

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 7 MARCH 2023

2B PRINCES STREET, MONIFIETH – RESPONSE TO WRITTEN PROCEDURE NOTICE

REPORT BY THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

ABSTRACT:

The Committee is asked to consider the response by the applicant, GFS Consulting (Scotland) Ltd, in respect of a Written Procedure Notice issued following the Committee's consideration of the Notice of Review at a meeting held on 20 December 2022.

1. RECOMMENDATIONS

It is recommended that the Committee:-

- (i) note the Written Procedure Notice issued on 10 January 2023 as instructed by this Committee (Appendix 1);
- (ii) review the case submitted by the applicant as contained within Report No 371/22 (previously circulated) and the response to the Written Procedure Notice (Appendix 2);
- (iii) review the case submitted by the planning authority as contained within Report No 371/22 (previously circulated); and
- (iv) note that no further comments on the Written Procedure Notice Response provided by the applicant were received by the parties identified in the Written Procedure Notice.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following outcomes contained within the Angus Council Plan:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

The Development Management Review Committee (DMRC), at its meeting on 21 November 2022, considered an application for a Review seeking the removal of Condition 1 of planning permission ref 22/00122/FULL - relating to the conversion of existing store to dwellinghouse with alterations at 2B Princes Street, Monifieth (Report No 371/22 refers), and agreed to undertake an unaccompanied site visit. The site visit was subsequently held on 20 December 2022 and, following the site visit, the DMRC met and determined that they required further written information. The Committee agreed that the applicant, GFS Consulting (Scotland) Ltd, be requested to provide further representations or information in respect of the following:-

- (i) a viability statement for the proposal to include a full development appraisal which shows how developer contributions and affordable housing have been taken into account, detailed breakdowns of all costs associated with the development (produced by RICS), reports detailing the extent and financial implications, and details of the market valuation of the property to include projected timescales. All information submitted must be prepared by appropriately qualified professionals; and
- (ii) a copy of the information required should be submitted to the Director of Legal and Democratic Services by Tuesday 31 January 2023, with a copy to be provided to the

planning authority and the Director of Infrastructure and Environment as provided for by the Written Procedure Notice.

A copy of the Written Procedure Notice together with the response received from the applicant is attached at Appendices 1 & 2. Members are advised that no response was provided by the parties identified in the Written Procedure Notice.

The Committee is now invited to determine the Notice of Review unless it requires further procedure.

4. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations in the Report.

5. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment is not required.

6. CONSULTATION

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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List of Appendices:

Appendix 1 – Written Procedure Notice

Appendix 2 – Applicant Response to Written Procedure Notice - Redacted