

## **ANGUS COUNCIL**

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

**Present:** Councillors DAVID LUMGAIR, GAVIN NICOL, KENNY BRAES, DAVID CHEAPE, BILL DUFF, CRAIG FOTHERINGHAM, ALEX KING, BEN LAWRIE, IAN McLAREN and RICHARD MOORE.

Councillor LUMGAIR, Convener, in the Chair.

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were intimated on behalf of Councillors Brenda Durno and Ron Sturrock.

**2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT**

There were no declarations of interest made.

**3. BUILDING WARRANTS**

The Committee noted that during the period 29 January to 25 February 2022, a total of 55 Building Warrants and 10 Amendment to Warrants had been approved with an estimated cost of £7,622,391.

**4. DELEGATED DECISIONS**

The Committee noted that during the period 29 January to 25 February 2022, a total of 37 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 of 8 February 2022 was approved as a correct record and signed by the Convener.

**PLANNING APPLICATIONS**

**6. LAND AT SHANK OF OMACHIE**

There was submitted Report No 97/22 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00872/MS by Mr M Forbes (The Angus Venture Limited) seeking approval of matters specified in conditions relating to the formation of 18 Hole Championship Golf Course, Golf Academy, Hotel Spa and Lodges, Golf Clubhouse, 160 Residential Plots and Associated Accesses at Land at Shank of Omachie, Wellbank. The application sought authorisation for the approval of condition 1A (overall development), condition 1B (leisure/golf development zone), condition 1C (hotel & spa), condition 1D (iii), (iv), and (vi), and condition 2 (technical requirements) compliant with conditions 3, 4, 5 and 6 of planning permission in principle 19/00095/PPPM. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the affordable housing.

Thereafter, Mrs Watson and Mrs Clink, both interested parties, and Mr Forbes, the applicant, addressed the meeting and answered members' questions regarding flooding issues when the applicant confirmed that the gates to the development were only ornamental and would remain open at all times.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report, subject to the following amended condition:-

**‘Amended Condition -**

2(a) - a scheme for all external lighting associated with the golf driving range floodlights or any other artificial lights within the leisure development or hotel and spa development zones. The scheme shall include details of light spill, brightness of the lighting, and the proposed hours of operation, and shall demonstrate that light spill shall not exceed 5 lux as measured flat on the glazing at the centre of the window of any habitable room in any residential property existing at the time of this permission or approved as part of this development. External lighting shall thereafter only be installed, maintained, and operated in accordance with the approved scheme.’

**7. POWMYRE QUARRY, ROUNDYHILL**

There was submitted Report No 98/22 by the Service Lead – Planning & Sustainable Growth detailing application No. 21/00769/FULM by Breedon Trading Ltd submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to allow for sand and gravel extraction including change of use of Blindwells Cottage from house to quarry office, canteen and toilet block, restoration to facilitate a fishing lochan, associated wetlands and reprofiling of farmland relating to Powmyre Quarry, Roundyhill by Forfar, to take place subject to different conditions than those attached to planning permission 03/00691/MIN. Specifically, the application sought a variation to extend the permitted timescale for the completion of the quarry operations at the site until March 2035. The application was recommended for conditional approval as it was considered appropriate to attach different conditions to the development given the change of circumstances since the grant of previous permission.

Slides were shown following which officers responded to members’ questions in relation to the removal and replanting of 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.

**8. THE ANGUS COUNCIL (MONIFIETH HOUSE, ALBERT STREET, MONIFIETH) TREE PRESERVATION ORDER 2022 NO.1**

There was submitted Report No 99/22 by the Service Leader – Planning and Sustainable Growth advising members that in terms of Section 160 of the Town & County Planning (Scotland) Act 1997, The Angus Council (Monifieth House, Albert Street, Monifieth) Tree Preservation Order 2022 No. 1 had come into effect on 19 January 2022. The Report sought confirmation of the Order as detailed in the Report.

Slides were shown, and Mrs Jones, a neighbour, addressed the meeting after which a number of members expressed sympathy with Mrs Jones’ concerns.

The Committee agreed to confirm The Angus Council (Monifieth House, Albert Street, Monifieth) Tree Preservation Order 2022 No. 1.