

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** hosted at Angus House, Orchardbank Business Park, Forfar and held remotely on Tuesday 27 October 2020 at 10.00am.

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

Councillor LUMGAIR, Convener, in the Chair.

At this point in proceedings, all interested parties for item 5 were admitted to the meeting by the ICT host.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor David Cheape.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillors Moore and Lumgair each declared an interest in item 7, proposal of application No 20/00638/PAN, as they had both received a number of emails in relation to the proposal. Both advised that they had acknowledged the emails but had made no comment and that they would both therefore participate in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 7 September to 9 October 2020, a total of 70 Building Warrants, 1 Demolition Warrant and 14 Amendments to Warrant had been approved with an estimated cost of £3,413,001.

4. DELEGATED DECISIONS

The Committee noted that during the period 7 September to 9 October 2020, a total of 77 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 15 September 2020 was submitted and approved as a correct record.

PLANNING APPLICATIONS

6. LAND SOUTH OF ROSEHILL RESOURCE CENTRE, FORTIES ROAD, FORTIES INDUSTRIAL ESTATE, MONTROSE

There was submitted Report No 250/20 by the Service Leader – Planning and Communities detailing application No. 19/00943/FULL by Angus Council for the erection of 10 affordable housing units including landscaping, drainage, roads and parking at land adjacent to Land South of Rosehill Resource Centre, Forties Road, Forties Industrial Estate, Montrose. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to loss of trees and compensatory planting, flooding, drainage and maintenance of the wildflower meadow. The officer also clarified and a number of queries from Councillor Moore in relation to the proposed conditions.

Thereafter, Ms Elena Shepeleva, on behalf of Angus Council, responded to members' questions in relation to the form of heating within the properties and mitigation of environmental impacts.

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: LAND EAST OF SUMMERHILL HOUSE, GARDYNE, GUTHRIE, FORFAR

There was submitted Report No 251/20 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 20/00638/PAN submitted in respect of a major development comprising the erection of two 32,000 capacity free-range hen sheds and associated infrastructure at Land East of Summerhill House, Gardyne, Guthrie, Forfar. The Committee was invited to identify issues which it would like to see addressed in the planning application.

Slides were shown.

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 also requested additional publicity of the public event to be placed in FriockHub community facility; that the supporting information addressed issues relating to waste and food storage; that consideration be given as to whether there would be an opportunity to work with local schools using the development as a learning resource; and a full assessment of the environmental impacts and identification of appropriate mitigation.

8. ENFORCEMENT APPEAL DECISION: LAND SOUTH OF 65 DUNDEE STREET, CARNOUSTIE

There was submitted Report No 252/20 by the Service Leader – Planning and Communities presenting the findings of the Reporter appointed by Scottish Ministers to determine the appeal against the decision to issue an enforcement notice requiring the removal of a telecommunications mast and associated apparatus from land to the south of 65 Dundee Street, Carnoustie.

The Committee noted that the appeal had been dismissed and the terms of the enforcement notice upheld.