

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 14 December 2021 at 10.00am.

Present: Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, COLIN BROWN BEM, 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

An apology for absence was intimated on behalf of Councillor David Cheape.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Councillor Fotheringham declared an interest in Item 7, Report No 387/21, as he had been contacted by a neighbour in relation to the building and the lack of access to the churchyard. He indicated that he had made no comment and that he would participate in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 9 October to 3 December 2021, a total of 118 Building Warrants, 4 Demolition Warrants and 18 Amendments to Warrant had been approved with an estimated cost of £14,193,625.

4. DELEGATED DECISIONS

The Committee noted that during the period 9 October to 3 December 2021, a total of 98 planning applications had been approved with 2 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee 19 October 2021 was submitted and approved as a correct record.

PLANNING APPLICATIONS

6. ENERGY STORAGE UNIT, 1 OLD BRECHIN ROAD, FORFAR

There was submitted Report No 386/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00534/FULM by Gigabox Developments Ltd for the construction and operation of an energy storage facility consisting of up to 50 energy storage modules with a capacity of 49.9MW, transformers, electrical control building, acoustic fencing, highway access, CCTV system and perimeter landscaping on land at 1 Old Brechin Road, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the SUDS pond, comments from Scottish Fire and Rescue, justification for specific location and need, other potential site locations and if the facility was unmanned.

Thereafter, Mr Grierson, the applicant's representative addressed the meeting and answered members' questions in relation to the unmanned facility, resilience in terms of an outage and the community fund.

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. FORMER TEALING PARISH CHURCH, KIRKTON OF TEALING

There was submitted Report No 387/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 20/00449/FULL by Mr Nicoll for the conversion of a disused church to a dwellinghouse and associated works at the former Tealing Parish Church, Kirkton Of Tealing, Tealing. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to car parking.

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. FORMER TEALING PARISH CHURCH, KIRKTON OF TEALING

There was submitted Report No 388/21 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/0448/LBC by Mr Nicoll for alterations to a building to facilitate its use as a dwellinghouse at the former Tealing Parish Church, Kirkton Of Tealing, Tealing. The application was recommended for approval subject to conditions.

Slides having previously been shown together with questions of the officers at Article 7 above, the Committee agreed that the application be approved subject to the conditions as detailed in Section 10 of the Report.

9. PROPOSAL OF APPLICATION NOTICE: LAND AT ELLIOT INDUSTRIAL ESTATE, ARBROATH

There was submitted Report No 389/21 by the Service Lead – Planning & Sustainable Growth advising members of a proposal of application notice No. 21/00893/PAN submitted in respect of a major development comprising a retail development, drive-thru commercial units and ancillary development including access, drainage, landscaping, car parking and other associated works on Land at Elliot Industrial Estate, Arbroath. 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 4.7 of the Report but also requested that consideration be given to improvement of the junction with the A92 and the potential for a vehicular link between the site and the existing retail park, and sustainability and sustainable design within the development, such as potential for renewable energy generation and provision for electric vehicle charging.