

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** hosted at Angus House, Orchardbank Business Park, Forfar and held remotely on Tuesday 9 February 2021 at 10.00am.

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

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Lumgair declared an interest in item 7, application No. 20/00395/FULL, as one of the objectors and his family were known to him. He indicated that he would not participate in any discussion or voting and would leave the meeting during consideration of the item.

All members intimated that in relation to item 7, application No. 20/00395/FULL, they had received correspondence from one of the objectors. All members indicated that they had not responded to the objector and they would therefore participate in any discussion and voting on the item (with the exception of Councillor Lumgair who had also made a separate declaration as detailed above).

3. BUILDING WARRANTS

The Committee noted that during the period 4 December 2020 to 29 January 2021, a total of 132 Building Warrants, 1 Late Warrant, 1 Demolition Warrant and 32 Amendments to Warrant had been approved with an estimated cost of £4,339,537.

4. DELEGATED DECISIONS

The Committee noted that during the period 4 December 2020 to 29 January 2021, a total of 111 planning applications had been approved and 5 refused under the Scheme of Delegation to Officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 15 December 2020 was submitted and approved as a correct record.

PLANNING APPLICATIONS

6. FIELD 250M SOUTH OF PITSKELLY FARM, PITSKELLY, CARNOUSTIE

There was submitted Report No 26/21 by the Service Leader – Planning and Communities detailing application No. 19/00927/MSC by DJ Laing Homes Ltd and Persimmon Homes seeking approval of matters specified in conditions 1 (a), 1(b), 1(c)(in part) and 2 of planning permission in principle 14/00573/PPPM. The application provided for a residential development of 249 units, roadways, landscaping, drainage and open space, and an industrial estate comprising Class 4 (business), Class 5 (general industry) and Class 6 (storage or distribution) uses on land at Pitskelly Farm, Pitskelly, Carnoustie. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to landscaping and compensatory planting of trees, the provision of a local bus service, road

management structure, provision of parking within the development, demand for the employment units and housing, and future maintenance of the open spaces and landscaping.

Thereafter, Mr Fotheringham, the applicant's agent and Mr McLaughlin, on behalf of the applicant, addressed the meeting and answered members' questions in relation to the provision of parking, timeframe for the development, the provision of bins and bus turning areas.

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 Lumgair left the meeting during consideration of the following item. Councillor Nicol, Vice-Convenor, took the Chair.

7. LAND ADJACENT TO ABBEYBANK HOUSE, SPRINGFIELD TERRACE, ARBROATH

There was submitted Report 27/21 by the Service Leader – Planning and Communities detailing application No. 20/00395/FULL by Hillcrest Homes for the erection of 20 affordable homes with associated landscaping, access, parking, drainage and infrastructure on land adjacent to Abbeybank House, Springfield Terrace, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the number of units, layout and design within the development, the plot size and neighbour notification.

Thereafter, Mr Burnett, an objector, addressed the meeting and answered members' questions in relation to parking and proximity to the junction.

COUNCILLOR NICOL, SECONDED BY COUNCILLOR BROWN, MOVED THAT APPLICATION NO. 20/00395/FULL BE APPROVED FOR THE REASON AND SUBJECT TO THE CONDITIONS AS DETAILED IN SECTION 10 OF THE REPORT.

Councillor Moore, seconded by Councillor Durno, moved as an amendment, that the application be refused as the proposal would have an unacceptable impact on the timing of traffic movement to, from and within the site, car parking and impact on highway safety, and an unacceptable impact on residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing and was therefore contrary to Policy DS4 of the Angus Local Development Plan.

On a vote being taken, the members voted:-

For the motion:-

Councillors Nicol, Braes, Brown, Duff, King, McLaren and Myles (7).

For the amendment:-

Councillors Cheape, Durno, Fotheringham and Moore (4).

The motion was declared carried, resulting in application No. 20/00395/FULL being approved.

Councillor Lumgair resumed the Chair.

8. 16A SEAGATE, ARBROATH

There was submitted Report 28/21 by the Service Leader – Planning and Communities detailing application No. 20/00773/FULL by Mr L Whyte for the formation of rooflights on the front roof plane and attic conversion to form habitable space at 16A Seagate, Arbroath. The application was recommended for approval.

Slides were shown following which Mr Stewart, an objector, addressed the meeting.

COUNCILLOR LUMGAIR, SECONDED BY COUNCILLOR BROWN, MOVED THAT APPLICATION NO. 20/00773/FULL BE APPROVED FOR THE REASON DETAILED IN SECTION 10 OF THE REPORT.

Councillor Cheape, seconded by Councillor Moore, moved as an amendment, that the application be refused as the proposal would have an unacceptable impact on residential amenity and would adversely affect the residential amenity enjoyed by the surrounding domestic properties, and was therefore contrary to Policies DS4 and TC4 of the Angus Local Development Plan.

On a vote being taken, the members voted:-

For the motion:-

Councillors Lumgair, Nicol, Brown, Duff, King, McLaren and Myles (7).

For the amendment:-

Councillors Braes, Cheape, Durno, Fotheringham and Moore (5).

The motion was declared carried, resulting in application No. 20/00773/FULL being approved.

9. 40 MARKET STREET, FORFAR

There was submitted Report 29/21 by the Service Leader – Planning and Communities detailing application No. 20/00783/FULL by Mr M Millar for the change of use of an office to a dwelling at 40 Market Street, Forfar. The application was recommended for approval.

Slides were shown.

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

10. PROPOSAL OF APPLICATION NOTICE: FIELD OPPOSITE STRATHVIEW, WESTFIELD LOAN, FORFAR

There was submitted Report No 30/21 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 21/00035/PAN submitted in respect of a major development comprising a residential development of circa 125 units (25% affordable) incorporating formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure at Field Opposite Strathview, Westfield Loan, Forfar. The Committee was invited to identify issues which it would like to see addressed in the planning application.

The Committee agreed to note the key issues identified by the officers as set out in paragraph 4.5 of the Report.