

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 31 October 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 Myles declared an interest in Item 7, application No 17/00711/FULL, as the application had been discussed at a community council meeting. He indicated that he had made no comment on the application and would therefore participate in any discussion and voting on the item.

Councillor Fotheringham declared an interested in Item 10, case Nos 13/00195 and 16/00277, as he had been contacted by constituents in relation to the enforcement cases. He indicated that he had forwarded all correspondence to the appropriate officers and had made no comment on the issues raised. He would therefore participate in any discussion and voting on the items.

Councillor Duff declared an interest in Item 9, application no 17/00190/PPPM, as he had attended a number of meetings with the developers but had intimated to them that as he was a member of the Development Standards Committee he would not be making any comment on the proposals. He would therefore participate in any discussion and voting on the item.

Councillor Braes declared an interest in Items 7 and 9, application Nos 17/00711/FULL and 17/00190/PPPM. In relation to Item 7, Councillor Braes intimated that he was a business associate of the applicant. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item. In relation to Item 9, Councillor Braes intimated that his brother was a hotelier in the Hillside area. He indicated that he would participate in any discussion and voting on the item.

Councillor Sturrock declared an interest in Item 9, application No 17/00190/PPPM, as he had met with the developers but had intimated to them that as he was a member of the Development Standards Committee he would not be making any comment on the proposals. He would therefore participate in any discussion and voting on the item.

Councillor Lumgair declared an interest in Item 7, application No 17/00711/FULL, as the applicant was known to him. He indicated that he would participate in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 25 September to 20 October 2017, a total of 47 Building Warrants, 3 Demolition Warrants and 7 Amendments to Warrant had been approved with an estimated cost of £14,860,138.

4. DELEGATED DECISIONS

The Committee noted that during the period 23 September to 21 October 2017, a total of 54 planning applications had been approved and 5 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 3 October 2017 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. FIELD OPPOSITE KELLAS WOOD, KELLAS

There was submitted Report No 362/17 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00387/FULL by Mr T Kettles & Son for the change of use from agricultural land to natural green burial ground and rich woodland habitat and the formation of a car park and engineering works on a field opposite Kellas Wood, Kellas. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions in relation to drainage.

Thereafter Mrs McCarthy, Mr Ritchie, Mrs Officer, Mr Mowatt, on behalf of Mr Stout, and Miss Officer, all objectors; Mr Biggerstaff, a supporter and Mrs Kettles, the applicant, all addressed the meeting and responded to members' queries.

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

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

7. FIELD AT DRUMMOND PARK, LITTLE BRECHIN, BRECHIN

There was submitted Report No 363/17 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00711/FULL for the erection of a general purpose agricultural storage building at field at Drummond Park, Little Brechin, Brechin. The application was recommended for approval.

Slides were shown following which officers responded to members' questions in relation to traffic movement.

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. LAND AT BALMACHIE ROAD, CARNOUSTIE

There was submitted Report No 364/17 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00450/FULL by Gardyne Homes for the erection of 10 dwellinghouses at land at Balmachie Road, Carnoustie. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions in relation to density of the application site, road safety and the provision of double yellow lines, and landscaping.

Thereafter, Mrs Burness, the applicant's agent, addressed the meeting and answered members' questions regarding density of 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.

9. SUNNYSIDE ROYAL HOSPITAL, HILLSIDE, MONTROSE

There was submitted Report No 365/17 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00190/PPPM by Sunnyside Estate Ltd for mixed use redevelopment of former hospital and grounds consisting of the formation of roads, drainage infrastructure and landscaping, new build development, the change of use and alteration of existing buildings, all to accommodate residential and non residential development comprising

community uses and uses within Class 4 (Business), use Class 7 (Hotels and Hostels), use Class 9 (Residential Institutions) and use Class 11 (Assembly and Leisure). The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to listed buildings and archaeological surveys, and transport and access issues.

Thereafter Mr Pert, 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, subject to the following amended condition:-

'1(f) (bulletpoint 2)

- visibility splays for accesses with Hospital Road with a minimum sight distance of 43 metres in each direction at a point 2.4 metres from the nearside channel line of that road. Within the visibility splays formed nothing shall be erected or planting permitted to grow to a height in excess of 1050 millimetres above the road carriageway;'

At this point (11.54am), the Committee agreed to adjourn the meeting and resume immediately following the conclusion of the special meeting of Angus Council.

The meeting resumed at 12.42pm.

10. ENFORCEMENT UPDATE

There was submitted Report No 366/17 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 the position with regard to the removal of placards and posters displayed in the vicinity of roundabouts and junctions;
- (iii) to note that, with regard to case No 16/00202, Field 440m East of Cross Roads Cottage, Balnuith, Tealing, following a site visit on 30 October 2017, the septic tank remained in place and therefore the terms of the notice had not been complied with. Consideration would now be given to the next steps and a further update provided at the next meeting of this Committee; and
- (iv) to note that, with regard to case No 16/00092, Field North of the Bothy, Gannochy, Edzell, following a site visit on 30 October 2017, the terms of the notice had been complied with and that the case would be closed.

11. ENFORCEMENT ACTION – GAGIE FILTERS, KELLAS

There was submitted Report No 367/17 by the Head of Housing, Regulatory and Protective Services providing an update on the circumstances relative to the enforcement action in respect of the unauthorised use of land at Gagie Filter Beds, Kellas.

Having heard from the Convener, the Committee agreed to defer consideration of the Report to the next meeting of this Committee to afford the landowner the opportunity to address the meeting.