) and Industrial Estate comprising uses within Use Class 4 (Business), Use Class 5 (General Industry) and Use Class 6 (Storage and Distribution) including Landscaping and Associated Works for DJ Laing Homes Limited and K & D Henderson at Land at Pitskelly Farm, Carnoustie. The application was recommended for refusal.

Mr Alan Hunter, Development Standards Manager, gave a detailed presentation to members on the application.

Slides were shown and the following individuals were heard:-

Mr David Wardrop, Planning Consultant on behalf of Taylor Wimpey, an objector; Mr James Lochehead on behalf of the Muir Group/Angus Estates, an objector; Mr Peter Burke, Chair of Carnoustie Development Group, supporter; Mr Garry Cooper, supporter; Mr Jim Simpson, representing Carnoustie Community Council, supporter; Mr Morris who had made comment on the application and Mr Heinz Voigt of Voigt Partnership Limited, agent for DJ Laing and K & D Henderson, developer and landowner, respectively.

At each stage of the proceedings the opportunity was given for members to ask questions of each of the individual speakers.

The pre determination hearing being concluded (at 2.45pm) a 15 minute recess was held.

The meeting re-convened at 3.00pm.

PART 2 - DETERMINATION

9. PLANNING APPLICATION 13/00268/EIAM – FORMER STRATHMARTINE HOSPITAL SITE

Councillor Murray, seconded by Councillor Hands, moved that application 13/00268/EIAM be refused for the reasons detailed in Section 10 of Report No 508/14.

COUNCILLOR DUFF, SECONDED BY COUNCILLOR FAIRWEATHER, MOVED AS AN AMENDMENT, THAT THE APPLICATION BE APPROVED AS THE DEVELOPMENT WOULD PROVIDE THE OPPORTUNITY FOR THE RE-USE OF A LARGE BROWNFIELD SITE INCLUDING THE CONVERSION OF THE FORMER STRATHMARTINE HOSPITAL, A CATEGORY B LISTED BUILDING. THE POTENTIAL IMPACTS ASSOCIATED WITH THE DEVELOPMENT COULD BE APPROPRIATELY MITIGATED.

On a vote being taken, members voted:-

For the motion:

Provost Helen Oswald, Councillors Bowles, Boyd, Devine, Fotheringham, Iain Gaul, Jeanette Gaul, Hands and Murray (9).

For the amendment:

Depute Provost Alex King, Councillors Brown, Duff, Fairweather, Geddes, Houston, Lumgair, McLaren, Myles, Proctor, Salmond and Smith (12).

The amendment was declared carried resulting in the application being approved, subject to appropriate heads of terms for the requisite planning obligations and conditions being submitted to the Council meeting on 12 February 2015.

10. PLANNING APPLICATION – FIELD 200M SOUTH EAST VICTORIA STREET, MONIFIETH

Councillor Murray, seconded by Councillor Hands, moved that application 13/01184/PPPM be approved for the reasons detailed in Report No 509/14, subject to the conditions and planning obligations (with condition 1(e) being amended, with the effect that the speed limit on Victoria Road was 40 MPH).

The Council resolved accordingly resulting in the application being approved.

11. PLANNING APPLICATION – FIELD 400M NORTH OF ASHLUDIE HOSPITAL, VICTORIA STREET, MONIFIETH

Councillor Murray, seconded by Councillor Fotheringham, moved that the application be refused for the reasons detailed in Section 10 of Report No 510/14.

The Council resolved accordingly resulting in the application being refused.

12. PLANNING APPLICATION – FIELD 250M SOUTH OF PITSKELLY FARM, PITSKELLY, CARNOUSTIE

Councillor Murray, seconded by Councillor Smith, moved that the application be refused for the reasons given in Section 10 of Report No 511/14 (subject to reason 2 for refusal being deleted).

COUNCILLOR BOWLES, SECONDED BY COUNCILLOR BOYD, MOVED AS AN AMENDMENT, THAT THE APPLICATION BE APPROVED, AS THE PROPOSED DEVELOPMENT WOULD CONTRIBUTE TOWARDS ADDRESSING AN IDENTIFIABLE SHORTFALL IN THE FIVE YEAR EFFECTIVE HOUSING LAND SUPPLY IN THE SOUTH ANGUS HOUSING MARKET AREA AND WOULD ASSIST IN THE DELIVERY OF EMPLOYMENT LAND IN CARNOUSTIE IN ADDITION TO THAT CURRENTLY ALLOCATED.

On a vote being taken, members voted:-

For the motion:

Councillors Devine, Duff, Iain Gaul, Jeanette Gaul, Hands, Lumgair, Murray and Smith (8).

For the amendment:

Provost Helen Oswald, Depute Provost Alex King, Councillors Bowles, Boyd, Brown, Fairweather, Fotheringham, Geddes, Houston, McLaren, Myles, Proctor and Salmond (13).

The amendment was declared carried resulting in the application being approved, subject to appropriate heads of terms for the requisite planning obligations and conditions being submitted to the Council meeting on 12 February 2015.