

# ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 12 March 2024 at 10.00am.

**Present:** Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, LINDA CLARK, BILL DUFF, 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 Kenny Braes, Heather Doran, Iain Gall and Tommy Stewart.

## 2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Beattie made a statement of transparency in relation to Item No 7 in that his current employer had been contacted by several individuals in relation to the application but he had not had any contact himself.

## 3. BUILDING WARRANTS

The Committee noted that during the period 3 February to 1 March 2024, a total of 54 Building Warrants, 2 Demolition Warrants, and 13 Amendment to Warrants had been approved with an estimated cost of £5,437,613.

## 4. DELEGATED DECISIONS

The Committee noted that during the period 3 February to 1 March 2024, a total of 34 applications had been approved under the planning Acts through the Scheme of Delegation to Officers. No applications were refused under delegated powers during the reporting period.

## 5. MINUTES OF PREVIOUS MEETINGS

The minutes of meetings of this Committee of 13 February 2024 were approved as correct records and signed by the Convener.

## 6. LAND AT DRUMMOND PARK FARM, LITTLE BRECHIN, BRECHIN

There was submitted Report No 95/24 by the Service Leader - Planning and Sustainable Growth detailing application No. 23/00671/FULL by J & M Mackie for the erection of a general purpose agricultural storage building and ancillary works on land at Drummond Park Farm, Little Brechin, Brechin. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the capacity of the surrounding roads.

Thereafter, Mr Henderson, on behalf of the applicant, addressed the meeting.

Following comments and having had regard to the objection 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.

## 7. LAND 500M SOUTHEAST OF BALWYLLO FARM, DUN, BY MONTROSE

There was submitted Report No 96/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00754/FULM by Whirlwind Energy Storage for the construction and operation of a battery energy storage system with maximum storage capacity of up to 49.99 megawatts (MW) consisting of 40 containerised battery units, associated power conversion units, two switch rooms and other associated equipment sited within a fenced compound with perimeter landscaping on land 500M southeast of Balwyllo Farm, Dun by Montrose. 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 and details of a bond which would be put in place to cover all decommissioning and site restoration costs.

Thereafter, Mr Grierson, on behalf of the applicant, addressed the meeting.

Following comments, 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. LAND 500M EAST OF STONEYGROVES, LIFF**

There was submitted Report No 97/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00756/FULM by Sonnedix Weston Ltd for the installation of a 20MW Solar farm (with peak generation capacity of 24-28MW) with associated infrastructure and landscaping at land 500m east of Stoneygroves, Liff. The application was recommended for conditional approval.

Slides were shown following which officers responded to members' questions in relation to the neighbour notification and the impact on surrounding core paths.

Thereafter, Mr Dale, on behalf of the applicant, addressed the meeting and requested that conditions 4 and 8 be amended to allow more flexibility when constructing the site.

Following comments and having noted that there were no objections, the Committee agreed that the application be approved for the reason and subject to the conditions, as detailed in Section 10 of the Report.

*In accordance with the provisions of Standing Order 15(12) Councillor Durno requested that her dissent be recorded in relation to the foregoing decision.*

#### **9. PROPOSAL OF APPLICATION NOTICE: LAND 840M SOUTHWEST OF BALKEMBACK FARM, TEALING**

There was submitted Report No 98/24 by the Service Leader – Planning and Sustainable Growth advising members of a proposal of application notice No. 24/00058/PAN submitted on behalf of Scottish Hydro Electric Transmission plc for a national development involving construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land 840m south-west of Balkemback Farm, Tealing. 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 4.6 of the Report.