

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 2 June 2015 at 10.00 am.

Present: Councillors ROB MURRAY, BILL DUFF, BILL BOWLES, COLIN BROWN, LYNNE DEVINE, CRAIG FOTHERINGHAM, JEANETTE GAUL, ALEX KING, DAVID LUMGAIR, IAN MCLAREN and BOB SPINK.

Councillor MURRAY, Convener, in the Chair.

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were intimated on behalf of Councillors Mairi Evans and David Fairweather.

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

There were no declarations of interest or intimations of contact made.

3. **BUILDING WARRANTS**

The Committee noted that, during the period 27 April 2015 to 22 May 2015, 60 Building Warrants, 2 Demolition Warrants and 15 Amendments to Warrant were approved, with an estimated cost of £3,009,158.

4. **DELEGATED DECISIONS**

The Committee noted that, during the period 25 April 2015 to 23 May 2015, 65 planning applications were approved and 5 refused under the Scheme of Delegation to officers.

5. **MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 12 May 2015 was submitted, approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. **FIELD OPPOSITE CARNOUSTIE HIGH SCHOOL, SHANWELL ROAD, CARNOUSTIE**

There was submitted Report No 224/15 by the Head of Planning and Place, detailing planning application No 15/00117/FULM for the creation of two full sized football pitches with associated drainage, including car parking, landscaping, boundary fencing and future provision of changing room containers, for Angus Council on a field opposite Carnoustie High School, Shanwell Road, Carnoustie. The application was recommended for conditional approval.

Slides were shown, following which officers and the Convener responded to a question from Councillor Bowles regarding drainage provision for the site.

The Committee agreed that the application be approved for the reasons, and subject to the conditions, as set out in section 10 of the Report.

7. **PIPERDAM GOLF AND COUNTRY CLUB, PIPERDAM DRIVE, PIPERDAM, FOWLIS**

There was submitted Report No 225/15 by the Head of Planning and Place, detailing planning application No 15/00329/FULL, for an extension to existing multi-purpose leisure and activity centre for Piperdam Golf and Leisure Resort Ltd at Piperdam Golf and Country Club, Piperdam Drive, Piperdam, Fowlis. The application was recommended for approval.

Slides were shown, following which officers responded to questions from Councillor Fotheringham regarding drainage provision at the site.

Mr Colin Hunter and Mr Stewart Phillips, objecting on behalf of Muirhead, Birkhill and Liff Community Council; and Mr D G Coutts, agent on behalf of the applicant, addressed the Committee.

Following a number of questions to both the objectors and agent, the Committee agreed that the application be approved for the reasons, and subject to the conditions, set out in section 10 of the Report.

The Convener requested that planning officers take up the question of the non-adoption of roads and surface drainage by the Roads Authority and Scottish Water respectively to see how this could be progressed.

8. PROPOSAL OF APPLICATION NOTICE – LAND TO THE NORTH OF NEWTON ROAD AND THE WEST OF CARLOGIE ROAD, CARNOUSTIE

There was submitted Report No 226/15 by the Head of Planning and Place, advising as to a proposal of application notice No 15/00405/PAN, submitted in respect of a residential development on a site to the north of Newton Road and to the west of Carlogie Road, Carnoustie. The Committee was invited to identify issues which it would like to see addressed on the planning application.

The Committee agreed to note the key issues identified by officers at this stage, as set out in paragraph 5.5 of the Report, with the addition of potential impact on health care facilities and provision within the town being added to those issues.

9. PROPOSAL OF APPLICATION NOTICE – MONTREATHMONT MOOR FOREST, MONTREATHMONT, NEAR FORFAR

There was submitted Report No 227/15 by the Head of Planning and Place, advising as to a proposal of application notice No 15/00440/PAN, submitted in respect of the formation of a ground mounted solar PV park and associated infrastructure. The Committee was invited to identify issues which it would like to see addressed in the planning application.

The Committee agreed to note the key issues identified by officers at this stage, as set out in paragraph 5.2 of the Report, with the addition of impact on woodland/tree felling on ecological and landscape interests being added to those issues.

10. ENFORCEMENT NOTICE APPEAL DECISION – SPRINGFIELD HOUSE, COOKSTON ROAD, BRECHIN

There was submitted Report No 228/15 by the Head of Planning and Place, presenting the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against an Enforcement Notice served by Angus Council on the breach of planning control at Springfield House, Cookston Road, Brechin.

The Committee agreed to note that the appeal had been dismissed and the Enforcement Notice confirmed.

11. PLANNING APPEAL DECISION – THE WELTON, KINGOLDRUM, KIRRIEMUIR

With reference to Article 7 of the minute of meeting of this Committee of 16 September 2014, there was submitted Report No 229/15 by the Head of Planning and Place, presenting the findings of the Reporter appointed by Scottish Ministers to determine the appeal against the refusal of Angus Council to grant planning permission for the erection of two 225kW wind turbines of 47 metres to tip on land 605 metres north west of The Welton, Kingoldrum, for Carrach Wind Farm LLP.

The Committee noted that the appeal had been allowed and planning permission granted, subject to the conditions listed in the appendix to the Report.

12. ENFORCEMENT UPDATE

There was submitted Report No 230/15 by the Head of Planning and Place, updating members on the progress of enforcement cases which had been agreed previously by the Committee.

Having heard the Service Manager – Planning respond to various questions from members, the Committee agreed to note the contents of the Report.