

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 29 March 2016 at 10.00 am.

Present: Councillors ROB MURRAY, BILL DUFF, BILL BOWLES, 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

An apology for absence was intimated on behalf of Councillor David Lumgair.

2. DECLARATIONS OF INTEREST

Councillor Gaul declared an interest in item 7, Report No 126/16 as she had received several e-mails in connection with the planning application. She indicated that she had not responded to the e-mails. Councillor Gaul also declared an interest as she was a Council appointee on the Cairngorms National Park Authority who had been consulted on the application. She indicated that she would take part in any discussion and voting.

At this stage in the meeting, the Convener welcomed Mrs Kate Cowey to her first meeting of the Development Standards Committee since her appointment to the post of Service Manager (Planning).

3. BUILDING WARRANTS

The Committee noted that during the period 29 February to 18 March 2016, a total of 40 Building Warrants, 3 Demolition Warrants and 15 Amendments to Warrant had been approved with an estimated cost of £19,276,147.

4. DELEGATED DECISIONS

The Committee noted that during the period 27 February to 19 March 2016, a total of 43 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 8 March 2016 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. 32 PANMURE STREET, BRECHIN

There was submitted Report No 125/16 by the Head of Planning and Place detailing application No 15/01074/FULL for the Change of Use from offices to dwellinghouse at 32 Panmure Street, Brechin. The application was recommended for conditional approval.

Slides were shown.

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 BLACK HILL, GLENISLA

There was submitted Report No 126/16 by the Head of Planning and Place detailing application No 14/00947/EIAM by Wind Prospect for the erection of 14 wind turbines measuring up to 115 metres to blade tip (8 in Angus and 6 in Perth and Kinross) and associated infrastructure comprising foundations, crane hard standings, around 14 kms of

access track (including two bridges and two culverts), two borrow pits, a permanent anemometry mast and ancillary works and structures on land at Black Hill, Glenisla. The application was recommended for refusal.

Slides were shown. Thereafter, Dr Morris, Mr Ivory, Mr Millar, Dr Chapman-Campbell and Mr Watt, all objectors; Mr Clegg on behalf of Kirriemuir Landward West Community Council; and Mrs Sarah Dooley of Wind Prospect, the applicant, all addressed the meeting.

The Committee agreed that the application be refused for the reasons detailed in Section 10 of the Report, subject to the following additional reason for refusal:-

4. *Reason: That the proposed wind turbine development would result in significant adverse impacts on species and habitats within the site. Accordingly the application is contrary to Policies ER4 and ER35 criterion (b) of the Angus Local Plan Review (2009).*

At this stage in the meeting, 10.59 am, the Committee agreed to a short adjournment to allow the members of public in attendance for the above item to leave the meeting. The meeting re-convened at 11.03 am.

8. PROPOSAL OF APPLICATION NOTICE – LAND BETWEEN MEAN LOW WATER MARK, CARNOUSTIE BEACH AND TEALING SUB STATION, TEALING

There was submitted Report No 127/16 by the Head of Planning and Place advising members of a proposal of application notice No 16/00172/PAN submitted in respect of a proposed application for the installation of electrical transmission infrastructure comprising 19 kms of underground electricity transmission cables, a new sub-station/convertor station, access and ancillary works between the mean low water mark at Carnoustie Beach and Tealing Sub-Station. The Committee was invited to identify issues which it would like to see addressed in the planning application.

The Committee agreed to note the key issues identified by officers at this stage as set out in paragraph 4.3 of the Report.

9. DEVELOPER CONTRIBUTION MONITORING

With reference to Article 11 of the minute of meeting of this Committee of 26 January 2016, there was submitted Report No 128/16 by the Head of Planning and Place updating members on the monitoring undertaken by the Planning Obligations Monitoring Group and providing an indication of potential income from developer contributions in respect of planning applications submitted between 1997 and 2015 together with an update of contributions received to date.

The Committee agreed:-

- (i) to note the potential income from financial contributions in respect of planning applications received between 1997 and 2015 where there had been a resolution to grant planning permission or where planning permission had been granted; and
- (ii) that further Reports updating the position in relation to receipt of financial contributions would be provided on a quarterly basis.

10. ENFORCEMENT UPDATE

There was submitted Report No 129/16 by the Head of Planning and Place advising members on the progress of enforcement cases which had been agreed previously by this Committee.

In relation to Case No 12/00230 (Barry & Downs Caravan Park), the Service Manager (Planning) advised that the appeal to the Court of Session had been dismissed.

Thereafter, the Committee agreed to note the contents of the Report.