

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Thursday 4 January 2018 at 2.00 pm.

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

Councillors Fotheringham, Brown, Duff, Sturrock, Moore, Durno, King, Cheape, Lumgair and Myles all intimated that with regard to item 6, application No 17/00341/FULL, they had all received an e-mail regarding the application. All members indicated that they had offered no opinion or responded to the e-mail and that they would therefore participate in any discussion and voting on the item.

Councillor Braes declared an interest in item 6, application No 17/00341/FULL, as he had received various correspondence regarding the application. As he had previously expressed his support for the application, he indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

Councillor McLaren intimated that with regard to item 6, application No 17/00341/FULL, he had received an e-mail regarding the application. He indicated that he had offered no opinion or responded to the e-mail and that he would therefore participate in any discussion and voting on the item.

Councillor McLaren also declared an interest in item 9, Proposal of Application Notice No 17/00918/PAN, as he was a close friend of the landowner. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Nicol declared an interest in item 6, application No 17/00341/FULL, as he had received an e-mail regarding the application. 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 13 November to 15 December 2017, a total of 62 Building Warrants, 2 Demolition Warrants and 2 Amendments to Warrant had been approved with an estimated cost of £5,334,360.

4. DELEGATED DECISIONS

The Committee noted that during the period 11 November to 16 December 2017, a total of 66 planning applications had been approved and 3 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 21 November 2017 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

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

6. DAMACRE CENTRE, 26 DAMACRE ROAD, BRECHIN

There was submitted Report No 4/18 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00341/FULL by Angus Council for the erection of 10 new affordable dwellinghouses at the Damacre Centre, 26 Damacre Road, Brechin. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions in relation to parking, access, bats and the adoption of Wilson's Park.

Thereafter Mr Arbuthnott, an objector, and Mr Morrow, on behalf of the applicant, addressed the meeting and answered members' questions in relation to social housing and the current position within Brechin, alternative sites for housing development and ownership of Wilson's Park.

At this point (2.48pm), the Committee agreed to adjourn the meeting to allow officers the opportunity to discuss the terms of a possible amendment.

The meeting resumed at 2.53pm.

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

In accordance with the provisions of Standing Order 16(11)(ii), Councillor Myles indicated that he wished his dissent to be recorded from the foregoing decision.

7. LAND AT THE FEUS, MEADOWBANK GARDENS, WELLBANK

There was submitted Report No 5/18 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00404/FULL by Angus Developments SPV3 Ltd for the proposed erection of four dwellinghouses at the site Land at the Feus, Meadowbank Gardens, Wellbank. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the buffer zone and its maintenance.

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 REAR OF FORMER CHANCE INN, MAIN ROAD, INVERKEILOR

There was submitted Report No 6/18 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00556/FULL by Second Chance Housing Association for the erection of three dwellinghouses and communal car parking at Land at the Rear of former Chance Inn, Main Road, Inverkeilor. The application was recommended for conditional approval.

Slides were shown, following which officers responded to members' questions in relation to amenity impacts on neighbouring properties.

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 McLaren left the meeting during consideration of the following item.

9. PROPOSAL OF APPLICATION NOTICE – LAND AT GOWANBANK, ARBROATH ROAD, FORFAR

There was submitted Report No 7/18 by the Head of Housing, Regulatory and Protective Services advising members of the proposal of application notice No 17/00918/PAN submitted in respect of a residential development incorporating formation of vehicular access, access roads, landscaping, suds and associated infrastructure at Land at Gowanbank, Arbroath Road, Forfar. The Committee was invited to identify issues which they 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 5.2 of the Report and requested that consideration be given to single storey housing adjacent to existing buildings and for Rosie Road to be retained as a recreational link.

10. PROPOSAL OF APPLICATION NOTICE – HAYSHEAD PRIMARY SCHOOL, ST ABBS ROAD, ARBROATH

There was submitted Report No 8/18 by the Head of Housing, Regulatory and Protective Services advising members of the proposal of application notice No 17/01018/PAN submitted in respect of the proposal to replace the existing Hayshead Primary School with a shared campus facility including replacement Hayshead Primary School, St Thomas RC Primary School, early years facility, community space, energy centre, parking and associated playground areas. The Committee was invited to identify issues which they 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 5.3 of the Report and requested that consideration be given to separation of delivery traffic from pupil entrances.

11. ENFORCEMENT UPDATE

There was submitted Report No 9/18 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, a site visit had established that further unauthorised development works had been undertaken on the area of land subject to the Enforcement Notice and that a Planning Contravention Notice had been served on the landowner on 9 November 2017. Two part retrospective applications for planning permission had been received on 12 December 2017;
- (iii) to note that, with regard to Case No 17/00008, former Hooks Hotel, Kirriemuir, an appeal against the serving of the Notice for Liability for Expenses for the site had been lodged on 1 November 2017 and the planning authority statement submitted in response to the appeal;
- (iv) to note that, with regard to Case No 17/00026, Field 45m South East of 1 Mount Pleasant, Letham Mill, St Vigeans, Arbroath, the appeal against the Enforcement Notice had been dismissed;
- (v) to note that, with regard to Case No 13/00195, Land at Gagie Filters, Kellas, a site visit had been undertaken on 3 January 2018 and further items had been removed from the site. The owner had been advised that full compliance with the notice was required or further direct action would be taken; and

- (vi) to note that Case Nos 16/00202 (Field 440m East of Cross Roads Cottage, Balnuith, Tealing), 16/00252 (Fraserfield Farm, Woodville), 17/00109 (5 Bonnyton Road, Balmirmer) and 14/00176 (20-22 St David Street, Brechin) would now be closed.

12. PLANNING APPEAL DECISION - PUBLIC CONVENIENCE, OLD SHORE HEAD, ARBROATH

There was submitted Report No 10/18 by the Head of Housing, Regulatory and Protective Services presenting the findings of the Reporter appointed by Scottish Ministers to determine the Appeal against the decision to refuse the change of use from Public Convenience to Hot Food Takeaway, Crab and Lobster Shack, including alterations to the building and the formation of an outdoor seating area at Public Convenience, Old Shore Head, Arbroath.

The Committee noted that the appeal had been upheld and planning permission granted subject to conditions.

13. CONSULTATION PROCEDURES FOR DEVELOPMENT BRIEFS AND DEVELOPMENT GUIDANCE

With reference to Article 5 of the minute of meeting of the Planning and Transport Policy Committee of 25 January 2001, there was submitted Report No 11/18 by the Head of Housing, Regulatory and Protective Services setting out a revised process for the preparation and reporting of development briefs and expedited development guidance for various sites in Angus as required as part of the implementation of the Angus Local Development Plan.

The revised procedure aimed to simplify and shorten the process with a greater focus on proactive engagement with developers/landowners to ensure that development and design principles were established timeously to support early release and development of allocated sites. The process aimed to support appropriate consultation with, and involvement of, stakeholders and to take account of input from local members, Council service departments and where appropriate outside agencies.

The Committee agreed to approve the revised procedures as detailed in the Report as the basis for the preparation and agreement of development briefs and site specific development guidance identified through the Angus Local Development Plan 2016.