

# **ANGUS COUNCIL**

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 18 April 2023 at 10.00 am.

**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**

Councillor Gall declared an interest in Item 8, application No. 22/00860/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 the item.

**3. BUILDING WARRANTS**

The Committee noted that during the period 4 March to 7 April 2023, a total of 46 Building Warrants, 2 Demolition Warrants and 20 Amendment to Warrants had been approved with an estimated cost of £5,873,698.

**4. DELEGATED DECISIONS**

The Committee noted that during the period 4 March to 7 April 2023, a total of 61 applications had been approved and 4 refused under the planning Acts through the Scheme of Delegation to Officers.

**5. MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 14 March 2023 was approved as a correct record and signed by the Convener.

**PLANNING APPLICATIONS**

**6. FIELD OPPOSITE WESTFIELD DRIVE, WESTFIELD LOAN, FORFAR**

There was submitted Report No 103/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 19/0707/FULM by Muir Homes for a residential development of 159 dwellinghouses including formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure on land opposite Westfield Drive, Westfield Loan, Forfar. The application was recommended for refusal.

Slides were shown following which officers responded to members' questions in relation to the road network, in particular the Dundee Road/Lochlands junction, open space, presence of anthrax, bunds and acoustic fencing and positioning of the housing at Westfield Loan.

Thereafter, Mr Mitchell, on behalf of Elite Homes (Tayside) Ltd, an objector and Mrs Farquharson-Black, on behalf of the applicant, addressed the meeting and answered members' questions.

The Committee agreed that the application be refused for the reasons detailed in Section 10 of the Report.

**7. MONIFIETH HIGH SCHOOL, PANMUREFIELD ROAD, MONIFIETH**

There was submitted Report No 104/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00738/FULM submitted by Norr Consultants Ltd, on behalf of Angus Council, for the demolition of Monifieth High School and the erection of a new High School with early learning and childcare facilities, as well as a replacement swimming pool and other associated works including car parking, a bus drop-off and external sports provision and play-spaces at Monifieth High School, Panmurefield Road, Monifieth. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the parent/child parking for the early learning centre, restriction of entry times to the school grounds and air-source heat pumps.

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

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

**8. LAND ADJACENT TO 1 GLENSKINNO FARM COTTAGES, GLENSKINNO, MONTROSE**

There was submitted Report No 105/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00860/FULL by Mr Iain Gall for the siting of shepherds hut and converted jet holiday accommodation units on land adjacent to 1 Glenskinno Farm Cottages Glenskinno, Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to questions in relation to site restoration, stability of the jet holiday accommodation and regulatory issues to be approved by Building Standards.

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