

ANGUS COUNCIL

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

Present: Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, BILL DUFF, 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 Heather Doran, David Fairweather, Iain Gall and Lloyd Melville.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor McLaren declared an interest in Item 8, application No. 22/00870/FULM as a number of people who had presented letters of representation where known to him, some of whom were personal friends. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Beattie made a statement of transparency in relation to Item 8, application No. 22/00870/FULM in that the subject had been raised with this employer's office, however he had not had any involvement in the matter.

3. BUILDING WARRANTS

The Committee noted that during the period 4 November to 1 December 2023, a total of 38 Building Warrants, and 13 Amendments to Warrants had been approved with an estimated cost of £27,997,800.

4. DELEGATED DECISIONS

The Committee noted that during the period 4 November to 1 December 2023, a total of 58 applications had been approved and 2 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 14 November 2023 was approved as a correct record and signed by the Convener.

6. GREENLAWHILL FARM, GREENLAW TERRACE, BARRY, CARNOUSTIE

There was submitted Report No 347/23 by the Service Leader - Planning and Sustainable Growth detailing application No. 21/00557/FULL by DJ Laing Homes Limited & Persimmon Homes North Scotland for the erection of 29 dwelling houses, formation of access roads, open space, landscaping and associated infrastructure at Greenlawhill Farm, Greenlaw Terrace, Barry, Carnoustie. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions with regards to direct footpath links to the primary school, hedgerows and acoustics and the capacity of local schools.

Thereafter, the applicant's representatives also answered members' questions in relation to the maintenance of play equipment, salt and dog waste bins.

Following comments and having had regard to all objections and submissions, 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. GREENLAWHILL FARM, GREENLAW TERRACE, BARRY, CARNOUSTIE

There was submitted Report No 348/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 21/00558/FULL by DJ Laing Homes Limited & Persimmon Homes North Scotland for the erection of 28 dwelling houses, formation of access roads, open space, landscaping and associated infrastructure on land northwest of Greenlaw Farm, Greenlaw Terrace, Barry, Carnoustie. The application was recommended for conditional approval.

Slides having previously been shown at Article 6 above the Committee agreed, having had regard to all objections and submissions, that the application be approved for the reason and subject to the conditions, as detailed in Section 9 of the Report.

Having declared an interest at Article 2 above, Councillor McLaren left the meeting prior to consideration of the following item.

8. LAND 800M NORTH OF SUTTIESIDE FARM, SUTTIESIDE ROAD, FORFAR

There was submitted Report No 349/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 22/00870/FULM by Relay Suttieside Ltd for the installation of a 29.1MW Solar Array with a 20.8MW Battery Energy Storage System and ancillary infrastructure on land 800 metres north of Suttieside Farm, Suttieside Road, Forfar. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions with regards to the use of prime agricultural land for renewable developments, construction traffic and mitigation measures to prevent pollution of watercourses following construction.

Thereafter, Mr Prentice and Mrs Oliphant, both objectors, Mrs Dandie, the landowner and Mr Murray, on behalf of the applicant, addressed the meeting and answered members' questions in relation to the grazing of sheep on the development site and mitigation measures to prevent pollution of watercourses following construction.

Following comments and having had regard to all objections and submissions, the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 9 of the Report, subject to the following additional condition:-

'Condition 3(j)

A fire and safety management plan. The plan shall include detail of the specific siting and spacing of all container units, including battery container units, precise details of the battery technology deployed at the site, and measures to minimise potential for discharge of any untreated water from the battery containers or batteries arising because of an emergency situation, entering the Lemno Burn. Thereafter the development shall be constructed and operated in accordance with the approved plan.'

Councillor McLaren re-joined the meeting.

At this stage in the meeting (12.30pm), the Committee agreed to adjourn for 5 minutes. The meeting resumed at 12.35pm.

Thereafter the time being 12.36pm, the Committee agreed, in accordance with the provisions of Standing Order 21(8), that the meeting continue to the conclusion of the business.

9. 167 HIGH STREET, ARBROATH

There was submitted Report No 350/23 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00417/FULL by Santander for the installation of internal heating, cooling and ventilation equipment, installation of external ductwork and timber fence surround, replacement of external glazing with metal louvres, and removal of external air conditioning condenser unit at 167 High Street, Arbroath. The application was recommended for conditional approval.

Slides were shown following which Mr Smart, an objector, and Mrs Gillingham, on behalf of the applicant, addressed the meeting and answered members' questions in relation to noise impacts.

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