

## **ANGUS COUNCIL**

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 14 November 2023 at 10.00 am.

**Present:** Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, HEATHER DORAN, BILL DUFF, 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 David Fairweather and Tommy Stewart.

### **2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY**

Councillors Braes and Gall each declared an interest in Items 6 and 7, applications Nos. 22/00807/FULL and 23/00300/FULL. Both indicated that they knew the applicant and their family well and many of the objectors, some of which were personal friends and, on that basis both indicated that they would not take part in any discussion and voting and would leave the meeting during consideration of both the items.

Councillor Nicol made a statement of transparency in relation to Items 6 and 7, applications Nos. 22/00807/FULL and 23/00300/FULL in that he knew of the family and many of the objectors were his constituents. He indicated that he would take part in any discussion and voting in relation to the item.

Councillor Cheape made a statement of transparency in relation to Item 8, application No. 23/00560/FULL, in that he was a patient of the dental practice making the application. He indicated that he would take part in any discussion and voting in relation to the item.

### **3. BUILDING WARRANTS**

The Committee noted that during the period 7 October to 3 November 2023, a total of 49 Building Warrants, 3 Demolition Warrants, and 17 Amendment to Warrants had been approved with an estimated cost of £3,453,472.

### **4. DELEGATED DECISIONS**

The Committee noted that during the period 7 October to 3 November 2023, a total of 43 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 17 October 2023 was approved as a correct record and signed by the Convener.

*Having declared an interest at Article 2 above, Councillor Braes and Gall left the meeting prior to consideration of the following two items.*

### **6. BALROWNIE FARM, MENMUIR, BRECHIN**

There was submitted Report No 313/23 by the Service Leader - Planning and Sustainable Growth detailing application No. 22/00807/FULL by Balrownie Farms Limited for the erection of a general purpose agricultural shed and concrete hardstanding on land at Balrownie Farm, Menmuir, Brechin.

Slides were shown following which officers responded to members' questions with regards to

defined limits of agricultural and industrial scales, transport and environment impact assessments and the impact on the road network.

Thereafter, Mr Carnegie-Arbuthnott (for Item 6 only) and Mr Ford (Items 6&7), Objectors, addressed the meeting.

The applicant and his representatives also answered members' questions in relation to both applications, in particular the replacement grain dryer, the capacity of the new store, and why a full transport assessment was not required.

Following comments, the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 9 of the Report.

#### **7. BALROWNIE FARM, MENMUIR, BRECHIN**

There was submitted Report No 314/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00300/FULL by Balrownie Farms Limited for the erection of a replacement grain dryer on land at Balrownie Farm, Menmuir, Brechin. The application was recommended for conditional approval.

Slides having previously been shown at Article 6 above, the applicant confirmed as to why this was a retrospective application.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 9 of the Report.

Councillors Braes and Gall re-joined the meeting.

#### **8. 18 DUNDEE STREET, CARNOUSTIE**

There was submitted Report No 315/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00560/FULL by Carnoustie Dental Care for the erection of a single storey extension to a dental practice and associated internal and external alterations at 18 Dundee Street, Carnoustie. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions with regards to parking, amenity impacts including noise and sunlight restrictions.

The Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 9 of the Report.