

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 11 September 2018 at 10.00 am.

Present: Councillors DAVID LUMGAIR, 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. APOLOGY FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Gavin Nicol.

2. DECLARATIONS OF INTEREST

Councillor Cheape declared an interest in Item 6, application No. 17/00951/FULL, as he knew the family and business of DJ Laing Homes. He indicated that he had made no comment in relation to the planning application and would therefore take part in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 31 July to 31 August 2018, a total of 119 building warrants had been approved with an estimated cost of £15,086,171.

4. DELEGATED DECISIONS

The Committee noted that during the period 28 July to 1 September 2018, a total of 64 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 7 August 2018 was approved as a correct record and signed by the Convener.

With reference to Article 9 therein (Baltic Mill, Dens Road, Arbroath), the Committee noted that Scottish Ministers had indicated that they did not intend to call in or restrict the granting of planning permission, and that the decision notice had therefore been issued.

PLANNING APPLICATIONS

6. PETTERDEN DEN LANDFILL SITE, PETTERDEN, TEALING

There was submitted Report No 269/18 by the Service Leader – Planning and Communities detailing application No. 17/00951/FULL by DJ Laing Homes for extension to site to form storage area including associated transport activities and upfill of material at Petterden Den Landfill Site, Petterden, Tealing. 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.

7. PANMURE CHURCH, 15 PANMURE STREET, MONIFIETH

There was submitted Report No 270/18 by the Service Leader – Planning and Communities detailing application No. 18/00594/FULL by Mr Tabra for proposed demolition of former

Monifieth Church and redevelopment providing six flats including amenity space and parking (re-application) at Panmure Church, 15 Panmure Street, Monifieth. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions regarding the proposed access arrangements/route and the impact of the associated traffic and activity on neighbouring properties, parking provision within the site, trees and the bat survey.

Thereafter, Mrs Blake, an objector and Mrs Clark, the applicant's agent, 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.

8. 39-41 KINNAIRD STREET, ARBROATH

There was submitted Report No 271/18 by the Service Leader – Planning and Communities detailing application No 18/00429/FULL by Anne Charles Estates Limited for the change of use from a young person's supported accommodation residential institution to six flatted dwellings, including the formation of a rear attic dormer access at 39-41 Kinnaird Street, Arbroath. The application was recommended for approval.

Slides were shown following which officers, and the applicant's agent, responded to members' questions regarding internal/external stairwells and fire safety.

The Committee agreed that the application be approved for the reason detailed in Section 10 of the Report.

9. ENFORCEMENT UPDATE

There was submitted Report No 272/18 by the Service Leader – Planning and Communities advising members on the progress of Enforcement Cases which had been agreed previously by this Committee.

Having heard from the Service Leader – Planning and Communities, the Committee agreed:-

- (i) to note the contents of the Report;
- (ii) to note that, with regard to Case No 13/00195, Land at Gagie Filters, Kellas, the owner had now undertaken works to level the sand bund and had further stated his intention to submit a schedule of works in order to bring the site into compliance with the outstanding actions required by the Enforcement Notice. Direct action would not be pursued whilst there was evidence of progress;
- (iii) to note that, with regard to Case No 18/00016, Field 440m East of Crossroads Cottage, Balnuith, Tealing, a planning application for the change of use of land to form two pitch caravan park (one principal chalet, two tourers and an amenity block on each pitch) to include formation of access road, hardstanding and earth bunds had been submitted; and
- (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 site owner had been informed that further works were still required in order to bring the site into compliance with the Enforcement Notice.