

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held remotely on Tuesday 22 June 2021 at 1.30 pm.

Present: Councillors GAVIN NICOL, RICHARD MOORE, BILL DUFF and ALEX KING.

Councillor NICOL, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

There were no apologies intimated.

2. DECLARATIONS OF INTEREST

Councillor Nicol declared an interest in Item 7, Report No 203/21 as the applicant was known to him through his past presidency of Strathmore Rugby Club. He indicated that he would participate in any discussion and voting on the item.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 9 June 2021 was approved as a correct record and signed by the Convener.

4. ROWANBANK COTTAGE, CRAIGTON, MONIKIE

With reference to Article 4 of the minute of meeting of this Committee of 20 May 2021, there was re-submitted Report No 158/21 by the Director of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission in principle for demolition of existing dwellinghouse and erection of seven dwellinghouses, application No. 20/00636/PPPL, at Rowanbank Cottage, Craigton, Monikie.

The Committee noted that an unaccompanied site visit had taken place on 16 June 2021. The Committee then confirmed that they had sufficient information to consider the review at this meeting.

The Committee agreed that the appeal be upheld and the application be granted planning permission in principle. Whilst noting that the proposed site was outwith but contiguous to the development boundary, the Committee agreed that there was a significant material consideration in terms of public interest, and could secure the installation of a safer route by way of a footpath from Camus Place towards the Primary School, which the Committee agreed be included as a condition of the development. The Committee were also of the view that the development would contribute positively to the amenity of the area and warranted approval of the application. It was therefore the view of the Committee that the proposal complied with the requirements of Policies DS1, DS3 and TC2 of the Angus Local Development Plan, subject to conditions being applied.

The Review was accordingly upheld and the application approved, subject to the appropriate conditions being submitted to a future meeting of this Committee for members' consideration.

5. LAND SOUTH OF 32 PITAIRLIE ROAD, NEWBIGGING, MONIFIETH

With reference to Article 3 of the minute of meeting of this Committee of 20 May 2021, there was re-submitted Report No 157/21 by the Director of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for erection of house with associated access, parking, garden ground, landscaping and boundary enclosures, application No. 20/00734/FULL, at Land South of 32 Pitairlie Road, Newbigging, Monifieth.

The Committee noted that an unaccompanied site visit had taken place on 16 June 2021. The Committee then confirmed that they had sufficient information to consider the review at this meeting.

Having given careful consideration to the papers submitted by the appointed person and by the applicant, the Committee agreed that the decision to refuse the application was in accordance with the Council's Local Development Plan policy. The Service Leader's (Planning and Communities) decision, and reasons for refusal as detailed in the Report of Handling, were endorsed and accordingly the review dismissed.

6. LAND NORTH OF PIPERDAM DRIVE, PIPERDAM DRIVE, PIPERDAM, FOWLIS

With reference to Article 3 of the minute of meeting of this Committee of 26 May 2021, there was re-submitted Report No 173/21 by the Director of Legal and Democratic Services detailing an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for erection of farm shop, restaurant, café building, dwellinghouse for staff accommodation, biomass heating plant and associated works, application No 20/00408/FULL, at Land North of Piperdam Drive, Piperdam Drive, Piperdam, Fowlis.

The Committee noted that an unaccompanied site visit had taken place on 16 June 2021. The Committee then determined that following the site visit, they required further written information and agreed that the applicant, Forest Energy Scotland Ltd, be requested to provide further representations or information in respect of the following:-

- (i) the proposal would affect trees that may have some habitat value and in this respect the applicant should submit an ecological survey that considers amongst other things the potential presence of protected species, including bats. Any survey should be undertaken by a suitably qualified and where appropriate licensed surveyor, having regard to relevant best practice guidance;
- (ii) a detailed drawing to be submitted which accurately plots all existing trees, identifies which trees have to be removed in order to provide the necessary road and improvements including site access, visibility sightlines, improvements to the A923 and the new footway from the proposed access to Piperdam Drive. The drawing should also accurately plot where new, replacement planting will be located taking account of the necessary road improvements previously stated; and
- (iii) a copy of the information required should be submitted to the Director of Legal and Democratic Services by Friday 6 August 2021, with a copy to be provided to the Planning Authority and NatureScot.

7. 19 SUTTIESIDE ROAD, FORFAR

There was submitted Report No 203/21 by the Director of Legal and Democratic Services detailing an application for a review seeking the removal of Conditions 1a (part thereof which reads '...For the avoidance of doubt the indicative layout submitted as part of this application is not approved'), and Condition 2 of planning permission ref 20/00867/PPPL – residential development in principle for up to three dwellings at Olinda, 19 Suttieside Road, Forfar.

The Committee determined that an unaccompanied site visit be held on Monday 5 July 2021 and that the Committee reconvene on Tuesday 6 July 2021 to discuss the application further.