

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 13 February 2018 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 and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Bob Myles.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Braes declared an interest in item 10, Report No 45/18, as the landowner 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 18 December 2017 to 2 February 2018, a total of 82 Building Warrants, 1 Demolition Warrant and 2 Amendments to Warrant had been approved with an estimated cost of £9,361,165.

4. DELEGATED DECISIONS

The Committee noted that during the period 16 December 2017 to 3 February 2018, a total of 97 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 4 January 2018 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. HATTON FARM, HATTON, CARNOUSTIE

There was submitted Report No 41/18 by the Head of Housing, Regulatory and Protective Services detailing application No 16/00941/FULL by Grissan Energy Services Limited for the extension of an Anaerobic Digester Plant at Hatton Farm, Hatton, Carnoustie. The application was recommended for conditional approval.

Slides were shown following which officers responded to a question in relation to agricultural diversification/industrialisation.

Thereafter, Dr Murray, an objector, and Mr Olwell of Grissan Energy Services Limited, the applicant, addressed the meeting and answered members' questions in relation to planning conditions, sourcing of feedstock, staff, traffic and renewable energy.

At this point (10.52am), the Committee agreed to adjourn the meeting to allow officers the opportunity to discuss the terms of a possible amendment from Councillor Cheape in relation to items 6 and 7.

The meeting resumed at 10.56am.

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

7. FIELD 97 METRES NORTH EAST OF HATTON FARM, HATTON, CARNOUSTIE

There was submitted Report No 42/18 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00642/FULL by Grissan Energy Services Limited for the erection of an additional digestate storage tank (in connection with planning permission reference 15/01149/FULL) at Hatton Farm, Hatton, Carnoustie. The application was recommended for conditional approval.

Slides having previously been shown and having heard from the interested parties present (Article 6 above), the Committee agreed that the application be approved for the reasons and subject to the conditions as detailed in Section 10 of the Report.

8. HATTON FARM, HATTON, CARNOUSTIE

There was submitted Report No 43/18 by the Head of Housing, Regulatory and Protective Services detailing application No 17/00506/HAZ by Hattonside Ltd for the storage of 8.11 tonnes of biogas and 24 tonnes of LPG – Propane, including LPG and natural gas, described under the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015 at Hatton Farm, Hatton, Carnoustie. The application was recommended for conditional approval.

Slides having previously been shown and having heard from the interested parties present (Article 6 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. ENFORCEMENT UPDATE

There was submitted Report No 44/18 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 12/00230, Barry & Downs Caravan Park, a meeting with the site operator was scheduled for 1 March 2018;
- (iii) to note that, with regard to Case No 16/00165, Land 125m West of North Mains Croft, a Breach of Condition Notice had been served on the landowner the terms of which required to be complied with by 13 February. A site visit had been arranged to establish compliance with the Notice;
- (iv) to note that, with regard to Case No 13/00195, Land at Gagie Filters, a site visit had established that the unauthorised structures had been removed and some works carried out;
- (v) to note that, with regard to Case No 17/00027, Land at Keithock, the appeal against the enforcement notice had been withdrawn and therefore all bird rearing operations would cease and the terms of the Notice met by 31 March 2018; and
- (vi) to note that, with regard to Case No 18/00016, Field 440m East of Cross Roads Cottage, Balnuith, a temporary stop notice had been served requiring the cessation of the importation of crushed aggregates and alteration of ground levels within the site.

10. PROPOSAL OF APPLICATION NOTICE – FIELD SOUTH OF SOUTH ARDO ADDICATE, BRECHIN

There was submitted Report No 45/18 by the Head of Housing, Regulatory and Protective Services advising members of the proposal of application Notice Number 17/00949/PAN

submitted in respect of the change of use of agricultural land to a game bird rearing facility, comprising erection of pens, sheds, buildings, access road, internal road and infrastructure at Field South of South Ardo, Addicate, Brechin. The Committee was invited to identify issues which it 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 5.7 of the Report.