

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 13 September 2022 at 10.00am.

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

Councillor CHEAPE, Convener, in the Chair.

Prior to the commencement of business, the Convener referred to the recent death of Her Majesty Queen Elizabeth II, following which a minute's silence was observed.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Chris Beattie.

2. DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT

No declarations of interest/intimations of contact were made.

3. BUILDING WARRANTS

The Committee noted that during the period 6 August to 2 September 2022, a total of 45 Building Warrants, 1 Demolition Warrant and 13 Amendment to Warrants had been approved with an estimated cost of £6,406,375.

4. DELEGATED DECISIONS

The Committee noted that during the period 6 August to 2 September 2022, a total of 51 planning applications had been approved and 1 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 16 August 2022 was approved as a correct record and signed by the Convener.

6. MEMBERSHIP OF THE DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

With reference to Article 5 of the minute of meeting of this Committee of 21 June 2022, there was submitted Report No 315/22 by the Director of Legal and Democratic Services providing details of the membership of the Development Management Review Committee and presenting the opportunity for members to review this following the local government elections held in May 2022.

The Committee agreed:-

- (i) to note the current political composition of the Council as detailed in the Report;
- (ii) to note the current membership of the Development Management Review Committee;
- (iii) to increase the membership of the Development Management Review Committee to 6; and
- (iv) to appoint Councillor Doran to the Committee.

7. PLANNING APPEAL DECISION: LAND NORTH EAST OF GARTH FARM, KIRRIEMUIR ROAD, TURFBEG WEST, FORFAR

There was submitted Report No 316/22 by the Service Leader – Planning and Sustainable Growth presenting the findings of the Reporter appointed by Scottish Ministers to determine an appeal by Guild Homes (Tayside) Ltd) in relation to the deemed refusal of planning permission for the erection of 245 dwelling houses, including 25% affordable homes with associated roads, drainage, and landscaping on land northeast of Garth Farm, Kirriemuir Road, Forfar.

Slides were shown following which the Committee noted that the appeal had been dismissed and planning permission refused.

PLANNING APPLICATIONS

8. FIELD OPPOSITE WESTFIELD DRIVE, WESTFIELD LOAN, FORFAR

There was submitted Report No 317/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 19/00707/FULM by Muir Homes for a residential development of 136 dwellinghouses including formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure on land opposite Westfield Drive, Westfield Loan, Forfar. This application was recommended for refusal.

The Committee noted that Report No 317/22 had been withdrawn.

9. PROPOSAL OF APPLICATION NOTICE: FIELD 196M NORTH WEST OF WELLBANK FARM, WELLBANK

There was submitted Report No 318/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No.22/00508/PAN submitted in respect of a major development comprising the installation of a solar photovoltaic array with an export capacity of up to 35MW at Field 196m northwest of Wellbank Farm, Wellbank. 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 4.4 of the Report but also requested that consideration be given to safety and fire risk, particularly related to any associated battery storage.

10. PROPOSAL OF APPLICATION NOTICE: LAND 750M NORTH EAST OF GARTH FARM, KIRRIEMUIR ROAD, FORFAR

There was submitted Report No 319/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00589/PAN submitted in respect of a major development comprising a residential development incorporating 25% affordable homes, open space and landscaping at Land 750M North East Of Garth Farm, Kirriemuir Road, 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 4.7 of the Report.