

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held in the Town and County Hall, Forfar on Friday 3 May 2024 at 10am.

Present: Councillors GAVIN NICOL, CHRIS BEATTIE and HEATHER DORAN.

Councillor NICOL, Vice Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors Bill Duff and Kenny Braes with Chris Beattie substituting for Councillor Braes. An apology for absence was intimated on behalf of Councillor Linda Clark substituting for Councillor Duff.

Councillor Durno had not been present during the initial consideration of Items 4, 5 and 6 and was therefore not able to participate in consideration of the cases.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Beattie made a statement of transparency in relation to Items 5 and 6, (Report Nos 82/24 and 83/24), as his employer is referred to by Inchcape in both items although this relates to their Scottish Government work and not the constituency office where he works.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 4 March 2024 was approved as a correct record and signed by the Convener.

4. SITE OF FORMER SEAFORTH HOTEL, DUNDEE ROAD, ARBROATH

With reference to Article 4 of the minute of meeting of this Committee of 4 March 2024, there was submitted Report No 146/24 by the Director of Legal, Governance & Change seeking clarification of its decision at the meeting on the 4 March 2024 to uphold an appeal and grant planning permission for a mixed-use development comprising café and drive thru, application No. 23/0558/FULL at Site of Former Seaforth Hotel, Dundee Road, Arbroath.

Having heard from all members, the Committee agreed that the proposal complied with Policies 1,2,9 and 13 of NPF 4 and was in accordance with the development plan, and that the application for review be upheld and planning permission granted for the reasons outlined and subject to the conditions previously approved on 4 March 2024.

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

5. MERIDIAN STREET, MONTROSE

With reference to Article 5 of the minute of meeting of this Committee of 4 March 2024, there was re-submitted Report No 82/24 by the Director of Legal, Governance & Change, detailing an application for review in relation to the refusal of planning permission for demolition of building and erection of class 5 and 6 general industrial warehouse, application No 21/00177/FULL, at Warehouse, 4 Meridian Street, Montrose.

The Committee noted that an unaccompanied site visit had been held on 15 April 2024.

The Planning Adviser provided a brief overview of the application, following which the Committee confirmed that they had sufficient information to determine the appeal and that no further procedure was required.

Following discussion and having heard from all members, the Planning Adviser and Legal Adviser, the Committee agreed that the decision to refuse the application was in accordance with National Planning Framework 4, the Council's Local Development Plan, and the material planning considerations concerning Listed Building status. The Service Leader's (Planning and Sustainable Growth) decision, and reasons for refusal as detailed in the Report of Handling, were endorsed and accordingly the review dismissed.

6. 1-5 AMERICA STREET, MONTROSE

With reference to Article 6 of the minute of meeting of this Committee of 4 March 2024, there was re-submitted Report No 83/24 by the Director of Legal, Governance & Change, detailing an application for review in relation to the refusal of planning permission for redevelopment of site including alteration of the existing building on the site to remove its roof and the southwestern boundary section of the building and to erect a store/offices and 2 storey car parking structure, application No 20/00574/FULL, at 1-5 America Street, Montrose.

The Committee noted that an unaccompanied site visit had been held on 15 April 2024.

The Planning Adviser provided a brief overview of the application, following which the Committee confirmed that they had sufficient information to determine the appeal and that no further procedure was required.

Following discussion and having heard from all members, the Planning Adviser and Legal Adviser, the Committee agreed that the decision to refuse the application was in accordance with National Planning Framework 4, the Council's Local Development Plan, and the material planning considerations concerning Listed Building status. The Service Leader's (Planning and Sustainable Growth) decision, and reasons for refusal as detailed in the Report of Handling, were endorsed and accordingly the review dismissed.