

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 21 June 2022 at 10.00am.

Present: Councillors DAVID CHEAPE, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, HEATHER DORAN, BRENDA DURNO, IAIN GALL, IAN McLAREN, LLOYD MELVILLE and GAVIN NICOL.

Councillor CHEAPE, Convener, in the Chair.

Prior to the commencement of business, the Convener welcomed all members and officers present to the first meeting of the Committee in the new term of Angus Council. He took the opportunity to acknowledge the contributions of his predecessors to this Committee and indicated that he had learned much from their experience and leadership.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Bill Duff, David Fairweather and Tommy Stewart.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

Miss Paterson, Service Leader – Planning & Sustainable Growth declared an interest in items 10 and 11 as she was the applicant. She indicated that she would leave the meeting during consideration of the items.

3. COMMITTEE MEMBERSHIP

With reference to Article 8 of the minute of meeting of Angus Council of 26 May 2022, the Committee agreed to note the members appointed to this Committee.

4. DEVELOPMENT STANDARDS COMMITTEE - REMIT

There was submitted and noted the remit of the Development Standards Committee.

5. DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

There was submitted and noted the remit and composition of the Development Management Review Committee.

Thereafter, the Committee agreed:-

- (i) to appoint Councillors, Braes, Duff, Durno, Gall and Nicol to the Development Management Review Committee;
- (ii) to appoint Councillors Duff and Nicol as Convener and Vice-Convener, respectively, of the Development Management Review Committee; and
- (iii) that a Report setting out the options for membership of the Committee be brought forward to a future meeting of this Committee.

6. BUILDING WARRANTS

The Committee noted that during the period 28 March to 10 June 2022, a total of 154 Building Warrants, 2 Demolition Warrants and 34 Amendment to Warrants had been approved with an estimated cost of £13,152,599.

7. DELEGATED DECISIONS

The Committee noted that during the period 28 March to 10 June 2022, a total of 163 planning applications had been approved and 4 refused under the Scheme of Delegation to officers.

8. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 5 April 2022 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

9. GARAGE AT ST MARY'S ROAD, MONTROSE

There was submitted Report No 168/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/0119/FULL by Mr & Mrs Smart for the conversion of a garage to a dwellinghouse on land at St Mary's Road, Montrose. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to solar panels, the adopted road and 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.

Having declared an interest at Article 2 above, Miss Paterson left the meeting during consideration of the following two items.

10. 3 ST NINIAN'S SQUARE, BRECHIN

There was submitted Report No 169/22 by the Manager – Development Standards detailing application No. 22/00124/FULL by Miss J Paterson for the replacement of 6 single glazed windows with double glazed windows in the first floor dormer windows at 3 St Ninian's Square, Brechin. . The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved for the reason detailed in Section 10 of the Report.

11. 3 ST NINIAN'S SQUARE, BRECHIN

There was submitted Report No 170/22 by the Manager – Development Standards detailing application No. 22/00123/LBC by Miss J Paterson for the replacement of 6 single glazed windows with double glazed windows in the first floor dormer windows at 3 St Ninian's Square, Brechin. . The application was recommended for approval.

Slides having previously been shown at Article 10 above, the Committee agreed that the application be approved for the reason detailed in Section 10 of the Report.

Miss Paterson re-joined the meeting.

12. PROPOSAL OF APPLICATION NOTICE: MONTREATHMONT MOOR FOREST, MONTREATHMONT, FORFAR

There was submitted Report No 171/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00234/PAN submitted in respect of a major development comprising a proposed solar farm and battery storage development with associated access and infrastructure at Montreathmont Moor Forest, Montreathmont, Forfar. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

Slides were shown following which the Committee agreed to note the key issues identified by the officers as set out in paragraph 4.6 of the Report but also requested that consideration be given to impact on the residential amenity of the dwelling adjacent to the site, impact on/loss of agricultural land, fire risk/suppression matters related to battery storage and to request that meaningful consultation be carried out with the community.

13. PROPOSAL OF APPLICATION NOTICE: LAND AT GLAMIS ROAD, WESTFIELD LOAN, FORFAR

There was submitted Report No 172/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00295/PAN submitted in respect of a major development comprising a proposed residential development, open space and associated infrastructure on land adjoining Glamis Road and Westfield Loan, Forfar. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

Slides were shown following which the Committee agreed to note the key issues identified by the officers as set out in paragraph 4.5 of the Report but also requested that consideration be given to impact on archaeological features and land contamination (including risk associated with anthrax).

14. PROPOSAL OF APPLICATION NOTICE: LAND AT NEWTYLE ROAD, MUIRHEAD

There was submitted Report No 173/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00294/PAN submitted in respect of a major development comprising a residential development of up to 90 houses, a farm shop, orchard, open space, SUDS, formation of access on B954, and footpath link to core path on land at Newtyle Road, Muirhead. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

Slides were shown following which the Committee agreed to note the key issues identified by the officers as set out in paragraph 4.9 of the Report but also requested that consideration be given to road capacity for traffic and pedestrian connections from the site into the village, impact on infrastructure – education and health care capacity to accommodate development and the need for meaningful community engagement.