

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 17 October 2023 at 10.00 am.

Present: Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, HEATHER DORAN, DAVID FAIRWEATHER, IAIN GALL, IAN McLAREN, 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 and Lloyd Melville.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Cheape made a statement of transparency in relation to Item 7, application No. 23/00599/PAN, as he was a member of the receivership team who traded Letham Grange Enterprises during its period of receivership in the early 1990s. He indicated that he was not involved in the sale of the company or the property company to the current owners.

3. BUILDING WARRANTS

The Committee noted that during the period 2 September to 6 October 2023, a total of 42 Building Warrants and 17 Amendment to Warrants had been approved with an estimated cost of £10,037,536.

4. DELEGATED DECISIONS

The Committee noted that during the period 2 September to 6 October 2023, a total of 61 applications had been approved and 3 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 12 September 2023 was approved as a correct record and signed by the Convener.

6. TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: SECTION 43A – SCHEME OF DELEGATION TO OFFICERS

With reference to Article 11 of the minute of meeting of this Committee of 9 April 2019, there was submitted Report No 271/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal for the formation of a Short Life Member/Officer Group to review the statutory scheme of delegation required by virtue of Section 43A of the Town and Country Planning (Scotland) Act 1997.

The Report indicated that the Council's Scheme of Delegation required to be reviewed at intervals of no greater than every five years and regulations required the Council to prepare a scheme of delegation before May 2024. It was therefore proposed to establish a Short Life Member/Officer Group to consider any changes that might be considered necessary to improve the efficiency and effectiveness of the current Scheme.

The Committee agreed:-

- (i) to establish a Short Life Member/Officer Group to review the Council's current Scheme of Delegation under Section 43A of the Town and Country Planning (Scotland) Act 1997 and to consider whether any changes were required to improve efficiency and effectiveness in determining relevant planning applications;

- (ii) to appoint Councillors Cheape, Durno, Beattie, Gall and McLaren to the Short Life Member/Officer Group;
- (iii) to instruct the Service Leader - Planning and Sustainable Growth to report back, in the first instance, to this Committee on the conclusions of the Member/Officer Group and thereafter to Council for approval of the Scheme of Delegation.

7. PROPOSAL OF APPLICATION NOTICE – LETHAM GRANGE DEVELOPMENT, COTTON’S CORNER, LETHAM GRANGE, ARBROATH

There was submitted Report No 272/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00599/PAN submitted in respect of a major development comprising a hotel and spa, holiday accommodation, reconfiguration of golf course, golf clubhouse, restaurant, leisure uses, residential development, business enterprises, retail, community facilities & spaces, biodiversity enhancement and associated development on land at Letham Grange, 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 3.8 of the Report.

8. PROPOSAL OF APPLICATION NOTICE – LAND AT CRUDIE FARM, ARBIRLOT ROAD WEST, ARBROATH

There was submitted Report No 273/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00617/PAN submitted in respect of a major development comprising a residential development of 150no. houses, garages and all associated infrastructure, open space and landscaping on land at Crudie Farm, Arbirlot Road West, 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 3.6 of the Report, but also requested that specific reference to consideration of a playpark and thorough community engagement be included.

9. PROPOSAL OF APPLICATION NOTICE – LAND 400M NORTH OF BANKHEAD, ARBIRLOT, ARBROATH

There was submitted Report No 274/23 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00622/PAN submitted in respect of a major development involving battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works on Land 400m North of Bankhead, 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 3.4 of the Report.