

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 25 November 2014 at 10.00 am.

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

Councillor MURRAY, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Bill Bowles and David Lumgair.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

The Convener noted that all members had received a letter from the applicant in relation to Report No 485/14 (Article 6), but that no member had responded.

Councillor Jeanette Gaul, in relation to Report No 488/14 (Article 9), intimated that she had received e-mails relating to the matters dealt with in the Report, to which she had not responded. She intimated that she would participate in any discussion and voting.

3. BUILDING WARRANTS

The Committee noted that, during the period 27 October 2014 to 14 November 2014, a total of 36 Building Warrants, 2 Demolition Warrants and 10 Amendments to Warrant had been approved with an estimated cost of £4,703,471.

4. DELEGATED DECISIONS

The Committee noted that, during the period 25 October 2014 to 15 November 2014, a total of 36 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 4 November 2014 was submitted, approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. LAND AT FORMER AIRFIELD, TEALING

There was submitted Report No 485/14 by the Head of Planning and Place, detailing application No 14/00428/FULM, for the formation of a 31MW Solar Park and ancillary infrastructure, including internal site access tracks, inverter housing units and a security fence for Tealing Solar Park Ltd, at Land at the Former Tealing Airfield, Tealing. The application was recommended for refusal.

Slides were shown.

Mr Mike Scott, an objector; and Mr Graham Donnachie, the Applicant's agent, addressed the meeting.

The Convener, seconded by Councillor Fotheringham, moved that the application be refused for the reasons detailed in the Report.

COUNCILLOR DUFF, SECONDED BY COUNCILLOR FAIRWEATHER, MOVED AS AN AMENDMENT, THAT THE APPLICATION BE APPROVED FOR THE FOLLOWING REASONS AND SUBJECT TO CONDITIONS TO BE APPLIED BY THE HEAD OF PLANNING AND PLACE:-

1. THE PROPOSED DEVELOPMENT WOULD NOT IMPEDE THE PREVIOUSLY APPROVED DEVELOPMENT (PLANNING PERMISSION REFERENCE 13/00469/PPPN) ON THE SITE AND WAS THEREFORE COMPLIANT WITH NATIONAL PLANNING FRAMEWORK FOR SCOTLAND 3 (NPF3); AND
2. THE PROPOSED DEVELOPMENT WAS COMPLIANT WITH THE DEVELOPMENT PLAN;

On a vote being taken, the members voted:-

For the motion:

Councillors Murray and Fotheringham (2).

For the amendment:

Councillors Duff, Brown, Devine, Evans, Fairweather, Jeanette Gaul, King, McLaren and Spink (9).

The amendment was declared carried, resulting in the application being approved as detailed above.

7. TOWNHEAD, ST ANDREW STREET, BRECHIN

There was submitted Report No 486/14 by the Head of Planning and Place, detailing planning application No 14/00765/FULL for the proposed erection of a double garage and security gates at Townhead, St Andrew Street, Brechin. The application was recommended for approval.

Slides were shown.

Having heard the Principal Solicitor regarding the alleged right of way through the site, the Committee agreed that the application be approved for the reason given in section 10 of the Report.

8. PROPOSAL OF APPLICATION NOTICE – SITE AT DUBTON FARM, BRECHIN

There was submitted Report No 487/14 by the Head of Planning and Place relating to a Proposal of Application Notice (reference No 14/00867/PAN) submitted in respect of a residential development on a site at Dubton Farm, Brechin. The Committee was invited to raise issues which members would like to see addressed in the planning application.

Paragraph 5.4 of the Report set out key determining issues identified by the Head of Planning and Place in relation to the determination of a subsequent planning application. In addition, members made the following points:-

1. Concerns were expressed regarding the need to ensure that any structural landscaping within and around the periphery of the site, including the provision of community woodland adjacent to the A90 Trunk Road would provide effective noise mitigation; and
2. The Roads Service/Transport Scotland should be consulted at an early stage on the road ramps into and out of Brechin on the south side of the A90 Trunk Road, intended to service the development.

The Committee agreed:-

- (i) that the Head of Planning and Place bring back an updated version of this report to the next meeting of the Committee on 6 January 2015; and
- (ii) that future reports to the Committee, setting out Proposals of Application Notices, should include area and site plans so as to better inform members.

9. ENFORCEMENT CASE – LAND AT BUILDER’S YARD, SCROGGERFIELD, DOUGLASTOWN, NEAR FORFAR

With reference to Article 7 of the minute of previous meeting of this Committee, there was submitted Report No 488/14 by the Head of Planning and Place, providing an update to the enforcement circumstances relating to the land and buildings at Scroggerfield, Douglastown.

The Committee noted the current position in respect of the site and the applications submitted, and agreed that the next such update report specific to this site be prepared for the Committee meeting scheduled for 27 January 2015, unless circumstances dictated otherwise.

10. ENFORCEMENT UPDATE

There was submitted Report No 489/14 by the Head of Planning and Place on the progress of the enforcement cases which had been agreed previously by the Committee.

Having heard the Service Manager – Planning, the Committee agreed to note the contents of the Report.