

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 5 February 2019 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, BOB MYLES and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

3. BUILDING WARRANTS

The Committee noted that during the period 3 December 2018 to 1 February 2019, a total of 106 Building Warrants, 1 Late Warrant, 3 Demolition Warrants and 36 Amendments to Warrant had been approved with an estimated cost of £12,431,992.

4. DELEGATED DECISIONS

The Committee noted that during the period 8 December 2018 to 26 January 2019, a total of 93 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 11 December 2018 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. CORN EXCHANGE, MARKET PLACE, ARBROATH

There was submitted Report No 39/19 by the Service Leader – Planning and Communities detailing application No. 18/00489/FULL by J D Weatherspoon Plc for a change of use from public footway to an outdoor seating area associated with a public house at Corn Exchange, Market Place, Arbroath. The application was recommended for conditional approval.

Slides were shown, following which officers answered members' questions in relation to width of the public footway, vehicular access and removal of the tables/chairs.

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. ENFORCEMENT UPDATE

There was submitted Report No 40/19 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 & Communities, the Committee agreed to note the contents of the Report and in particular:-

- (i) to note that, with regard to case No. 08/00007, Strathmartine Hospital, contact would be made with the developer to ascertain progress for development of the site;
- (ii) to note that, with regard to case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, a further planning application had been submitted and that this identified, amongst other things, that the personal circumstances of the occupant had changed. The application would be determined in due course, however, preparation for direct action would continue meantime;
- (iii) to note that, with regard to case No. 17/00026, Field 45m South East of 1 Mount Pleasant, Letham Mill, St Vigeans, Arbroath, no information had been provided by the applicant's agent. SEPA had indicated that they were unaware of any updated flood risk assessment and that their position had not changed in respect of recommended maximum site levels. The case would now be closed but the Enforcement Notice would remain effective against the site;
- (iv) to note that, with regard to case No. 16/00276, Storage Shed, Muirloch, Liff, the developer had advised that the fence would be completed prior to the end of March 2019 and that a contractor had been nominated to undertake the pipeline works;
- (v) to note that, with regard to case No. 13/00195, Land at Gagie Filters, Kellas, satisfactory progress continued to be made and the site owner had indicated that a new planning application would be made to attempt to regularise the presence of the remaining sheds on the site;
- (vi) to note that, with regard to case No. 18/00016, Field 440m East of Cross Roads Cottage, Balnuth, Tealing, the applicant's agent had withdrawn the planning application but had indicated that a new application would be submitted following the preparation of technical reports relating to drainage and traffic impact;
- (vii) to note that, with regard to case No. 18/00025, Field North of 10 Hillhead Road, Monikie, the remedial works had been largely completed and that a further site visit would be carried out to confirm the position;
- (viii) to note that, with regard to case No. 18/00072, Former NOSWA Sewage Pumping Station Yard, Craig O'Loch Road, Forfar, the timescale for compliance of the Enforcement Notice expired on 14 January and that further consideration would now be given to direct action;
- (ix) to note that, with regard to case No. 18/00078, Site at Carlogie, Carnoustie, the site owner had indicated that arrangements had been made for the removal of the containers and that a monitoring site visit would be undertaken following expiry of the compliance period; and
- (x) to note that, with regard to case No. 18/00114, 3A South Kinloch Street, Carnoustie, the developer's agent had been in contact with the Planning Service and had agreed an acceptable alternative proposal that would be the subject of a new planning application.

8. THE ANGUS COUNCIL (LAND AT PANMURE ROAD, MONIKIE) TREE PRESERVATION ORDER 2018 NO. 4

There was submitted Report No 41/19 by the Service Leader – Planning and Communities advising that, in terms of Section 160 of the Town & Country Planning (Scotland) Act 1997, the provisional Tree Preservation Order 2018 No. 4 had come into effect on 4 December 2018. The Report sought confirmation of the Order as detailed in the Report.

The Committee agreed to confirm The Angus Council (Land at Panmure Road, Monikie) Tree Preservation Order 2018 No.4.