

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 8 October 2019 at 10.00 am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN BEM, DAVID CHEAPE, BILL DUFF, BRENDA DURNO, ALEX KING, IAN McLAREN, RICHARD MOORE, BOB MYLES and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Craig Fotheringham.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Braes declared a financial interest in Item 7 as a family member owned the access road to the site. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

3. BUILDING WARRANTS

The Committee noted that during the period 2 to 27 September 2019, a total of 82 Building Warrants, 1 Demolition Warrant and 10 Amendments to Warrant had been approved with an estimated cost of £6,693,900.

4. DELEGATED DECISIONS

The Committee noted that during the period 24 August to 27 September 2019, a total of 88 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 10 September 2019 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. SITE AT NORTH STREET, NEWTYLE

There was submitted Report No 343/19 by the Service Leader – Planning and Communities detailing application No. 17/00090/FULL by Newtyle Property Company for a housing development comprising 32 units and formation of a community woodland on land at North Street, Newtyle. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to visibility splays.

Thereafter, Miss Kennan, on behalf of Ms Kennan and Mr Prain, both objectors, and Mrs Francke, the applicant's agent, addressed the meeting and answered members' questions in relation to the shared vehicular and pedestrian access to North Street and flooding.

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

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

7. PROPOSAL OF APPLICATION NOTICE: FIELD 400M SOUTH EAST OF EAST BALLOCHY, EAST BALLOCHY, MONTROSE

There was submitted Report No 344/19 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 19/00722/PAN submitted in respect of the installation of a 39.9MW ground mounted solar energy generation system, 10MW battery storage facility, private wire connection and associated infrastructure at Field 400m South East of East Ballochry, East Ballochry, Montrose. The Committee was invited to identify issues which they would like to see addressed in the planning application.

The Committee agreed to note the key issues identified by the Officers at this stage, as set out in paragraph 5.4 of the Report, with the addition that the application should also contain detailed proposals on the route of the cable and any impact on the link road, and the impact on the east Ballochry plantation.

8. ENFORCEMENT UPDATE

There was submitted Report No 345/19 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 had held a positive meeting with the prospective developers and their agent on 4 October 2019 regarding options to bring forward new proposals for the site;
- (ii) to note that, with regard to case No. 16/00165, Land 125m West of North Mains Croft, Logie, Kirriemuir, at the meeting of the Review Committee held on 26 September 2019, members deferred consideration in order that a site visit could be undertaken;
- (iii) to note that, with regard to case No. 13/00195, Land at Gagie Filters, Kellas, planning application No. 19/00322/FULL for the erection of 9 shed structures had been submitted and was pending consideration;
- (iv) to note that, with regard to case No. 19/00033, Field South of Tinkers Avenue, Oathlaw, Forfar, a site visit on 30 September 2019 had determined that the birds had been removed and that the site was currently being cleared;
- (v) to note that, with regard to case No. 17/00130, Craig O'Loch Road, Forfar, appeals against both the decision of the Council to refuse the application and the Enforcement Notice had been submitted on 23 September 2019, and that any subsequent action would be delayed pending the outcome of those appeals; and
- (vi) to note that, with regard to case No. 19/00096, Site Due East of The Knowe, Kinnaber Road, Hillside, it had been established that the ownership of the site had been transferred and that a further Planning Contravention Notice had been served on the new owner on 20 September 2019.