

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 10 September 2019 at 10.00 am.

Present: Councillors GAVIN NICOL, KENNY BRAES, COLIN BROWN, DAVID CHEAPE, CRAIG FOTHERINGHAM, ALEX KING, IAN McLAREN, BOB MYLES and RON STURROCK.

Councillor NICOL, Vice-Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors David Lumgair, Bill Duff, Brenda Durno and Richard Moore.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor McLaren declared an interest in item 6, application No. 19/00137/FULL, as he was a close friend of one of the objectors. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Sturrock declared an interest in items 7 and 8, application Nos. 19/00381/MSCL and 19/00389/MSCL, as he had previously visited the site and met with the developers for the site opening. He indicated that he would participate in any discussion and voting on both the items.

3. BUILDING WARRANTS

The Committee noted that during the period 29 July to 30 August 2019, a total of 89 Building Warrants, 1 Late Warrant, 4 Demolition Warrants and 17 Amendments to Warrant had been approved with an estimated cost of £15,241,550.

4. DELEGATED DECISIONS

The Committee noted that during the period 20 July to 24 August 2019, a total of 87 planning applications had been approved and 2 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 6 August 2019 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

Having declared an interest at Article 2 above, Councillor McLaren left the meeting during consideration of the following item.

6. STORE AND YARD ON SOUTH SIDE OF KINGSTON PLACE, KINGSMUIR

There was submitted Report No 294/19 by the Service Leader – Planning and Communities detailing application No. 19/00137/FULL by West Developments (Scotland) Ltd for the erection of four dwellings and other associated works, including upgrades to Kingston Place, on land to the south of Kingston Place, Kingsmuir. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to flooding issues and street lighting.

Thereafter, Mr Frullani and Mr Nicolson, the applicant's agent and engineer, answered members' questions in relation to flooding issues.

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. SUNNYSIDE ROYAL HOSPITAL, HILLSIDE, MONTROSE (PHASE 1B)

There was submitted Report No 295/19 by the Service Leader – Planning and Communities detailing application No. 19/00381/MSCL by Sunnyside Estate Ltd for the approval of matters 1a – 1l of planning permission Ref. 17/00190/PPPM for the erection of Phase 1b housing comprising erection of 54 new building dwellings and associated landscaping, access and drainage arrangements at the former Sunnyside Royal Hospital, Hillside, Montrose. The application was recommended for conditional approval.

Slides were shown following which Mr Adam, the applicant's agent addressed the meeting and answered members' questions in relation to hotel provision within the site, and the total number of dwellings expected following completion of the development.

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. SUNNYSIDE ROYAL HOSPITAL, HILLSIDE, MONTROSE (PHASE 1C)

There was submitted Report No 296/19 by the Service Leader – Planning and Communities detailing application No. 19/00389/MSCL by Sunnyside Estate Ltd for the approval of matters 1a – 1l of planning permission Ref. 17/00190/PPPM for the erection of Phase 1c housing comprising erection of 45 new build dwellings and the conversion of the hospital ward building to form 31 dwellings at the former Sunnyside Royal Hospital, Hillside, Montrose. The application was recommended for conditional approval.

Slides having previously being shown (item 7 above), and having heard previously from Mr Adam, the applicant's agent, 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. MUIRHEAD POLICE STATION, 2 LIFF ROAD, MUIRHEAD

There was submitted Report No 297/19 by the Service Leader – Planning and Communities detailing planning application No. 19/00421/FULL by Mr Bjormark for the change of use of a former police station to a laundrette at Muirhead Police Station, 2 Liff Road, Muirhead. The application was recommended for conditional approval.

Slides were shown following which Mr MacColl, an objector, 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, subject to the following additional condition:-

'4. There shall be no washing of laundry outwith the buildings.

Reason:-

In order to safeguard the amenity of occupants of nearby residential property.'

10. SITE OF FORMER PRINCESS ALEXANDRA HOUSE, DUNDEE ROAD, FORFAR

There was submitted Report No 298/19 by the Service Leader – Planning and Communities detailing application No. 19/00530/FULM by Scotia Homes Ltd for the erection of a residential development of 100 dwellings and associated infrastructure – re-application (amendments to plot locations, house types, location of affordable housing and internal road layout from planning application Ref. 17/01052/FULM) at site of former Princess Alexandra House, Dundee Road, Forfar. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to access and construction traffic on Northampton Road.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 11 of the Report.

11. ENFORCEMENT UPDATE

There was submitted Report No 299/19 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 and 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, officers were continuing to work with the developer regarding options to bring new proposals forward for the site;
- (ii) to note that, with regard to case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, the appeal would be determined by the Development Management Review Committee at their meeting 26 September 2019;
- (iii) to note that, with regard to case No. 17/00130, Craig O'Loch Road, Forfar, Enforcement Notices had been served on the owner and the occupiers of the units requiring them to cease the Class 5 use on the site. It was also noted that unless the matter of the residential occupation of the caravan was resolved by 6 November 2019, then additional and separate action would be taken in respect of that matter;
- (iv) to note that, with regard to case No. 18/00096, Millfield Feus, Dance Studio, Arbroath, it had been established that the dance studio was operating in breach of conditions and a Breach of Condition Notice had been served on the operator on 9 May 2019 requiring them to undertake steps to comply with the condition by 12 June 2019. Allegations continued to be received that asserted that the premises continue to be operated in breach of that condition and further monitoring would be undertaken to ascertain whether the further observations were accurate;
- (v) to note that, with regard to case No. 18/00098, Former Ashludie Hospital, Monifieth, a Breach of Condition Notice had been served on the developer on 30 August 2019 requiring the wall to be constructed by 2 December 2019, and associated landscaping to be completed by 1 April 2020; and
- (vi) to note that, with regard to case No. 19/00096, Site Due East of The Knowe, Kinnaber Road, Hillside, following the return of caravans and vehicles to the site, the occupier had been advised that they were in breach of an Enforcement Notice that was effective against the site that required the removal of caravans and structures. A Planning Contravention Notice (PCN) had been served requiring a response to be completed and returned by 11 September 2019. The site would continue to be monitored and it would be established whether further action was required once the PCN Response Form had been returned.