

## ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 3 October 2017 at 10.00 am.

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

Councillor LUMGAIR, Convener, in the Chair.

### 1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors David Cheape and Ian McLaren.

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

Councillor Fotheringham intimated that with regard to Item 9, application No 17/00490/FULL, he had received numerous emails in relation to the proposed application. He indicated that he had offered no opinion or responded to the emails and would therefore participate in any discussion and voting on the item.

### 3. BUILDING WARRANTS

The Committee noted that during the period 21 August to 22 September 2017, a total of 77 Building Warrants, 3 Demolition Warrants and 1 Amendment to Warrant had been approved with an estimated cost of £3,960,366.

### 4. DELEGATED DECISIONS

The Committee noted that during the period 19 August to 23 September 2017, a total of 81 planning applications had been approved and 4 refused under the Scheme of Delegation to officers.

### 5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 29 August 2017 was approved as a correct record and signed by the Convener.

### PLANNING APPLICATIONS

### 6. LAND 500M WEST OF FORFAR ACADEMY, KIRRIEMUIR ROAD, FORFAR

There was submitted Report No 337/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00443/MSCM by Guild Homes (Tayside) Ltd seeking approval of matters specified in conditions relevant to the matters contained in Condition 1(a) – (k) of planning permission in principle ref. 13/01001/PPPM, providing for the erection of 237 residential units, community shop with flat above, open space and community orchard, at Land 500m West of Forfar Academy, Kirriemuir Road, Forfar. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the cycle path and Section 75 Agreement.

Thereafter, Mr Guild, the applicant, 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.

## **7. PANBRIDE HOUSE, PANBRIDE, CARNOUSTIE**

There was submitted Report No 338/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00590/FULL by Mr B Boyd and Mr M Sothern for the change of use of a physiotherapy suite and alterations to an existing house to form three additional dwelling units, erection of a greenhouse and garage, and alterations to buildings at Panbride House, Panbride, Carnoustie. The application was recommended for conditional approval.

Slides were shown.

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. PANBRIDE HOUSE, PANBRIDE, CARNOUSTIE**

There was submitted Report No 339/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00591/LBC by Mr B Boyd and Mr M Sothern for alterations and extension to existing house, and alterations to other buildings at Panbride House, Panbride, Carnoustie. The application was recommended for conditional approval.

Slides having previously been shown (Article 7 above), the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report.

## **9. MILL OF TEALING STEADING, TEALING**

There was submitted Report No 340/17 by the Head of Housing, Regulatory and Protective Services detailing application No. 17/00490/FULL for the change of use from existing agricultural buildings and land to equestrian centre, stables, café/retail area and outdoor paddocks for horses and associated alterations at Mill of Tealing Steading, Tealing. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions regarding removal of trees, animal welfare and current use of the land.

Thereafter, Mr Adamson, on behalf of Tealing Community Council, objectors, and Mrs Slade, an objector, addressed the meeting. Mr McLean, the applicant, also addressed the meeting and answered members' questions.

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

## **10. ENFORCEMENT UPDATE**

There was submitted Report No 341/17 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, no appeal had been submitted and the Enforcement Notice came into effect on 26 September 2017; and
- (iii) to note that, with regard to Case No. 17/00026, Field 45m SE of 1 Mount Pleasant, Letham Mill, St Vigeans, Arbroath, that an appeal had been submitted to the Department of Planning and Environmental Appeals.

**11. THE ANGUS COUNCIL (13 & 15 KINNORDY ROAD, KIRRIEMUIR) TREE PRESERVATION ORDER 2017 NO. 1**

There was submitted Report No 342/17 by the Head of Housing, Regulatory and Protective Services advising that in terms of Section 160 of the Town and Country Planning (Scotland) Act 1997, the provisional Tree Preservation Order 2017 No. 1 had come into effect on 16 June 2017. The Report sought confirmation of the Order as detailed in the Report.

The Committee agreed to confirm the Angus Council (13 & 15 Kinnordy Road, Kirriemuir) Tree Preservation Order 2017 No. 1.

**12. THE ANGUS COUNCIL (72 HILL STREET, MONIFIETH) TREE PRESERVATION ORDER 2017 NO. 2**

There was submitted Report No 343/17 by the Head of Housing, Regulatory and Protective Services advising that in terms of Section 160 of the Town and Country Planning (Scotland) Act 1997, the provisional Tree Preservation Order 2017 No. 2 had come into effect on 11 July 2017. The Report sought confirmation of the Order as detailed in the Report.

The Committee agreed to confirm the Angus Council (72 Hill Street, Monifieth) Tree Preservation Order 2017 No. 2.