

## ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 1 November 2016 at 10.00 am.

**Present:** Councillors ROB MURRAY, BILL DUFF, BILL BOWLES, COLIN BROWN, LYNNE DEVINE, DAVID FAIRWEATHER, CRAIG FOTHERINGHAM, JEANETTE GAUL, JIM HOUSTON, ALEX KING and DAVID LUMGAIR.

Councillor MURRAY, Convener, in the Chair.

### 1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Ian McLaren.

### 2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Fairweather declared an interest in item 6, Report No 382/16, application No. 16/00354/FULM, as he had been contacted by a constituent in relation to the application, and as the application had been discussed at a meeting of Arbroath Community Council and at a meeting of the residents of Arbirlot. He had advised all parties that as he was a member of the Development Standards Committee he was unable to make any comment but he would refer the matter to the relevant officers. He would therefore participate in any discussion and voting.

### 3. BUILDING WARRANTS

The Committee noted that during the period 26 September to 21 October 2016, a total of 51 Building Warrants, 2 Demolition Warrants and 12 Amendments to Warrant had been approved with an estimated cost of £2,237,244.

### 4. DELEGATED DECISIONS

The Committee noted that during the period 24 September to 22 October 2016, a total of 54 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 4 October 2016 was approved as a correct record and signed by the Convener.

### PLANNING APPLICATIONS

### 6. FIELD 100M EAST OF ELECTRICITY SUB STATION, EAST MUIRLANDS ROAD, ARBROATH

There was submitted Report No 382/16 by the Head of Planning and Place detailing application No 16/00354/FULM by Persimmon Homes North Scotland for the erection of 287 dwellings and associated open space, parking and infrastructure in a Field 100m East of Electricity Sub Station, East Muirlands Road, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers answered questions from Councillors Fairweather, Devine and Bowles in relation to road safety/access issues, the 'S' bend on the C51 Arbroath to Hillend Road, the walk to school bus and local health provision.

Thereafter Mr McGouldrick, a representative of Persimmon Homes, answered members' queries regarding road safety, path networks and renewable energy opportunities at which time Mr McGouldrick gave an undertaking to offer solar panels as an additional extra to potential purchasers and also to enter into discussions with the residents of Arbirlot regarding the provision of a footpath.

The Committee agreed to approve the application for the reasons and subject to the conditions, and the conclusion of a planning obligation, as detailed in Section 10 of the Report.

**7. ALTERATIONS AND CHANGE OF USE TO DWELLINGHOUSE AND TATTOO STUDIO AT MONTROSE DAY CARE CENTRE, PANMURE PLACE, MONTROSE**

There was submitted Report No 383/16 by the Head of Planning and Place detailing application No 16/00650/FULL by Mr I Fraser for alterations and change of use to form a dwellinghouse and tattoo studio at Montrose Day Care Centre, Panmure Place, Montrose. The application was recommended for conditional approval.

Slides were shown.

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

**8. 16 BEAREHILL LOAN, BRECHIN**

There was submitted Report No 384/16 by the Head of Planning and Place detailing application No 16/00754/FULL by Mr John Clark for the erection of a garage in the garden ground at 16 Bearehill Loan, Brechin. The application was recommended for approval.

Slides were shown following which Mr Clark, the applicant, answered members' queries regarding use and amenity impacts.

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

**9. ENFORCEMENT UPDATE**

There was submitted Report No 385/16 by the Head of Planning and Place advising members on the progress of enforcement cases which had been agreed previously by this Committee.

Having heard from the Service Manager (Planning), the Committee agreed:-

- (i) to note the contents of the Report;
- (ii) to note that, with regard to Case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, the site owner had submitted an appeal against the Enforcement Notice to the DPEA on 12 September 2016. The site owner had also submitted an application for retrospective planning permission which was pending consideration; and
- (iii) to note that, with regard to Case No. 16/00202, Field 440m East of Cross Roads Cottages, Balnuith, Tealing, ownership of the site had been established and that consideration would now be given to future action.

Following conclusion of the business, the Convener, on behalf of the Committee, paid tribute to Mr Jamie Scott who was leaving the post of Senior Planning Officer. The Convener thanked Mr Scott for all his hard work and assistance during his time with Angus Council and wished him well for the future.