

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 8 February 2022 at 10.00am.

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

Councillors Fotheringham and Lawrie each declared an interest in Item 7, Report No 34/22, as they had received several emails in relation to the item. Both indicated that they had not responded or made any comment and that they would therefore participate in any discussion and voting on the item.

3. BUILDING WARRANTS

The Committee noted that during the period 4 December 2021 to 28 January 2022, a total of 141 Building Warrants and 27 Amendment to Warrants had been approved with an estimated cost of £9,826,957.

4. DELEGATED DECISIONS

The Committee noted that during the period 4 December 2021 to 28 January 2022, a total of 91 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 14 December 2021 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. LAND 500M WEST OF FORFAR ACADEMY, KIRRIEMUIR ROAD, FORFAR

There was submitted Report No 33/22 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00278/MS by Guild Homes (Tayside) Ltd which related to land 500m West of Forfar Academy, Kirriemuir Road, Forfar.

The Committee agreed to note that the application had been withdrawn.

At this stage in the meeting, members were advised that Councillor Durno was having connection issues. It was agreed to adjourn the meeting for 5 minutes to assist Councillor Durno attend the meeting.

The meeting resumed at 10.13 am with Councillor Durno in attendance.

7. FIELD 300M WEST OF GRANGE OF BERRYHILL, INVERGOWRIE

There was submitted Report No 34/22 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00535/FULM by Berryhill Solar Farm for the installation of a solar photovoltaic array with an export capacity of not more than 49.9MW and associated

infrastructure at a field 300m West of Grange of Berryhill, Invergowrie. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to glint and glare, flood risk, re-planting of any trees that would be removed, prime agricultural land, capacity of the road network and the traffic management plan.

Thereafter, Mr Phillips, on behalf of Muirhead, Birkhill & Liff Community Council, Mr Speedie, Mr Donald, Mrs Smith, Mrs Jaconelli, Mrs Jaconelli on behalf of Mrs Mills, and Mr Findlay all objectors addressed the meeting and answered members' questions. Mr Lindsay, the applicant's agent, also addressed the meeting and answered members' questions.

Councillor Lumgair, seconded by Councillor Duff, moved that the application be approved for the reason and subject to the direction and conditions as detailed in Section 10 of the Report.

COUNCILLOR FOTHERINGHAM, SECONDED BY COUNCILLOR STURROCK, MOVED THAT THE APPLICATION BE REFUSED AS THE PROPOSAL WOULD RESULT IN SIGNIFICANT AND ADVERSE IMPACTS ON THE AMENITY OF THE AREA AND ON THE AMENITY OF OCCUPANTS OF NEARBY RESIDENTIAL PROPERTY AND WAS THEREFORE CONTRARY TO POLICY DS4 OF THE ANGUS LOCAL DEVELOPMENT PLAN.

On a vote being taken, the members voted:-

For the motion:-

Councillors Lumgair, Brown, Duff, Durno and King (5).

For the amendment:-

Councillors Nicol, Braes, Cheape, Fotheringham, Lawrie, McLaren, Moore and Sturrock (8).

The amendment was declared carried and become the finding of the meeting.

8. LAND SURROUNDING 2 AND 4 HILLHEAD ROAD, MONIKIE

There was submitted Report No 35/22 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00254/FULL by West Developments (Scotland) Ltd for the erection of eight dwellings and associated works on land surrounding 2 and 4 Hillhead Road, Monikie. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to maintenance of the trees.

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. PLANNING APPEAL DECISION: LAND AT GOWANBANK, ARBROATH ROAD, FORFAR

There was submitted Report No 36/22 by the Service Lead – Planning & Sustainable Growth presenting the findings of the Reporter appointed by Scottish Ministers to determine an appeal by Ogilvie Homes Ltd against the decision of Angus Council to refuse planning permission for a residential development and associated works on land at Gowanbank, Arbroath Road, Forfar.

The Committee noted that the appeal had been dismissed and planning permission refused.