

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 12 September 2023 at 10.00 am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Bill Duff, David Fairweather and Iain Gall.

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 August to 1 September 2023, a total of 43 Building Warrants, 1 Demolition Warrant, and 12 Amendment to Warrants had been approved with an estimated cost of £9,076,081.

4. DELEGATED DECISIONS

The Committee noted that during the period 7 August to 1 September 2023, a total of 47 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 15 August 2023 was approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. ST RULES CHURCH, CHURCH STREET, MONIFIETH

There was submitted Report No 251/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00234/LBC by Mrs Gillian Noble for internal and external alterations to church building to allow for an alternative use at St Rules Parish Church, 4 Church Street, Monifieth, Dundee. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to noise assessments and process in terms of any change of use in the future and the conditions that may be required at that time.

Thereafter, Mr Ellis, an objector; Mrs Clark, the applicant's agent and Mrs Noble, the applicant 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.

7. ST RULES CHURCH, CHURCH STREET, MONIFIETH

There was submitted Report No 252/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00235/FULL by Mrs Gillian Noble for the change of use

and alterations to church building to form a mixed use licensed cafe, meeting rooms, exhibition and event spaces at St Rules Parish Church, 4 Church Street, Monifieth, Dundee. The application was recommended for conditional approval.

Slides having been shown previously at Article 6 above, the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report.

8. DAVID'S HILL, WAULKMILL, ST VIGEANS, ARBROATH

There was submitted Report No 253/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00149/FULL for retrospective permission for a 1.8-metre-high vertical slatted timber fence on the roadside boundary of David's Hill, Waukmill, St Vigeans, Arbroath. The application was recommended for approval.

Slides were shown following which officers responded to members' questions in relation to the height of the fence and the division of the road at the location.

Thereafter, Mr Ferrier, an objector, addressed the meeting following which officers clarified the position in relation to land ownership, sightlines and the speed limit.

The Committee agreed that the application be approved for the reason detailed in Section 10 of the Report.

9. 12D HILL STREET, MONIFIETH

There was submitted Report No 254/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00401/FULL by Millstream Grove Ltd for the change of use from residential property to short term let at 12D Hill Street, Monifieth, Dundee. The application was recommended for approval.

Slides were shown following which Mr Clark, 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.

10. PROPOSAL OF APPLICATION NOTICE – DUNMILL, BALWYLLO, MONTROSE

There was submitted Report No 255/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00539/PAN submitted in respect of a major development comprising the installation of 49.9MW battery energy storage system on Land 300m northeast of Bridge of Dun Substation, Balwyllo, Montrose. 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, but also requested that specific reference to fire safety and mitigation and thorough community consultation be included.