

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 10 August 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, BEN LAWRIE, IAN McLAREN, RICHARD MOORE 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 Nicol declared an interest in Item 10, application No. 20/00131/FULL as he was a tenant of the ground to which the application related. He indicated that he would not participate in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Lumgair declared an interest in Item 10, application No. 20/00131/FULL as he was an acquaintance of the applicant. 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 7 June to 30 July 2021, a total of 144 Building Warrants, 1 Demolition Warrant and 34 Amendments to Warrant had been approved with an estimated cost of £10,242,516.

4. DELEGATED DECISIONS

The Committee noted that during the period 5 June to 30 July 2021, a total of 103 planning applications had been approved with 1 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 15 June 2021 was submitted and approved as a correct record.

6. MEMBERSHIP OF THE DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

With reference to Article 4 of the minute of meeting of this Committee of 15 June 2021, there was submitted Report No 229/21 by the Director of Legal and Democratic Services providing details of the membership of the Development Management Review Committee and presenting an opportunity for members to review it in light of the changes to political balance as reported to Angus Council on 13 May 2021.

Having heard from Councillor Cheape in relation to the options presented, and the position of the non-aligned members, the Committee agreed:-

- (i) to note the changes to political balance as detailed in the Addendum to Report No. 136/21;
- (ii) to note the current membership of the Development Management Review Committee; and

- (iii) that the membership remain at 5 at this time, and that Councillor McLaren take up the vacancy which was allocated to an Administration Group member.

PLANNING APPLICATIONS

7. FIELD 300M EAST OF CARLOGIE HOTEL, CARLOGIE, CARNOUSTIE

There was submitted Report No 230/21 by the Manager – Development Standards detailing application No. 20/00825/MSC by Angus Estates Ltd submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to allow the formation of an employment area comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses and realignment of Carlogie Road, subject to different conditions than those attached to permission 17/00661/MSCM. Specifically, the application sought variation of conditions to enable a phased landscaping scheme and revised scheme of landscaping. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the requirement for the variations and timescales for completion of the phasing of the works.

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.

8. FIELD WEST OF CARLOGIE ROAD, CARNOUSTIE

There was submitted Report No 231/21 by the Manager – Development Standards detailing application No. 20/00826/FULL by Angus Estates Ltd submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to allow the provision of drainage infrastructure operations comprising underground pipework and formation of a detention basin and outfall including foul water connection to public network and construction of section of road associated with the formation of an employment area comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) Uses and realignment of Carlogie Road, subject to different conditions than those attached to planning permission 17/00685/FULL. Specifically, the application sought variation to enable a revised scheme of landscaping and a revised scheme of phasing for delivery of the landscaping. The application was recommended for conditional approval.

Slides having been shown previously together with questions of the officers 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. STEWART MILNE HOUSING SITE, BUICK DRIVE, ARBROATH

There was submitted Report No 232/21 by the Manager – Development Standards detailing application No. 21/00155/FULL by Stewart Milne Homes for the erection of 46 houses and associated works, including formation of roads, junctions, turning space, landscaping, drainage infrastructure, boundary enclosures and landscaping at Stewart Milne Housing Site, Buick Drive, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the provision of a playpark, the impact of construction traffic on neighbouring properties and concerns in relation to the current SUDS system.

Thereafter, Mr McKinley, Chief Designer at Stewart Milne Homes, addressed the meeting and answered members' questions in relation to house types/styles, SUDS, dog and salt bin provision, on and off-street parking and the travel network/plan.

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, Councillors Lumgair and Nicol left the meeting prior to consideration of the following item.

In the absence of both the Convener and Vice-Convener, and in accordance with the provisions of Standing Order 7(i), the Committee agreed to appoint Councillor McLaren as Chair of the meeting for Item 10 only whereupon Councillor McLaren took the Chair.

10. LAND AT REAR OF FAIRLEA, WATSON STREET, LETHAM

There was submitted Report No 233/21 by the Manager – Development Standards detailing application No. 21/00131/FULL by Mitchell of Letham Ltd for the proposed erection of 5 dwellings, garages and associated works on land to the rear of Fairlea, Watson Street, Letham. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the proposed height of the dwellings, impact on daylight and the unadopted roads policy.

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

Councillors Lumgair and Nicol were re-admitted to the meeting and Councillor Lumgair re-took the Chair.

11. LAND AT LINRATHEN PRIMARY SCHOOL, BRIDGEND OF LINRATHEN, KIRRIEMUIR

There was submitted Report No 234/21 by the Manager – Development Standards detailing application No. 21/00313/FULL by C S Fleming & Son for the erection of an agricultural cattle shed with a new track, concrete yard, and associated drainage and ground level changes on land at Linrathen Primary School, Bridgend of Linrathen. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the proposed size of the cattle shed, the number of cattle to be housed and the odour management plan.

Thereafter, Ms Francke, the applicant's agent, addressed the meeting and answered members' questions in relation to the surrounding land.

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

12. PROPOSAL OF APPLICATION NOTICE: FIELD 50M NORTH OF VICTORIA STREET, MONIFIETH

There was submitted Report No 235/21 by the Manager – Development Standards advising members of a proposal of application notice No. 21/00455/PAN submitted in respect of a major development comprising a residential development including 25% affordable housing and incorporating formation of vehicular access, access roads, open space, landscaping and associated infrastructure at Field 50M North of Victoria Street, Monifieth. 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 as set out in paragraph 4.8 of the Report but also raised concern in relation to flood risk and road safety impacts on the A92.

13. PROPOSAL OF APPLICATION NOTICE: LAND 750M NORTH EAST OF GARTH FARM, KIRRIEMUIR ROAD, FORFAR

There was submitted Report No 236/21 by the Manager – Development Standards advising members of a proposal of application notice No. 21/00482/PAN submitted in respect of a major development comprising a residential development for 245 dwellinghouses including 25% affordable housing, roads, open space and landscaping at Land 750m North East of Garth Farm, Kirriemuir Road, 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 as set out in paragraph 4.8 of the Report but also raised concern in relation to the distance to the nearest primary school and medical provision in the area and capacity issues.