

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 3 November 2015 at 10.00 am.

Present: Councillors BILL DUFF, COLIN BROWN, LYNNE DEVINE, MAIRI EVANS, DAVID FAIRWEATHER, CRAIG FOTHERINGHAM, JEANETTE GAUL, ALEX KING, DAVID LUMGAIR, IAN McLAREN and BOB SPINK.

Councillor DUFF, Vice-Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Rob Murray and Bill Bowles.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

- Councillor Fotheringham declared an interest in Item 6, Report No 414/15, as he had been contacted by a number of constituents and had attended a meeting with them. He indicated that he had not made any comment on the application but that he would not take part in any discussion and voting and would therefore leave the meeting during consideration of the item.

3. BUILDING WARRANTS

The Committee noted that during the period 28 September to 23 October 2015, a total of 42 Building Warrants, 3 Demolition Warrants and 14 Amendments to Warrant had been approved with an estimated cost of £3,497,855.

4. DELEGATED DECISIONS

The Committee noted that during the period 26 September to 24 October 2015, a total of 53 planning applications had been approved and 3 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 6 October 2015 was submitted, approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

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

6. FIELD 270M NORTH EAST OF 15 TEALING HOLDINGS, TEALING

There was submitted Report No 414/15 by the Head of Planning and Place detailing application No 15/00331/FULL by Green Power Consultants for the installation of a Solar Farm up to 5MW and associated development at field 270m North East of 15 Tealing Holdings, Tealing. The application was recommended for conditional approval.

Slides were shown at which point the Planning Officer confirmed that a small part of the land concerned was prime agricultural land.

Thereafter, Ms Claire Richards, the applicant's agent, addressed the meeting.

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

7. GOLF PRO CENTRE, CARNOUSTIE GOLF COURSE, LINKS PARADE, CARNOUSTIE

There was submitted Report No 415/15 by the Head of Planning and Place detailing application No 15/00824/FULL by Carnoustie Golf Links Management Committee for the extension to Golf Centre and ancillary works at Golf Pro Centre, Carnoustie Golf Course, Links Parade, Carnoustie. The application was recommended for conditional approval.

Slides were shown following which Ms Marie Francke, the applicant's agent, addressed the meeting.

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

8. LERA QUARRY, GLAMIS

There was submitted Report No 416/15 by the Head of Planning and Place detailing application No 15/00686/FULL by Mr Gavin Hill for the change of Use from Quarry (now disused) to Wood Storage and Processing Yard at Lera Quarry, Glamis. The application was recommended for conditional approval.

Slides were shown following which Mr David Thorpe, Mrs Margaret Usher and Mr Colin Smith, all objectors and Mrs Karen Clark, the applicant's agent, addressed the meeting.

Having noted that the objectors in attendance had confirmed that a number of their concerns had been addressed in the Report, the Committee agreed that the application be approved for the reasons and subject to the conditions as detailed in Section 10 of the Report.

9. 50 AUCHMITHIE, ARBROATH

There was submitted Report No 417/15 by the Head of Planning and Place detailing application No 15/00777/FULL by Kinloch Properties for alterations and extension to dwelling at 50 Auchmithie, by Arbroath. The application was recommended for conditional approval.

Slides were shown.

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

10. 50 AUCHMITHIE, ARBROATH

There was submitted Report No 418/15 by the Head of Planning and Place detailing application No 15/00784/LBC by Kinloch Properties for alterations and extension to dwelling at 50 Auchmithie, by Arbroath. The application was recommended for conditional approval.

Slides having previously been shown, the Committee agreed that the application be approved for the reasons and subject to the conditions as detailed in Section 10 of the Report.

11. CHANCE INN, 32 MAIN STREET, INVERKEILOR, ARBROATH

There was submitted Report No 419/15 by the Head of Planning and Place detailing application No 15/00466/FULL by Infinitas2 Ltd for alterations and change of use from public house and holiday flats to seven affordable homes at The Chance Inn, Inverkeilor, by Arbroath. The application was recommended for approval.

Slides were shown and Mr Jim Brown, the applicant's agent, addressed the meeting.

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

12. PROPOSAL OF APPLICATION NOTICE – FIELD 70M NORTH WEST OF GREENLAW, BARRY

There was submitted Report No 420/15 by the Head of Planning and Place advising as to a Proposal of Application Notice No 15/00911/PAN submitted in respect of a residential development incorporating formation of access roads, landscaping, SUDS and associated infrastructure on a site to the west of C1 Monikie to Barry Road at Greenlaw Hill, Barry. 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 5.4 of the Report.

13. ENFORCEMENT UPDATE

There was submitted Report No 430/15 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 the Service Manager – Planning in relation to Site Due East of The Knowe, Kinnaber Road, Hillside and Barry & Downs Caravan Park, Carnoustie, the Committee agreed to note the contents of the Report.