

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 16 August 2022 at 10.00am.

Present: Councillors DAVID CHEAPE, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, HEATHER DORAN, BILL DUFF, BRENDA DURNO, DAVID FAIRWEATHER, IAIN GALL, IAN McLAREN, LLOYD MELVILLE and TOMMY STEWART.

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

No apologies for absence were intimated.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

No declarations of interest/intimations of contact were made.

3. DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

The Committee noted that Councillor Gall had resigned from the Development Management Review Committee.

Thereafter, the Committee agreed to appoint Councillor Fairweather to the Committee.

4. BUILDING WARRANTS

The Committee noted that during the period 11 June to 5 August 2022, a total of 134 Building Warrants, 5 Demolition Warrants and 21 Amendment to Warrants had been approved with an estimated cost of £8,810,152.

5. DELEGATED DECISIONS

The Committee noted that during the period 11 June to 5 August 2022, a total of 110 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

6. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 21 June 2022 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

7. HATTON MILL QUARRY, KINNELL, ARBROATH

There was submitted Report No 195/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00249/FULM by D Geddes (Contractors) Ltd made under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) to allow for the proposed extension of Hatton Mill Quarry for the extraction of sand and gravel including the restoration of the land, to take place subject to different conditions than those attached to planning permission 19/00083/FULM. Specifically, the application sought a variation to permit the extraction of minerals over a period of 6 years from the date of commencement of development, and restoration of the site within a period of 7 years from the date of commencement of development. 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.

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. ARBIKIE DISTILLERY, DRUMBERNOT, MONTROSE

There was submitted Report No 196/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 21/01002/FULL for the erection of a wind turbine (up to 76.5m blade tip) and the formation of a hydrogen electrolysis and storage compound which would include a hydrogen electrolysis plant, cooling equipment and other ancillary works located directly to the north of the existing Arbikie Distillery complex. The application was recommended for conditional approval.

Slides were shown.

Councillor Nicol entered the meeting at this point (10.25am) and indicated that due to technical difficulties he had been unable to enter the meeting until this time. He confirmed that he would not take part in the item currently under consideration as he had not been party to the officer presentation.

Councillor Durno left the meeting following the officer presentation (10.45 am).

Thereafter, Dr Kirsty Black, a supporter of the application, Mr John Stirling, the applicant, and Mr Euan Hutchison and Mr Jack Byers, technical agents for the applicant, addressed the meeting and answered members' questions in relation to storage of the hydrogen, and the proposed location of the turbine.

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. BENNACHIE, SHIELHILL ROAD, KIRRIEMUIR

There was submitted Report No 197/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00267/FULL by Mr & Mrs Gunn for the erection of a new dwelling in the garden ground of Bennachie Shielhill Road, Kirriemuir and the formation of a new vehicle access taken from Shielhill Road. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the unadopted road.

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

10. OVER AUCHENLEISH, GLEN ISLA

There was submitted Report No 198/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00289/FULL by Mr N Jackson for the erection of a first-floor, flat roofed, glazed extension, built on the remaining walls of a disused outbuilding in the garden ground of the dwelling at Over Auchenleish, Glen Isla. The application was recommended for conditional approval.

Slides were shown. Thereafter, Mr Cumming, an objector and Mrs Scrimgeour, the applicant's agent, addressed the meeting.

Councillor Cheape, seconded by Councillor Nicol, moved that application No. 22/00289/FULL be refused as the proposal would not fit with the character and pattern of development in the surrounding area or sensitively integrate with the landscape features, and as the proposal would have an unacceptable adverse impact on the surrounding area in particular in relation to the levels of light pollution, overlooking and loss of privacy. The proposal would also adversely affect the residential amenity of surrounding properties and would detrimentally affect the appearance of the building and surrounding area and was therefore contrary to policies DS3, DS4 and TC4 of the Local Development Plan.

COUNCILLOR DUFF, SECONDED BY COUNCILLOR FAIRWEATHER, MOVED THAT APPLICATION NO. 22/00289/FULL BE APPROVED FOR THE REASON AND SUBJECT TO THE CONDITION DETAILED IN SECTION 10 OF THE REPORT.

On a vote being taken, the members voted:-

For the motion:-

Councillors Cheape, Beattie, Clark, Doran and Nicol (5).

For the amendment:-

Councillors Braes, Duff, Fairweather, Gall, McLaren, Melville and Stewart (7).

(Councillor Durno having left the meeting prior to the vote).

The amendment was declared carried resulting in application No 22/00289/FULL being approved for the reason and subject to the condition detailed in Section 10 of the Report.

Councillor Duff left the meeting at this stage (12 noon).

11. PROPOSAL OF APPLICATION NOTICE: MONIFIETH HIGH SCHOOL, PANMUREFIELD ROAD, MONIFIETH

There was submitted Report No 199/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00444/PAN submitted in respect of a major development comprising a proposed new build secondary school, nursery and associated external space at Monifieth High School, Panmurefield Road, Monifieth. 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 energy use and sustainability including potential for incorporation of renewable energy technology.