

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 13 February 2018 at 11.08 am.

Present: Councillors GAVIN NICOL, RICHARD MOORE, BILL DUFF, ALEX KING and DAVID LUMGAIR.

Councillor NICOL, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

An apology for absence was intimated on behalf of Councillor Bob Myles with Councillor David Lumgair substituting.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillors King, Duff and Nicol intimated that in relation to Item 6, Report No 48/18, they had received correspondence from the Minister of St Margaret's Church. All indicated that they had offered no opinion or responded to the correspondence and would therefore participate in any discussion and voting on the item.

Councillor Moore declared an interest in Item 6, Report No 48/18, as he was a member of the Church of Scotland but that he had not had any contact with them regarding the application for review. Councillor Moore also intimated that he had received correspondence from the Minister of St Margaret's Church but that he had offered no opinion or responded to the correspondence. He indicated that he would therefore participate in any discussion and voting on the item.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 23 January 2018 was approved as a correct record and signed by the Convener.

4. WINDSOR COTTAGE, FERN, BRECHIN

There was submitted Report No 46/18 by the Head of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for the proposed erection of a dwelling, application No 17/00458/FULL, on Land Previously Occupied by Farms Buildings (re-application) at Windsor Cottage, Fern, Brechin

The Committee confirmed that they had sufficient information to consider the review at this meeting and that a site visit was not required.

Having given careful consideration to the papers submitted by the appointed person and by the applicant, the Committee agreed that the decision to refuse the application was in accordance with the Council's Local Development Plan Policy. The Service Manager's (Planning) decision was endorsed and accordingly the review dismissed.

5. LAND ADJACENT TO TARRIEBANK GARDENS, TARRIEBANK, ARBROATH

There was submitted Report No 47/18 by the Head of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission in principle for the erection of a dwellinghouse, application No 17/00647/PPPL, at land adjacent to Tarriebank Gardens, Tarriebank, Arbroath.

The Committee confirmed that they had sufficient information to consider the review at this meeting and that a site visit was not required.

Having given careful consideration to the papers submitted by the appointed person and by the applicant, the Committee agreed that the decision to refuse the application was in accordance with the Council's Local Development Plan Policy. The Service Manager's (Planning) decision was endorsed and accordingly the review dismissed.

6. ST MARGARET'S CHURCH, FORFAR

There was submitted Report No 48/18 by the Head of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for the demolition of existing church and erection of proposed new build community church facility, application No 17/00442/FULL, at St Margaret's Church, 62 West High Street, Forfar.

The Committee confirmed that they had sufficient information to consider the review at this meeting and that a site visit was not required.

Following discussion, the Committee agreed that having considered the relevant information and having given full consideration to the case submitted by the Development Management section of the Place Directorate and the applicant, it was the Committee's view that application No 17/00442/FULL be granted planning permission as the demolition of St Margaret's Church and its replacement was supported by Policy PV8 of the Angus Local Development Plan (2016) as the existing building was unlisted and of limited historical value therefore would not compromise the integrity of the historic environment value of the site. Furthermore, the economic and social benefits of a community facility, which could be used for a variety of purposes, outweighed the limited historical value of the existing church building. The design of the proposed replacement building would introduce a high quality modern building which contributed positively to the character of development in the surrounding area and was therefore in compliance with Policy DS3 of the Angus Local Development Plan.

The Review was accordingly upheld and the application approved, subject to the appropriate conditions being submitted to the next meeting of this Committee for members' consideration.