

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar, on Tuesday 27 January 2015 at 10.00 am.

Present: Councillors ROB MURRAY, BILL DUFF, BILL BOWLES, COLIN BROWN, LYNNE DEVINE, MAIRI EVANS, DAVID FAIRWEATHER, CRAIG FOTHERINGHAM, JEANETTE GAUL, ALEX KING, DAVID LUMGAIR, IAN MCLAREN and BOB SPINK.

Councillor MURRAY, Convener, in the Chair.

In Attendance: Councillor RONNIE PROCTOR MBE.

1. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2. **DECLARATIONS OF INTEREST/INTIMATIONS OF CONTACT**

There were no declarations of interest or intimations of contact made.

3. **BUILDING WARRANTS**

The Committee noted that, during the period 15 December 2014 to 16 January 2015, a total of 52 Building Warrants, 3 Demolition Warrants and 17 Amendments to Warrant had been approved with an estimated cost of £40,523,251.

4. **DELEGATED DECISIONS**

The Committee noted that, during the period 13 December 2014 to 17 January 2015, a total of 47 planning applications had been approved, and 1 refused, under the Scheme of Delegation to officers.

5. **MINUTE OF PREVIOUS MEETING**

The minute of meeting of this Committee of 6 January 2015 was submitted, approved as a correct record and signed by the Convener.

PLANNING APPLICATIONS

6. **LAND AT SLUG OF AUCHRANNIE, WESTER CAMPSIE, LINRATHEN**

There was submitted Report No 40/15 by the Head of Planning and Place, detailing Application No 12/00874/EIAL, for the installation of a run-of-river hydro power scheme, to involve a riverbed wash over water intake, a 4.3m diameter tunnel, containing a penstock and an underground turbine house and tail race, with access stairs for construction and maintenance, and associated works, for John Hogg Group, on land at Slug of Auchrannie, River Isla, Wester Campsie, Linrathen. The application was recommended for conditional approval.

Slides were shown, after which officers responded to several questions from members.

Dr Brian Coppins and Mr John Douglass, both representing the British Lichen Society as an objector, and Mr David Browne, applicant, addressed the Committee.

THE CONVENER, SECONDED BY COUNCILLOR DUFF, MOVED THAT THE APPLICATION BE GRANTED FOR THE REASONS, AND SUBJECT TO THE CONDITIONS, DETAILED IN SECTION 11 OF THE REPORT.

Councillor Fairweather, seconded by Councillor Bowles, moved as an amendment, that the application be refused as being likely to have an unacceptable adverse effect on the environment, and as being in contravention of environmental policies ER2(a) and (b); ER3(a) and (b); and ER34(c).

On a vote being taken, the members voted:-

For the motion:-

Councillors Murray, Duff, Brown, Devine, Evans, Jeanette Gaul, King, Lumgair, McLaren and Spink (10).

For the amendment:-

Councillors Bowles, Fairweather and Fotheringham (3).

The motion was declared carried, resulting in the application being approved as detailed above.

7. JOINERY WORKSHOP AND BUILDER'S YARD, DOUGLASTOWN, FORFAR

With reference to Article 9 of the minute of meeting of this Committee of 25 November 2014, there was submitted Report No 41/15 by the Head of Planning and Place, relating to planning application No 14/00917/FULL, for full planning permission for retrospective external alterations to building/roof including addition of flue and installation of solar panels and use of building for storage of biomass plant, equipment and materials, for R S Hill Joiners & Building Contractors Ltd, Joinery Workshop and Builders' Yard, Douglastown, Forfar. The application was recommended for conditional approval.

Slides were shown.

Councillor Proctor addressed the Committee as a local ward member, and on behalf of Councillor Iain Gaul, also a local member. Thereafter, Dr Michelle Hickson, an objector, addressed the Committee.

The Committee agreed that the application be approved for the reasons, and subject to the conditions, detailed in section 10 of the Report, but with an additional condition 4, that within two months of the date of this planning permission, the applicant shall submit details of the measures to be undertaken to decommission the biomass plant and encase the external flue, for the advance written approval of the planning authority; and that thereafter, the approved measures shall be completed within four months of the date of this planning permission;

Reason:-

In order to ensure that the proposed measures are acceptable and undertaken in a timely manner in the interest of amenity.

8. LAND AT BUILDERS' YARD, SCROGGERFIELD, DOUGLASTOWN, NEAR FORFAR – ENFORCEMENT UPDATE

With reference to Article 9 of the minute of meeting of this Committee of 25 November 2014, there was submitted Report No 42/15 by the Head of Planning and Place, providing an update to the enforcement circumstances relating to the land and buildings at Scroggerfield, Douglastown.

The Committee agreed:-

- (i) to note the current position in respect of the site and progress with the determination of applications;
- (ii) to authorise the service of an enforcement notice in relation to Area 4 of the site, in order to provide appropriate amenity and environmental controls;
- (iii) to authorise the service of an enforcement notice in relation to the southern section of Area 5 of the site, to require restoration of original ground levels; and
- (iv) to authorise the service of an enforcement notice in relation to the northern section of Area 5 of the site, to require restoration of original ground levels in the event that the existing ground levels were found not to be lawful.

9. ENFORCEMENT UPDATE

There was submitted Report No 43/15 by the Head of Planning and Place, on the progress of the enforcement cases which had been agreed previously by the Committee.

Having heard the Service Manager – Planning, the Committee agreed to note the contents of the Report.