

## ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 10 May 2016 at 10.00 am.

**Present:** Councillors ROB MURRAY, BILL DUFF, BILL BOWLES, LYNNE DEVINE, 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

There were no apologies intimated.

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

Councillor Duff declared an interest in item 8, Report No 190/16, as he had received an e-mail from one of the objectors. He indicated that he had not responded to the e-mail and would therefore take part in any discussion and voting.

### 3. BUILDING WARRANTS

The Committee noted that during the period 21 March to 29 April 2016, a total of 84 Building Warrants, 1 Demolition Warrant and 15 Amendments to Warrant had been approved with an estimated cost of £19,651,195.

### 4. DELEGATED DECISIONS

The Committee noted that during the period 19 March to 30 April 2016, a total of 76 planning applications had been approved and 8 refused under the Scheme of Delegation to officers.

### 5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 29 March 2016 was approved as a correct record and signed by the Convener.

### PLANNING APPLICATIONS

### 6. THE ELMS, 49 BRECHIN ROAD, KIRRIEMUIR

There was submitted Report No 188/16 by the Head of Planning and Place detailing application No 16/00247/PPPL seeking planning permission in principle for the erection of two detached dwellinghouses within the garden ground of The Elms, 49 Brechin Road, Kirriemuir. The application was recommended for conditional approval.

Slides were shown, following which officers responded to questions from Councillors Gaul and Devine in relation to access and parking issues.

Thereafter, Mr Spasic and Mr Sadowski, both objectors and Mr Sinclair, 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. LAND AT BALNUITH STEADING, BALNUITH, TEALING

There was submitted Report No 189/16 by the Head of Planning and Place detailing application No 16/00079/FULL for the change of use of shed from agricultural use to storage (Class 6) at land at Balnuith Steading, Balnuith, Tealing. The application was recommended for conditional approval.

Slides were shown and Mr Fitzpatrick, an objector, and Mr Middleton, 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. LAND OPPOSITE BARNES OF CRAIG COTTAGES, BARNES OF CRAIG, MONTROSE**

There was submitted Report No 190/16 by the Head of Planning and Place detailing application No 16/00168/FULL for the erection of four houses at Land opposite Barnes of Craig Cottages, Barnes of Craig, Montrose. The application was recommended for conditional approval.

Slides were shown and Mr Scoular, an objector, 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.

#### **9. HATTON FARM, HATTON, CARNOUSTIE**

There was submitted Report No 191/16 by the Head of Planning and Place detailing application No 15/01149/FULL by Clova Renewables Ltd for the formation of an anaerobic digester plant, associated infrastructure, landscaping, ground works and the formation of a new site access at Hatton Farm, Hatton, Carnoustie. The application was recommended for conditional approval.

Slides were shown, following which officers responded to questions from Councillors Duff, Bowles and King regarding livestock, residential properties and internal access tracks.

Thereafter, Mr Voigt, the applicant's agent, addressed the meeting, following which Mr Voigt responded to questions from Councillors King and Duff regarding internal access tracks and odour issues.

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. FORMER MONTROSE AIRFIELD, CHARLETON ROAD, MONTROSE**

With reference to Article 6 of the minute of meeting of this Committee of 16 February 2016, there was submitted Report No 192/16 by the Head of Planning and Place advising members that, following this Committee's decision to grant planning permission in principle for the formation of a Business Park including office accommodation and facilities to support offshore renewable energy developments at the Former Montrose Airfield, Charleton Road, Montrose subject to the deletion of Condition 10, the application had subsequently been notified to the Scottish Ministers who had directed that the planning authority and other relevant parties were now required to consider whether an alternative condition that had been suggested by Ministers was acceptable, or to express a view on why they considered that such a condition need not be imposed.

Having heard from the Service Manager (Planning) and having considered the Ministerial Direction, as detailed in Appendix 1 to the Report, the Committee agreed to advise Scottish Ministers of the intention to attach the condition as detailed in the Direction.

#### **11. ENFORCEMENT UPDATE**

There was submitted Report No 193/16 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) and from Councillor Bowles, in relation to Case No 02/00149, 1 Broomwell Gardens, Monikie, the Committee agreed:-

- (i) to note the contents of the Report; and
- (ii) to remind the owners of 1 Broomwell Gardens, Monikie, of the deadline for the property to be brought up to an acceptable standard.