

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 29 August 2017 at 10.00 am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN, DAVID CHEAPE, BILL DUFF, BRENDA DURNO, CRAIG FOTHERINGHAM, ALEX KING, IAN McLAREN, RICHARD MOORE, BOB MYLES and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Moore declared an interest in Item 6, application No. 17/00410/FULM, as he had expressed an opinion on the application in advance of the meeting. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

3. BUILDING WARRANTS

The Committee noted that during the period 31 July to 18 August 2017, a total of 35 Building Warrants, 2 Demolition Warrants and 4 Amendments to Warrant had been approved with an estimated cost of £1,124,283.

4. DELEGATED DECISIONS

The Committee noted that during the period 29 July to 19 August 2017, a total of 40 planning applications had been approved under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 8 August 2017 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

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

6. MUIRFIELD PRIMARY SCHOOL, SCHOOL ROAD, ARBROATH

There was submitted Report No 294/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00410/FULM by Angus Council for the erection of a new build, 11 classroom primary school and nursery, associated sports pitches, landscaping, parking and drop-off area within the grounds of the existing school to enable the demolition of existing school and janitor house at Muirfield Primary School, School Road, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to landscaping, traffic impacts and school capacity.

Thereafter, Mr Bogulak, on behalf of Ms Beattie, an objector, addressed the meeting.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report, subject to the following additional condition:-

- '5. That notwithstanding the details shown on the submitted drawings, the upper windows in the classroom block indicated on the Southeast elevation indicated on Holmes Miller Elevations Drawing Number 3865 105 shall be obscure glazed in accordance with details to be submitted for the further written approval of the planning authority prior to the commencement of development. Once approved the windows shall be installed in complete accordance with the agreed details prior to the classrooms being brought into use and shall be permanently retained thereafter as such.

Reason: In the interests of the residential amenities of adjacent residential properties.'

7. LAND AT FORMER AIRFIELD, TEALING

There was submitted Report No 295/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00478/FULL by Tealing Solar Park Ltd relating to an application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) for the installation and operation of a 31MW solar park and ancillary infrastructure, including internal site access tracks, inverter housing units and a security fence without complying with conditions to which planning permission 14/00428/FULM was granted – Condition 7 (perimeter security fencing) at the former Tealing Airfield, Tealing. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions regarding aircraft disposal on the application site.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report.

8. ENFORCEMENT UPDATE

There was submitted Report No 296/17 by the Head of Housing, Regulatory and Protective Services advising members on the progress of enforcement cases which had been agreed previously by this Committee.

Having heard from the Service Manager (Planning), the Committee agreed:-

- (i) to note the contents of the Report;
- (ii) to note that, with regard to Case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, the extant Enforcement Notice would now be withdrawn and a new Enforcement Notice served for the part of the site detailed on the original Enforcement Notice and not covered by planning application 16/00738/FULL;
- (iii) to note that, with regard to Case No. 16/00286, Field North of 10 Hillhead Road, Monikie, the owner of the site had undertaken the works specified in the Enforcement Notice and the case would now be closed;
- (iv) to note that, with regard to Case No. 17/00026, Field 45m SE of 1 Mount Pleasant, Letham Mill, St Vigeans, Arbroath, an Enforcement Notice would be served; and
- (v) to note that, with regard to Case No. 17/00109, 5 Bonnyton Road, Balmirmer, planning permission had been granted for a weather porch extension however the extension being constructed was larger and the dormer window wider than approved. A Temporary Stop Notice had been posted requiring unauthorised works to cease and a further planning application for the amended design of the weather porch extension had been received.

9. ENFORCEMENT NOTICE APPEAL DECISION: LAND AT FIELD NORTH OF THE BOTHY, GANNOCHY, EDZELL

There was submitted Report No 297/17 by the Head of Housing, Regulatory and Protective Services presenting the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the decision to serve an Enforcement Notice in respect of an alleged breach of planning control consisting of depositing rubble, spoil and other building material in a field and clearing an area of topsoil to form an area of hardstanding and track within the field to the North of The Bothy, Gannochy, Edzell.

The Committee noted that the Reporter had dismissed the appeal and directed that the Enforcement Notice be upheld.