

AGENDA ITEM NO 3(ii)(i)

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 20 April 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, BOB MYLES and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor McLaren declared a non-financial interest in item 6, application No 18/00340/FULM, as he was a close friend of the landowner. 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 28 February to 9 April 2021, a total of 99 Building Warrants, 2 Demolition Warrants and 12 Amendments to Warrant had been approved with an estimated cost of £5,681,509.

4. DELEGATED DECISIONS

The Committee noted that during the period 28 February to 9 April 2021, a total of 88 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 March 2021 was submitted and approved as a correct record.

PLANNING APPLICATIONS

Having declared an interest at Article 2 above, Councillor McLaren left the meeting prior to consideration of the following item.

6. LAND AT GOWANBANK, ARBROATH ROAD, FORFAR

There was submitted Report No 122/21 by the Service Leader – Planning and Communities detailing application No. 18/00340/FULM by Ogilvie Homes Ltd for a residential development incorporating landscaping, open space, SUDS and associated infrastructure at Land at Gowanbank, Arbroath Road, Forfar. The application was recommended for refusal.

Slides were shown following which officers responded to members' questions in relation to the cordon sanitaire, bat surveys, the potential use of hedging throughout the proposed development, core paths, sewerage and the screening of the neighbouring concrete block manufacturing plant.

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

Councillor McLaren was readmitted to the meeting.

7. THRUMS HOTEL, 25 BANK STREET, KIRRIEMUIR

There was submitted Report 123/21 by the Service Leader – Planning and Communities detailing application No. 21/00063/FULL by Mr David Clark for the formation of a beer garden including the erection of wall and external alterations to Thrums Hotel, as well as the change of use of land to form a car park with barrier (retrospective) to serve the hotel at Thrums Hotel, 25 Bank Street, Kirriemuir. The application was recommended for conditional approval.

Slides were shown. Thereafter Mrs Leith, an objector, and Mrs Clark, on behalf of the applicant, 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. PROPOSAL OF APPLICATION NOTICE: FIELD 300M WEST OF GRANGE OF BERRYHILL, INVERGOWRIE

There was submitted Report No 124/21 by the Service Leader – Planning and Communities advising members of a proposal of application notice No. 21/00233/PAN submitted in respect of a major development comprising the installation of a solar photovoltaic (PV) array with an export capacity of not more than 50MW and associated infrastructure at Field 300m West of Grange of Berryhill, Invergowrie. 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, but also requested additional information in relation to all species likely to be affected by the development, information on site security in relation to public roads, information on how north-facing slopes would be integrated in the development and the suitability of those for energy production.

9. ENFORCEMENT APPEAL DECISION: LAND WEST OF BOATH BURN, MUIRDRUM, CARNOUSTIE

There was submitted Report No 125/21 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 amongst other things the removal of the storage containers, motor vehicles, plant, machinery, machinery parts, fence and gates from the land on land west of Boath Burn, Muirdrum, Carnoustie.

The Committee noted that the appeal had been dismissed and enforcement notice upheld but varied its terms, and requested that up-to-date photographs of the site be circulated to all members of the Committee.