

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 25 August 2015 at 10.00 am.

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

Councillor MURRAY, Convener, in the Chair.

1. **APOLOGIES FOR ABSENCE**

An apology for absence was intimated on behalf of Councillor Bob Spink.

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

There were no declarations of interest/intimations of contact made.

3. **BUILDING WARRANTS**

The Committee noted that, during the period 27 July to 14 August 2015, a total of 59 Building Warrants, 2 Demolition Warrants and 11 Amendments to Warrant had been approved, with an estimated cost of £5,108,516.

4. **DELEGATED DECISIONS**

The Committee noted that, during the period 25 July to 15 August 2015, a total of 67 planning applications had been approved and 2 refused under the Scheme of Delegation to officers.

5. **MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 4 August 2015 was submitted, approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. **ASHLUDIE HOSPITAL, VICTORIA STREET, MONIFIETH**

There was submitted Report No 327/15 by the Head of Planning and Place detailing application No 15/00099/FULM by Miller Developments for the conversion of Ashludie House into 11 flats and 1 house, the erection of 121 houses within the grounds and the erection of 34 flats all with associated car parking, the formation of new access, landscaping and SUDS Pond at Ashludie Hospital, Victoria Street, Monifieth. The application was recommended for conditional approval, subject to conclusion of a planning obligation.

Slides were shown, following which officers responded to questions from Councillors Fotheringham, Devine and King regarding car parking, school transport and impact on privacy of existing properties.

Thereafter, Mrs Robertson, an objector, addressed the meeting.

The Committee agreed that the application be approved for the reasons, subject to the conditions and the planning obligation, as detailed in section 10 of the Report and subject to an amended Condition 1 to provide for appropriate screening of the car parking area to protect The Stables.

7. **SITE AT DUBTON FARM, BRECHIN**

There was submitted Report No 328/15 by the Head of Planning and Place detailing application No 15/00425/FULM by Scotia Homes for a residential development comprising 99 dwelling units and associated infrastructure at a site at Dubton Farm, Brechin. The application was recommended for conditional approval.

Slides were shown, following which officers responded to questions from Councillor King regarding traffic issues and screening between the proposed development and Brechin Business Park.

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. THE ANGUS COUNCIL (THE DIBBLE TREE, FERRIER STREET, CARNOUSTIE) TREE PRESERVATION ORDER 2015 NO. 1

There was submitted Report No 329/15 by the Head of Planning and Place advising that in terms of Section 160 of the Town and Country Planning (Scotland) Act 1997, the provisional Tree Preservation Order 2015 No.1 had come into effect on 23 June 2015. The Report sought confirmation of the Order as detailed in the Report.

The Committee agreed to confirm The Angus Council (The Dibble Tree, Ferrier Street, Carnoustie) Tree Preservation Order 2015 No. 1.

9. SITE DUE EAST OF THE KNOWE, KINNABER ROAD, HILLSIDE

There was submitted Report No 330/15 by the Head of Planning and Place updating members on the circumstances relative to the enforcement action in respect of the unauthorised use of land for the siting of caravans on land due east of The Knowe, Kinnaber Road, Hillside.

The Report indicated that the Committee had previously authorised enforcement action to secure cessation of use of the land for the siting of caravans. In that respect, the matter had been reported to the Procurator Fiscal and it appeared that the matter would be progressed through the Courts with the party responsible for the breach of the Enforcement Notice prosecuted. However, the Procurator Fiscal had advised that the case was not to be pursued. Accordingly, the remaining enforcement option available to the Council was to take direct action. This would involve moving the caravans from the site.

The Committee agreed:-

- (i) to instigate direct action to secure removal of the caravans that were located on-site in breach of the terms of the extant Enforcement Notice; and
- (ii) to recover costs associated with the direct action from the owner or lessee of the land.

10. ENFORCEMENT UPDATE

There was submitted and noted Report No 331/15 by the Head of Planning and Place advising members on the progress of enforcement cases which had been agreed previously by this Committee.