

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE**

**TO BE HELD IN THE TOWN AND COUNTY HALL, FORFAR**

**ON TUESDAY 6 OCTOBER 2015 AT 10.00 AM**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. DECLARATIONS OF INTEREST**

Members are reminded that, in terms of the Councillors Code of Conduct, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting. Declarations of Interest pro formas can be obtained from Members Services prior to the meeting or from the Clerk.

**3. BUILDING WARRANTS**

The Committee is asked to note that during the period 7 to 25 September 2015, a total of 57 Building Warrants, 2 Demolition Warrants and 11 Amendments to Warrant were approved with an estimated cost of £3,070,650.

A copy of the approved warrants has been placed in the Members' Information Hub.

**4. DELEGATED DECISIONS**

The Committee is asked to note that during the period 5 to 26 September 2015, a total of 56 planning applications were approved and 2 refused under the Scheme of Delegation to officers.

A copy of the list of delegated applications has been sent to every member.

**PAGE NO.**

**5. MINUTE OF PREVIOUS MEETING**

Submit, for approval as a correct record, the minute of meeting of this Committee held on 15 September 2015.

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**PLANNING APPLICATIONS**

**6. LAND AT GOWANBANK, ARBROATH ROAD, FORFAR**

Planning Application 14/00313/PPPM - Erection of 63 houses including access, landscaping, associated works and demolition of property (Rosewood), on Land at Gowanbank, Arbroath Road, Forfar for Gowanbank Developments LLP.

Committee resolved to approve the above planning application at its meeting on 5 August 2014 (Report 307/14) subject to conclusion of a planning obligation. The terms of that obligation required a financial contribution of £3000 per house towards the cost of mitigating impact of the development on schools. However, during the process of preparing the planning obligation issues emerged regarding the applicants ownership of the site and the obligation has not been concluded. As the decision has not been issued, the planning authority is required to have regard to any material change in circumstance in the intervening period. In that respect, the Education Service has highlighted issues regarding increased pressure on the capacity of Forfar Academy due to the cumulative impact of development. Additionally, Council has approved Report 345/15 which sets out guidance for assessing and calculating developer contributions to meet educational requirements arising from housing developments. The Education Service has indicated that a

revised contribution of £5100/house (excluding affordable and single bedroom units) will be required. This contribution will be secured by a planning condition requiring the applicant to enter into an appropriate planning obligation. This approach is consistent with the decision taken by Committee in respect of planning application 13/01001/PPPM for housing development on land West of Forfar Academy, Kirriemuir Road, Forfar for Elite Homes (Report 353/15 refers).

- 7. FIELD 225M NORTH EAST OF PRESSOCK FARM, PRESSOCK, GUTHRIE**

Submit Report No 392/15 by the Head of Planning and Place. 3 - 26
- 8. FACTORY 6, BADEN POWELL ROAD, KIRKTON INDUSTRIAL ESTATE, ARBROATH**

Submit Report No 393/15 by the Head of Planning and Place. 27 - 38
- 9. PROPOSAL OF APPLICATION NOTICE – LAND 150M SOUTH EAST OF 31 ELM RISE, BALDOVIE**

Submit Report No 394/15 by the Head of Planning and Place. 39 - 44
- 10. SCOTTISH MINISTERS DECISION – PLANNING APPLICATION AT FORMER STRATHMARTINE HOSPITAL, DUNDEE**

Submit Report No 395/15 by the Head of Planning and Place. 45 - 70
- 11. CONSULTATION – NEART NA GAOITHE OFFSHORE WIND FARM**

Submit Report No 396/15 by the Head of Planning and Place. 71 - 78
- 12. ENFORCEMENT UPDATE**

Submit Report No 397/15 by the Head of Planning and Place. 79 -84