

## **ANGUS COUNCIL**

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 10 March 2015 at 10.00 am.

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

Councillor MURRAY, Convener, in the Chair.

### **1. APOLOGIES FOR ABSENCE**

An apology for absence was intimated on behalf of Councillor Bill Bowles.

### **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 9 February 2015 to 27 February 2015, 49 Building Warrants and 11 Amendments to Warrant were approved, with an estimated cost of £2,170,249.

### **4. DELEGATED DECISIONS**

The Committee noted that, during the period 7 February 2015 to 28 February 2015, 55 planning applications were approved and 1 refused under the Scheme of Delegation to officers.

### **5. MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 17 February 2015 was submitted, approved as a correct record and signed by the Convener.

### **PLANNING APPLICATIONS**

### **6. SITE AT GARDYNE STREET, FRIOCKHEIM**

With reference to Article 8 of the minute of this Committee of 5 April 2011, there was submitted Report No 131/15 by the Head of Planning and Place, detailing application No 14/00825(MSCM) for approval of matters specified in conditions for erection of 80 dwellinghouses and garages (11/00002/PPPM) at site at Gardyne Street, Friockheim, for Guild Homes (Tayside) Ltd. The application was recommended for approval.

Slides were shown, after which officers responded to a question regarding the capacity of the local school.

Mrs Anne Marie Kinnear and Ms Ray Middleton, both objectors; and Mr Mark Guild, applicant, addressed the Committee. Ms Middleton and Mr Guild both answered questions from elected members.

Officers confirmed that matters relating to the formation of double yellow lines at a certain location on Gardyne Street to protect an access from parked cars, would be addressed through any Road Traffic Order process, including a full consultation exercise, in the event of the application being approved and the development going ahead.

The Committee agreed that the application be approved for the reasons, and subject to the conditions, given at section 10 of the Report.

## **7. ENFORCEMENT UPDATE**

There was submitted Report No 132/15 by the Head of Planning and Place, updating members on the progress of enforcement cases which had been agreed previously by the Committee.

The Committee agreed to note the contents of the Report.

## **8. SEASONAL WORKER CARAVANS**

There was submitted Report No 133/15 by the Head of Planning and Place, advising that planning applications had been submitted for the renewal of a number of planning permissions for seasonal worker caravan sites throughout Angus. The proposed Angus Local Development Plan provided a policy for the consideration of proposals for seasonal worker accommodation, which was criteria-based. It was considered appropriate therefore to form a Short Life Working Group to establish how those criteria would be applied in a consistent manner.

The Committee agreed:-

- (i) to establish a Short Life Working Group to formulate an appropriate framework for the assessment of planning applications against the criteria established by Policy TC5 of the Angus Local Development Plan;
- (ii) to appoint Councillors Murray, Duff, Devine, Fotheringham, King and Spink to serve on the Short Life Working Group;
- (iii) to instruct the Head of Planning and Place to identify relevant officers to support the work of the Short Life Working Group, and to make arrangements for it to meet as and when required; and
- (iv) to instruct the Head of Planning and Place to report the conclusions of the Short Life Working Group to this Committee in due course.