

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 19 October 2021 at 10.00am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN BEM, DAVID CHEAPE, BILL DUFF, CRAIG FOTHERINGHAM, BEN LAWRIE, IAN McLAREN, RICHARD MOORE and RON STURROCK.

Councillor LUMGAIR, Convener, in the Chair.

Prior to the commencement of the business, the Convener welcomed Jill Paterson to her first meeting of the Committee following her appointment to the post of Service Lead – Planning & Sustainable Growth.

Thereafter the Convener, on behalf of the Committee, paid tribute to Murray Agnew who was leaving his post within the Planning Directorate. During his 16 years with Angus Council, Murray had been involved in some of the largest and most significant planning developments in Angus and had made a significant and positive contribution to Angus, our people and our environment. The Committee thanked Murray for his service to the Council and wished him all the very best in his future career.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillors Brenda Durno and Alex King.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Braes declared an interest in Items 7 & 8, application Nos. 21/00550/FULL and 21/00024/FULL as the applicant was known to him through the farming community however they had no business dealings. He indicated that he would take part in any discussion and voting on the item.

Councillor Lumgair also declared an interest in Items 7 & 8 application Nos. 21/00550/FULL and 21/00024/FULL as the applicant was known to him through the farming community. He indicated that he would take part in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 1 August to 8 October 2021, a total of 108 Building Warrants, 2 Demolition Warrants and 30 Amendments to Warrant had been approved with an estimated cost of £5,458,360.

4. DELEGATED DECISIONS

The Committee noted that during the period 1 August to 8 October 2021, a total of 131 planning applications had been approved with 3 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 10 August 2021 was submitted and approved as a correct record.

PLANNING APPLICATIONS

6. 152 HIGH STREET, ARBROATH

There was submitted Report No 318/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00544/FULL by Mr Bener Gul for the change of use of a Class 1 retail unit to form a hot food takeaway with associated works at 152 High Street, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the impact on residential amenity, noise and odour assessments, litter bins, compliance with planning policies and control over works to the frontage of the building.

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

7. NORTH MAINS OF CONONSYTH, ARBROATH

There was submitted Report No 319/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00550/FULL by Cononsyth Farms Ltd seeking retrospective planning permission for the change of use of land and buildings to a biomass production operation including the formation of a district heating system and the installation of three boilers, flues and associated works at North Mains of Cononsyth, Cononsyth, Arbroath. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the reasoning for the retrospective application and the impact of traffic movement on the local road network.

Thereafter Mr Dowell, the applicant, addressed the meeting and answered members' questions.

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. NORTH MAINS OF CONONSYTH, ARBROATH

There was submitted Report No 320/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00024/FULL by Cononsyth Farms Ltd for the installation of a 900kW biomass boiler system and associated works including the installation of a 12.7m flue at North Mains of Cononsyth, Cononsyth, Arbroath. The application was recommended for conditional approval.

Slides having previously been shown 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.