

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 16 April 2024 at 10.00am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

There were no declarations of interest or statements of transparency made.

3. BUILDING WARRANTS

The Committee noted that during the period 2 March to 5 April 2024, a total of 50 Building Warrants, 4 Demolition Warrants and 19 Amendment to Warrants had been approved with an estimated cost of £5,700,325.

4. DELEGATED DECISIONS

The Committee noted that during the period 2 March to 5 April 2024, a total of 77 applications had been approved and one 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 March 2024 was approved as a correct record and signed by the Convener.

6. APPOINTMENTS – DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

With reference to Article 4 of the minute of meeting of the Development Management Review Committee of 13 June 2023, there was submitted Report No 114/24 by the Director of Legal, Governance and Change seeking the appointment of a differently constituted Development Management Review Committee (DMRC) to consider afresh the application for review in respect of the refusal of planning permission for erection of a crematorium and associated structures, planning application No. 20/00830/FULL, at Land North-East of Duntrune House, Duntrune, following the decision on 12 March 2024 by the Court of Session.

The Committee agreed to:-

- (i) note the decision of the Court of Session in relation to the appeal submitted;
- (ii) appoint Councillors Cheape, Durno, Clark, Gall and Stewart to the differently constituted DMRC to consider afresh the application for review in respect of Land North East of Duntrune House, Duntrune only; and
- (iii) appoint Councillor Cheape as Convener of the differently constituted DMRC, who shall remain until such time as the application for review had been concluded.

7. 1 AND 2 QUEENS CLOSE AND 113 HIGH STREET, MONTROSE

There was submitted Report No 115/24 by the Service Leader – Planning and Sustainable Growth detailing application No 24/00044/FULL by W9A Investments Ltd for the change of use and internal alterations of a building to form an Aparthotel at 1 & 2 Queens Close and 113 High Street, Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to the nearest drop off points for guests, vehicular access and concerns regarding people using the close for smoking.

Thereafter, Mr Clark addressed the Committee and advised that his company would be responsible for the management side of the property and would address any problems that may occur. Mrs Walsh, the applicant also 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.

Councillor Nicol left the meeting at this stage.

8. INVERTAY HOUSE, 3 MAULE STREET, MONIFIETH

There was submitted Report No 116/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00813/FULL by Angus Council for conversion of former office buildings into 16 No. affordable housing units and the erection of 3 No. dwellinghouses (total of 19 No. affordable housing units) and associated works at Invertay House, 3 Maule Street, Monifieth. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions in relation to road safety concerns and the use of green space, and retention of affordable housing.

Thereafter, Mr Cortese, a representative of the applicant, answered questions in relation to storage of bikes and access to electric vehicle charging points.

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.