

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 13 February 2024 at 10.00am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor Lloyd Melville.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Gall declared an interest in Item 6, application No. 21/00602/FULM, as the applicant was known to him. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Cheape declared an interest in Item 8, application No. 23/00818/FULL, as he was local to the site and knew a considerable number of the objectors. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of the item.

3. BUILDING WARRANTS

The Committee noted that during the period 2 December 2023 to 2 February 2024, a total of 84 Building Warrants, 4 Demolition Warrants, and 28 Amendment to Warrants had been approved with an estimated cost of £25,295,080.

4. DELEGATED DECISIONS

The Committee noted that during the period 2 December 2023 to 2 February 2024, a total of 90 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 December 2023 was approved as a correct record and signed by the Convener.

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

6. LAND WEST OF EASTER MEATHIE FARM BUNGALOW, LOUR, FORFAR

There was submitted Report No 36/24 by the Service Leader - Planning and Sustainable Growth detailing application No. 21/00602/FULM by Craignathro Eggs Ltd for the erection of two 32,000 capacity free-range hen sheds, feed silos, egg packaging facility, vehicular access, access tracks, drainage, landscaping and associated works on land west of Easter Meathie Farm, Lour, Forfar. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions with regards to waste and disposal of manure and carcasses, ethical implications, upgrade and maintenance of the access track, flooding and drainage, tree planting and the loss of prime agricultural land.

Thereafter, Mr Cumming, Mr D Watt, Mr S Watt, Ms Whitehead, on behalf of Mr Atkinson, Mr Rushforth, all objectors and Mr Steel, the applicant and Mr Anderson, the applicant's agent, addressed the meeting and answered members' questions.

At this stage in the meeting (11.53am), the Committee agreed to adjourn for 10 minutes. The meeting resumed at 12.03pm.

The Committee heard from a number of members who made comment on the application.

COUNCILLOR CHEAPE, SECONDED BY COUNCILLOR McLAREN, MOVED THAT THE APPLICATION BE APPROVED FOR THE REASON AND SUBJECT TO THE CONDITIONS, AS DETAILED IN SECTION 10 OF THE REPORT.

Councillor Beattie, seconded by Councillor Clark, moved as an amendment that the application be refused as the proposal could have a significant adverse effect on the area, cause significant disturbance to soils on the application site, would not improve the quality of the landscape of the area, the site was at risk of flooding and was not essential infrastructure, the proposal was not in keeping or contributed positively to the character of the area, would create an unacceptable level of odour and fumes, would not enhance the nature conservation interests, or maintain or enhance the water environment and was therefore contrary to National Planning Framework 4, Policies 4, 5, 12, 14, 22 and 29 and Policies DS1, DS3, DS4, PV4, PV6, PV12 and PV14 of the Local Development Plan.

On a vote being taken, the members voted:-

For the motion:-

Councillors Cheape, Durno, Braes, Doran, McLaren, Nicol and Stewart (7).

For the amendment:-

Councillors Beattie, Clark and Duff (3).

The motion was declared carried and planning permission granted subject to conditions.

Councillor Gall re-joined the meeting.

7. FIELD 196M NORTHWEST OF WELLBANK FARM, WELLBANK

There was submitted Report No 37/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00424/FULM by Greentech for the installation of a 25MW solar array and associated infrastructure at Field 196m northwest of Wellbank Farm, Wellbank. The application was recommended for conditional approval.

At this stage in the meeting (12.58pm) the Committee agreed, in accordance with the provisions of Standing Order 21(5), that the meeting continue to 1.30pm and thereafter to reconvene at 3.30pm.

Slides were shown following which officers responded to members' questions with regards to site restoration, flooding and any impact on the path network.

Thereafter, Ms Robertson, on behalf of the applicant, addressed the meeting.

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 10 of the Report.

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

Councillor Durno, Vice-Convener, took the Chair for Item 8.

8. 1A HIGH STREET, CARNOUSTIE

There was submitted Report No 38/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00818/FULL for the change of use from a vacant retail unit to hot food (Pizza) takeaway including alterations to building frontage, installation of oven extract, ventilation and wall mounted compressors at 1A High Street, Carnoustie. The application was recommended for conditional approval.

Slides were shown.

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 10 of the Report.

Councillor Cheape re-joined the meeting and took the Chair.

9. PROPOSAL OF APPLICATION NOTICE: LAND AT FORMER GASWORKS, CARSEVIEW ROAD, FORFAR

There was submitted Report No 39/24 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 23/00855/PAN submitted on behalf of Vital Energi Ltd for a major development involving a battery energy storage system with a capacity of up to 49.9MW and associated infrastructure on the Site Of Former Gasworks, Carseview Road, Forfar. The Committee was invited to identify issues which it would like to see addressed in any planning application that would subsequently be submitted.

Slides were shown, following which 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 consideration be given to measures to minimise potential for discharge of any untreated water from the battery containers or batteries arising because of an emergency situation.

At this stage in the meeting (1.28pm) the Committee, having agreed previously as detailed above, adjourned the meeting to be re-convened at 3.30pm.