

AGENDA ITEM NO 3(ii)(e)

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** hosted at Angus House, Orchardbank Business Park, Forfar and held remotely on Tuesday 9 March 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

An apology for absence was intimated on behalf of Councillor Ron Sturrock.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillors Myles and Braes each declared an interest in item 6, application No. 20/00422/FULM, as they had attended an engagement event in relation to the proposal, and as a number of the objectors were known to them. Each indicated that they had not made any comment in relation to the proposal and that they would therefore participate in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 1 February to 26 February 2021, a total of 52 Building Warrants, 1 Late Warrant, 1 Demolition Warrant and 16 Amendments to Warrant had been approved with an estimated cost of £9,506,233.

4. DELEGATED DECISIONS

The Committee noted that during the period 30 January to 26 February 2021, a total of 45 planning applications had been approved and 1 refused under the Scheme of Delegation to Officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 9 February 2021 was submitted and approved as a correct record.

PLANNING APPLICATIONS

6. FIELD NORTH OF DURIEHILL FARM COTTAGE, EDZELL

There was submitted Report No 80/21 by the Service Leader – Planning and Communities detailing application No. 20/00422/FULM by Guild Homes (Tayside) Ltd for a residential development of 57 dwellinghouses including formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure at Field North of Duriehill Farm Cottage, Edzell. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to access to the proposed development, sewerage capacity, pedestrian harbourage areas, open space, complaints in relation to the waste water treatment plant, landscaping and planting of trees and the provision of bins throughout the development.

Thereafter, Mr Guild, the applicant, addressed the meeting and answered members' questions in relation to access to the development and the High Street, maintenance of open space provision and the impact of construction traffic.

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

7. CARAVAN PARK, SEATON ESTATE, ARBROATH

There was submitted Report 81/21 by the Service Leader – Planning and Communities detailing application No. 20/00652/FULL by Crown Parks Ltd for works for the formation of 36 static holiday caravan stances and associated access roads (partly retrospective) at the Caravan Park, Seaton Estate, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to road widths, native species and improvements to biodiversity.

Thereafter, Mrs Durward and Mrs Ingram, both objectors, and Mr Queripel, the applicant's agent, 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.

8. CARAVAN PARK, SEATON ESTATE, ARBROATH

There was submitted Report 82/21 by the Service Leader – Planning and Communities detailing application No. 20/00829/FULL by Crown Parks Ltd for works for the formation of 34 static holiday caravan stances and associated access roads (partly retrospective) at the Caravan Park, Seaton Estate, Arbroath. The application was recommended for conditional approval.

Slides having been previously shown at Article 7 above, 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. 148 HIGH STREET, MONTROSE

There was submitted Report 83/21 by the Service Leader – Planning and Communities detailing application No. 20/00697/FULL by Mr Dinh Ha Truong for the change of use of a class 1 retail unit to a nail bar (sui generis) or a Class 2 (financial, professional and other services) use at 148 High Street. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the permitted use, works to the building and the number of empty retail units.

Thereafter, Miss Stone, an objector, and Mr Ha Truong, the applicant, addressed the meeting and answered members' questions.

COUNCILLOR LUMGAIR, SECONDED BY COUNCILLOR NICOL, MOVED THAT APPLICATION NO. 20/00697/FULL BE APPROVED FOR THE REASON AND SUBJECT TO THE CONDITION AS DETAILED IN SECTION 10 OF THE REPORT.

Councillor Duff, seconded by Councillor Cheape, moved as an amendment, that the application be refused as the number of vacant units in the core retail area did not significantly exceed the threshold given in Policy TC18 of the Angus Local Development Plan and the proposal would lead to over-representation of non-retail business.

On a vote being taken, the members voted:-

For the motion:-

Councillors Lumgair, Nicol, Brown, Fotheringham, McLaren, Moore and Myles (7).

For the amendment:-

Councillors Braes, Cheape, Duff, Durno and King (5).

The motion was declared carried, resulting in application No. 20/00697/FULL being approved.

10. 41 LORNE CRESCENT, MONIFIETH

There was submitted Report 84/21 by the Service Leader – Planning and Communities detailing application No. 21/00005/FULL by Mr & Mrs Petrie for rear garden landscaping, replacement fences and a garden room at 41 Lorne Crescent, Monifieth. The application was recommended for approval.

Slides were shown following which officers responded to members' questions in relation to the public path, and the size and location of the garden room.

Thereafter, Mr Cameron and Mr Bennett, both objectors, and Mr Brunton, the applicant's agent, addressed the meeting and answered members' questions in relation to the size and location of the garden room, shadow effect, use and right of access over the adjacent lane, garden levels and removal of soil.

At this point in the meeting, (the time being 12.55 pm) the Committee agreed, in accordance with the provisions of Standing Order 21(8), that the meeting continue to the conclusion of business.

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

10. PROPOSAL OF APPLICATION NOTICE: LAND WEST OF JANEFIELD COTTAGE, PANBRIDE, CARNOUSTIE

There was submitted Report No 85/21 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 21/00068/PAN submitted in respect of a major development comprising a residential development with associated infrastructure, access, landscaping, drainage, SUDS and open space at Land West of Janefield Cottage, Panbride Road, Carnoustie. 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 4.10 of the Report.