

ANGUS COUNCIL

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

Present: Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, BILL DUFF, 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 Heather Doran.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

There were no declarations of interest/statements of transparency made.

3. BUILDING WARRANTS

The Committee noted that during the period 7 November to 2 December 2022, a total of 51 Building Warrants, 1 Demolition Warrant and 11 Amendment to Warrants had been approved with an estimated cost of £3,279,225.

4. DELEGATED DECISIONS

The Committee noted that during the period 7 November to 2 December 2022, a total of 44 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 15 November 2022 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. MONTREATHMONT MOOR FOREST, MONTREATHMONT, FORFAR

There was submitted Report No 423/22 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00460/FULM by Renewable Connections Developments Limited for the installation of a solar farm with an export capacity of up to 42MW and battery energy storage system with associated infrastructure on land at Montreathmont Moor Forest, Montreathmont, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the measures requested to minimise pollution from site run-off and the international safety standards of the fire detection system.

Thereafter, Mr Neil Sutherland, the applicant's agent, also addressed the question in relation to the international safety standards of the fire detection system.

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. PROPOSAL OF APPLICATION NOTICE: LAND WEST OF BRECHIN BUSINESS PARK, BRECHIN

There was submitted Report No 424/22 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 22/00753/PAN submitted in respect of a major development comprising development for a rural mobility hub comprising bio compressed natural gas and green hydrogen refuelling station, recharging station for electric vehicles, last mile logistics facility (class 6); drone services facility and employment development plots for business (Class 4), general industry (Class 5) and storage and distribution (Class 6) and associated access, roads, parking, engineering works and landscaping on land west of Brechin Business Park, Brechin. 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 the retention of the existing landscaping, particularly at the boundary with the existing playpark and that a full technical explanation of the different substances that would be used be provided.

8. DEVELOPER CONTRIBUTION MONITORING

There was submitted Report No 425/22 by the Service Leader – Planning and Sustainable Growth updating members of monitoring undertaken in respect of developer contributions and providing an indication of potential income from developer contributions in respect of planning applications that had been submitted between 2007 and 2022. The Report also provided an update of contributions that had been received to date.

Having heard from a number of members who requested that further detailed information be included in any future updates, the Committee agreed:-

- (i) to note the potential income from financial contributions in respect of planning applications received between 2007 and 2022 where planning permission had been granted; and
- (ii) to note that the Planning (Scotland) Act 2019 would, when in force, introduce a requirement for the planning authority to publish an annual report on planning obligations that had been entered into that year or a previous year and had not yet expired or had not been complied with.