

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 4 February 2020 at 10.00am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN BEM, BILL DUFF, CRAIG FOTHERINGHAM, ALEX KING, IAN MCLAREN, RICHARD MOORE AND BOB MYLES.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors David Cheape, Brenda Durno and Ron Sturrock.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Myles declared an interest in Item 6, Report No 37/20, as he had attended an open day in relation to the development. He indicated that he had made no comment on the proposals and that he would take part in any discussion and voting on the matter.

Councillor Braes declared an interest in Item 6, Report No 37/20, as he had received correspondence from the site owner. He indicated that he had not responded and would therefore take part in any discussion and voting on the matter.

3. BUILDING WARRANTS

The Committee noted that during the period 2 December 2019 to 24 January 2020, a total of 68 Building Warrants, 3 Demolition Warrants and 29 Amendments to Warrant had been approved with an estimated cost of £3,855,783.

4. DELEGATED DECISIONS

The Committee noted that during the period 30 November 2019 to 25 January 2020, a total of 98 planning applications had been approved under the Scheme of Delegation to Officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 10 December 2019 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. WHITEHILLS PRIMARY SCHOOL, FYFE STREET, FORFAR

There was submitted Report No 36/20 by the Service Leader – Planning and Communities detailing application No. 19/00843/FULL by Angus Council seeking permission for Whitehills Primary School, Fyfe Street, Forfar to be operated without complying with Condition 3 of planning permission No. 05/01817/REM, currently requiring that public access be provided to the car parking and pick-up/drop-off area at all times during school hours and for evening functions. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to a number of operational matters.

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. PROPOSAL OF APPLICATION NOTICE – FACTORY SPORTS GROUND, 29 EAST MILL ROAD, BRECHIN

There was submitted Report No 37/20 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 19/00919/PAN submitted in respect of a major development comprising a residential development incorporating formation of vehicular access, access roads, landscaping, SUDS and associated infrastructure at Factory Sports Ground, 29 East Mill Road, Brechin. 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 paragraphs 4.4 and 4.5 of the Report, but raised concerns in relation to flood risk, the requirement for access and parking to be adequately addressed including the impact of the proposed development on parking provision for existing uses in the area, and the need for the impact of the proposed development on existing employment land and uses to be adequately addressed. The Committee also requested that consideration be given to the stability of the embankment to the north of the site and any implications for that on the safety of the proposed development, and clarification on the proposed use of East Mill Lane with a desire that it be retained for pedestrian use only.

8. ENFORCEMENT UPDATE

There was submitted Report No 38/20 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. 19/00096, Site Due East of The Knowe, Kinnaber Road, Hillside, it was anticipated that a planning application would be submitted in the near future;
- (ii) to note that, with regard to case No. 17/00090, The Steadings, Reswallie Mains, Forfar, the land owner had been advised that if the matter was not resolved voluntarily by the end of March 2020, then a further Report would be presented to this Committee detailing options for consideration; and
- (iii) to note that, with regard to case No. 18/00072, Former NOSWA Sewage Pumping Station Yard, Craig O Loch Road, Forfar, whilst direct action had been authorised by this Committee, the absence of any known address for the site owner raised questions regarding the ability of the Council to recover the costs from the owner should direct action be taken.