

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 6 JANUARY 2015**

**ENFORCEMENT UPDATE**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report is an update on progress of Enforcement Cases which are of interest to the Development Standards Committee.

**1. RECOMMENDATION**

It is recommended that the Committee note the contents of this report.

**2. INTRODUCTION**

An update on enforcement case matters where the Development Standards Committee has expressed an interest in enforcement proceedings is provided for each meeting of the Committee. The table format of the current caseload is attached overleaf.

**3. FINANCIAL IMPLICATIONS**

There are no financial implications.

**4. OTHER IMPLICATIONS**

There are no human rights or equalities implications attached to this report.

**5. CONCLUSION**

In order to keep the Committee informed of progress in respect of enforcement case matters an updated report will be prepared for each Development Standards Committee meeting.

**NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

P&P/IM/RP  
18 December 2014

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APPENDIX 1: CURRENT ENFORCEMENT CASES

## APPENDIX 1

## CURRENT ENFORCEMENT CASES

| Reference Number | Address   | Date of Development Standards Committee | Details of Breach/ Complaint                     | Summary of Action   | Future Action/Update  |
|------------------|---|---|--|---|---|
| 08/00007         | Strathmartine Hospital                            | 08.01.2008                              | Deterioration in condition of listed building.   | Site visit by Members of the Committee held on 16 August 2010. The recommendations of Reports 653/10 and 219/11 were agreed by the Development Standards Committee at the meetings on 31 August 2010 and 8 March 2011 respectively. Reports 640/11 and 545/12 were agreed by Committee on 20 September 2011 and 18 September 2012 respectively. | Formal applications have now been submitted for the redevelopment of the former hospital site (application references: 13/00268/EIAM, 13/00364/FULL and 13/00367/LBC). These proposals seek conversion of the hospital administration building to 24 flats, new build and conversion to residential (circa 200 dwellings), provision of community use and crèche, associated access, landscape and infrastructure works.<br>Report 219/14, discussed at Committee on 13 May 2014, provided the latest update on the site.<br>A site visit was undertaken in relation to conservation and building/public safety by officers within Planning and Building Standards. A letter has been sent to the site owner setting out the findings and any action required.<br>Planning application 13/00268/EIAM was approved by Angus Council on 18 December 2014 subject to planning conditions, Section 75 Agreement and referral of the application to the Scottish Government. |
| 12/00155         | Site Due East of The Knowe Kinnaber Road Hillside | 19.02.2013                              | Unauthorised use of site for siting of caravans. | A letter was sent out to the site owner on 10 April 2014 requiring the caravans to be removed from the site with 7 days. This request was ignored and a Fixed Penalty Notice was issued by Sheriff Officers on 24 April 2014.   | The Fixed Penalty Notice was required to be paid in full by 23 May 2014. No payment has been received and the caravans remain on the site. The matter has been reported to the Procurator Fiscal and further supporting information has been submitted to their office. The Committee will be updated on progress in due course.  |

| Reference Number | Address  | Date of Development Standards Committee | Details of Breach/ Complaint   | Summary of Action  | Future Action/Update   |
|------------------|--|---|--|--|--|
| 12/00050         | Joinery Workshop and Yard<br>Douglstown<br>By Forfar | 27.08.2013                              | Biomass briquette production plant operating without the benefit of planning permission. | Site visits were carried out on 18 April 2014 and 9 May 2014 and the site owner was co-operating with what had been requested of him. Committee allowed a period of 6-months for this matter to be resolved. This date expired on 20 September 2014. A subsequent site visit was carried out on 23 September 2014 and it was noted that a substantial amount of material has been removed from the site and that significant progress has been made clearing the paddock area. Evidence of further progress was noted on a site visit on 21 October 2014, which followed an extended deadline of 17 October 2014 being given to remedy outstanding breaches. | The owner was advised of the matters that remained to be addressed and Report 447/14 was presented to Committee on 04 November 2014. Notices were served on the owner requiring the submission of planning applications for various unauthorised works/development within the site. Report 488/14 was presented to Committee on 25 November 2014 which advised that the owner had submitted a number of applications for Certificates of Lawful Use/Development and planning applications. All applications have been validated and are currently being considered. A separate enforcement case, ref 14/00197/UNDV has been opened to investigate land raising/levelling within Area 5 - Other Land to the West of The Kerbet Water "The Paddock". Roads have been requested to provide comment with regards to the works undertaken and any impact on flood risk. A further report will be presented to the Committee meeting on 27 January 2015 providing an update on all outstanding matters relating to the site. |

| Reference Number | Address   | Date of Development Standards Committee | Details of Breach/ Complaint  | Summary of Action   | Future Action/Update   |
|------------------|---|---|---|---|--|
| 13/00015         | Lochlands Leisure Park<br>Dundee Road<br>Forfar | 18.02.2014                              | Allegation that the site is not being used as 'Holiday use' and that permanent residential accommodation of caravans may be taking place. | The Planning Contravention Notices which were served were all returned by the due date required and Report 218/14 provided to Committee on 13 May 2014 gave an update on this case. | <p>In order to assist this investigation, and further to a Planning Contravention Notice (PCN) already served, the site owner was requested to provide additional information to allow further PCNs to be issued on every person(s) who owns a caravan/lodge at this site.</p> <p>This information was not provided therefore a second PCN was served on the owner of the site to obtain more detailed information regarding the caravans on the site and the PCN Response Form has now been completed and returned.</p> <p>PCNs have also been served on the individual caravan/lodge owners in order to gather information about suspected use of caravans/lodges as permanent residential accommodation. The majority have now been returned.</p> <p>The responses are being assessed and a further update to Committee will be provided in due course.</p> |

| Reference Number | Address   | Date of Development Standards Committee | Details of Breach/ Complaint  | Summary of Action  | Future Action/Update  |
|------------------|---|---|---|--|---|
| 12/00230         | Barry & Downs Caravan Park<br>Barry<br>Carnoustie | 18.02.2014                              | Allegation that the site is not being used as 'Holiday use' and that permanent residential accommodation of caravans may be taking place. | <p>A Planning Contravention Notice (PCN) was served on the owner of the site. The PCN Response Forms were returned on 30 May 2014.</p> <p>A second PCN was served on the owner of the site to obtain more detailed information regarding the caravans on the site. The PCN Response Form has been returned by the owner.</p> <p>PCNs have also been served on the owners of specific caravans in order to gather information about suspected use of caravans as permanent residential accommodation. These responses were due by 20 October 2014 but none have been received. The non-response of the PCNs is initially being followed up with the site operator, who took receipt of the individual PCNs on behalf of the various owners.</p> | The site operator has also submitted an application for a Certificate of Lawful Use to cover the site. That application will be determined before any decision is made on further action. |