

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held remotely on Tuesday 15 November 2022 at 10.00am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Linda Clark.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Gall declared an interest in Items 6 and 7, application Nos 20/00633/FULL and 22/00128/FULL as he was the applicant. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of these items.

Councillor Braes made a statement of transparency in relation to Items 6 and 7 application Nos 20/00633/FULL and 22/00128/FULL in that the applicant and his family were known to him.

3. BUILDING WARRANTS

The Committee noted that during the period 8 October to 4 November 2022, a total of 31 Building Warrants, 1 Late Warrant and 10 Amendment to Warrants had been approved with an estimated cost of £2,139,313.

4. DELEGATED DECISIONS

The Committee noted that during the period 8 October to 4 November 2022, a total of 52 planning applications had been approved and 8 refused under the Scheme of Delegation to officers.

5. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 18 October 2022 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

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

6. GLENSKINNO FARM, MONTROSE

There was submitted Report No 377/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 20/00633/FULL by Mr Iain Gall seeking retrospective planning permission for the conversion of part of a vacant steading building to form a single bedroom dwelling at Glenskinno Farm, Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the current height of the flue at the adjacent biomass facility and the possible disturbance of bats.

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

7. GLENSKINNO FARM, MONTROSE

There was submitted Report No 377/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00128/FULL by Mr Iain Gall seeking retrospective planning permission for alterations and extension to a building to form a biomass facility at Glenskinno Montrose. The application was recommended for approval subject to conditions.

Slides having previously been shown at Article 6 above, the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report.

Councillor Gall re-joined the meeting at this stage.

8. PROPOSAL OF APPLICATION NOTICE: LAND 800M NORTH OF SUTTIESIDE FARM, SUTTIESIDE ROAD, FORFAR

There was submitted Report No 379/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00635/PAN submitted in respect of a major development comprising the installation of a solar photovoltaic farm with an export capacity of up to 31MW on land 800m North of Suttieside Farm, Suttieside Road. 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.

9. PROPOSAL OF APPLICATION NOTICE: FIELD OPPOSITE STRATHVIEW, WESTFIELD LOAN, FORFAR

There was submitted Report No 339/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00693/PAN submitted in respect of a major development comprising of residential development incorporating 25% affordable homes open space and landscaping at Field Opposite Strathview, 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 4.8 of the Report.