

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 16 May 2023 at 10.00 am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Brenda Durno and Tommy Stewart.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

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

3. BUILDING WARRANTS

The Committee noted that during the period 8 April to 5 May 2023, a total of 74 Building Warrants, 2 Demolition Warrants and 19 Amendment to Warrants had been approved with an estimated cost of £46,810,455.

4. DELEGATED DECISIONS

The Committee noted that during the period 8 April to 5 May 2023, a total of 35 applications had been approved and 1 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 18 April 2023 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. LAND SOUTH OF THE WHINS, THE BRAE, KIRKTON OF AUCHTERHOUSE

There was submitted Report No 136/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00585/FULL for the erection of a dwellinghouse and associated works at Land South of The Whins, The Brae, Kirkton of Auchterhouse. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the removal of trees and any required permissions, bat surveys and visual splays.

Thereafter, Ms Blackburn, Mr Yorke, and Ms Cockram, on behalf of Auchterhouse Community Council, all objectors, addressed the meeting and answered members' questions. Officers responded to supplementary questions from elected members on issues related to land ownership/title restrictions and flood risk.

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 150M SOUTH OF ANNFIELD COTTAGE, BRAX, ARBROATH

There was submitted Report No 137/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00229/PAN submitted in respect of a major development comprising the erection battery storage facility on Land 150m South of Annfield Cottage, Brax, Arbroath. 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 specific reference to any impacts associated with venting of gas from containers be included.

8. PROPOSAL OF APPLICATION NOTICE: LAND 200M WEST OF TEMPLETON FARM, BIRKHILL

There was submitted Report No 138/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00213/PAN submitted in respect of a major development comprising the formation of a battery energy storage system up to 49.9MW with associated works on Land 200m West of Templeton Farm, Templeton, Birkhill. 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 specific reference to any impacts associated with venting of gas from containers, and any potential impact on local recreational path networks be included.

9. PROPOSAL OF APPLICATION NOTICE: LAND AT MOATMILL BRIDGE, TEALING

There was submitted Report No 139/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00254/PAN submitted in respect of a major development comprising the erection of an energy storage facility up to 50MW, compound of equipment, meter building, fencing, security cameras, new belt of native trees and landscaping on Land at Moatmill Bridge, Tealing. 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 specific reference to any impacts associated with venting of gas from containers be included.