

## ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 16 February 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 and IAN MCLAREN.

**Also in**

**Attendance:** Councillors IAIN GAUL AND PAUL VALENTINE.

Councillor MURRAY, Convener, in the Chair.

### 1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Colin Brown, Mairi Evans and Bob Spink.

### 2. DECLARATIONS OF INTEREST

- Councillor Devine declared an interest in item 7, Report No 68/16 as she was a personal friend of the owner of the property. She indicated that she would not participate in any discussion and voting and would leave the meeting during consideration of the item.
- Councillor Gaul declared an interest in item 6, Report No 67/16 as she had received two emails from the applicant's agent intended for Councillor Iain Gaul which she had requested be forwarded to the correct recipient. She indicated that she had not expressed any view or opinion and that she would take part in any discussion and voting.

### 3. BUILDING WARRANTS

The Committee noted that during the period 18 January to 5 February 2016, a total of 41 Building Warrants, 2 Demolition Warrants and 17 Amendments to Warrant had been approved with an estimated cost of £3,188,681.

### 4. DELEGATED DECISIONS

The Committee noted that during the period 16 January to 6 February 2016, a total of 48 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 26 January 2016 was approved as a correct record and signed by the Convener.

### PLANNING APPLICATIONS

### 6. FORMER MONTROSE AIRFIELD, CHARLETON ROAD, MONTROSE

There was submitted Report No 67/16 by the Head of Planning and Place detailing application No 14/00480/EIAM by the John Lawrie Group for the formation of a Business Park (class 4, 5 and 6) including office accommodation and facilities to support offshore renewable energy developments at the Former Montrose Airfield, Charleton Road, Montrose. The application was recommended for conditional approval.

Slides were shown.

Thereafter Councillor Paul Valentine, as a local member, Councillor Iain Gaul, as Convener of the Policy and Resources Committee, and Mr Keith Smith Dutton, an objector, addressed the meeting.

Having heard from a number of members in relation to the requirement for Condition 10, the Committee agreed that the application be approved for the reasons and subject to the conditions as detailed in Section 10 of the Report, subject to the deletion of Condition 10 as it was considered that the safety and efficiency of the trunk road network in the vicinity of the site would not be adversely affected by the proposed development, and subject to the following amended conditions:-

4. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 26(4)(a)-(f) of the Town and Country Planning (Scotland) Act 1997 (as amended) in relation to the development, unless agreement has been reached between the developer, the planning authority and the local roads authority on a scheme for the timing and provision of the following:-
- the signalisation of the A92 North Esk Road/Brechin Road/Broomfield Road junction.
  - the signalisation of the A92 North Esk Road/Newhame Road mini-roundabout junction.
  - a two lane approach southbound on the A92 at the A92 Charleton Road/A937 Coronation Avenue signalised junction.

The scheme shall make provision for the payment of an appropriate financial bond by the developer for the above works and the required junction improvements shall thereafter be carried out at the developer's expense within the timescales agreed.

*Reason: In the interests of road safety and free traffic flow and to ensure a satisfactory standard of road construction at appropriate points throughout the development in a manner to enable appropriate access and traffic flow around the site.*

9. That notwithstanding the details shown on the submitted drawings the permission hereby approved only provides for the in-principle development of 49.84 hectares of Class 4, 5 and 6 uses on the site indicated as Site M7 in the Proposed Angus Local Development Plan. This permission makes no provision for the use of any specific area of land for any specific use and none of the submitted layouts or other illustrative supporting information is therefore approved as part of this permission.

*Reason: For clarification purposes and for the avoidance of any possible misunderstanding as the overall layout of the site and location of uses will be considered through the submission of a further application or applications for matters specified in conditions.*

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

## **7. ENFORCEMENT ACTION – 1 BROOMWELL GARDENS, MONIKIE**

There was submitted Report No 68/16 by the Head of Planning and Place updating members on the non-compliance with the Amenity Notice served under Section 179 of the Town and Country Planning (Scotland) Act 1997 previously served on the property at 1 Broomwell Gardens, Monikie.

Slides were shown and Mrs Gledhill, the owner of the property, addressed the meeting.

Having heard from a number of members, the Committee agreed:-

- (i) that no direct action to secure the removal of the material and ensure compliance with the terms of the Amenity Notice be taken at this time; and
- (ii) that regular updates be provided as part of the Enforcement Update Report.

**8. ENFORCEMENT UPDATE**

There was submitted Report No 69/16 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 the Service Manager – Planning advise members that further consultation was taking place with Scottish Natural Heritage and SEPA to establish if the further ground scraping works at the Joinery Workshop and Yard, Douglstown, Forfar would be acceptable in an alternative environmental date window, the Committee agreed to note the contents of the Report.