

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 15 August 2023 at 10.00 am.

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

Councillor CHEAPE, Convener, in the Chair.

Prior to the commencement of the business, the Convener intimated that he would like to mark the death in service of a Council Officer, Mike Millar, Building Standards who had sadly passed away on 1 August 2023 after a short illness bravely borne. Mike had worked with the Council for over 36 years and as an Angus man, cared passionately about our area and had an enviable reputation for helpfulness and always doing his very best to serve our people. Mike was liked and respected by his colleagues and by all those in the construction industry that worked with him. He was renowned for his hard work, professionalism, approachability and sense of humour, and he was a role model, mentor and friend to all of his work colleagues both past and present. The Convener intimated that sadly we don't always get the opportunity to recognise and thank those that deserve the most credit and it was important that those who knew and loved Mike understand the high esteem in which he was held. Elected members agreed that Mike was a credit to the Council and that he would be missed by everyone who worked with him.

1. APOLOGIES FOR ABSENCE

No apologies for absence were intimated.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Gall declared an interest in Item 6, application No. 23/00077/FULL, as the applicant was known to him. Councillor Gall also declared an interest in Item 8, application No. 23/00177/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 both the items.

3. BUILDING WARRANTS

The Committee noted that during the period 2 June to 4 August 2023, a total of 126 Building Warrants, 1 Demolition Warrant, and 28 Amendment to Warrants had been approved with an estimated cost of £22,403,956.

4. DELEGATED DECISIONS

The Committee noted that during the period 2 June to 4 August 2023, a total of 110 applications had been approved and 6 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 13 June 2023 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 item.

6. CRAIGNATHRO, FORFAR

There was submitted Report No 201/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00077/FULL for the installation of a ground-mounted solar array, containerised battery storage units and associated infrastructure at Craignathro Farm, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the percentage of prime agricultural land currently consented for renewable energy and Tay 12 and Tay 10 classifications.

Thereafter, Mr Steel, the applicant and Mr Anderson, the applicant's agent, addressed the meeting and answered members' questions.

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.

7. 67-69 CASTLE STREET, FORFAR

There was submitted Report No 202/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00160/FULL for the change of use of a retail unit to form a hot food takeaway with associated works at 67-69 Castle Street, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which Mr Dawes, the applicant, addressed the meeting and answered Councillor McLaren's question in relation to how long the unit had been vacant.

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, having declared an interest at Article 2 above, left the meeting during consideration of the following item.

8. GLENSKINNO FARM, GLENSKINNO, MONTROSE

There was submitted Report No 203/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00177/FULL for the proposed demolition of a derelict steading and the erection of three dwellinghouses at Glenskinno Farm, Glenskinno, Montrose. The application was recommended for approval subject to conditions.

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

At this stage in the meeting (11.29am), the Committee agreed to adjourn for 5 minutes to allow Councillor Gall time to access the meeting.

The Committee re-convened at 11.37am with Councillor Gall in attendance.

9. PROPOSAL OF APPLICATION NOTICE – MUIR OF PERT FARM, TEALING

There was submitted Report No 204/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00442/PAN submitted in respect of a major development comprising the erection of an energy storage facility up to 50MW, compound of equipment, access, fencing, security cameras, landscaping, tree planting, demolition of derelict buildings and other associated works at Muir Of Pert Farm, Tealing. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

The Committee agreed to note the key issues identified by the officers as set out in paragraph 4.4 of the Report.

10. PROPOSAL OF APPLICATION NOTICE – ABBEY WORKS, PALMER STREET, ARBROATH

There was submitted Report No 205/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00455/PAN submitted in respect of a major development for a residential development at Abbey Works, Palmer Street, Arbroath. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

The Committee agreed to note the key issues identified by the officers as set out in paragraph 4.4 of the Report.