

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 21 May 2024 at 10.30am.

Present: Councillors BILL DUFF, GAVIN NICOL, KENNY BRAES, HEATHER DORAN, BRENDA DURNO and IAN MCLAREN.

Councillor DUFF Convener, in the Chair.

Prior to the commencement of the meeting, the Convener on behalf of the Committee, welcomed Councillor McLaren, following his recent appointment.

1. APOLOGIES/SUBSTITUTES

There were no apologies intimated.

2. DECLARATIONS OF INTEREST AND STATEMENTS OF TRANSPARENCY

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

3. MINUTES OF PREVIOUS MEETINGS

The minutes of meetings of this Committee of 3 May and 10 May 2024 were approved as correct records and signed by the Convener.

4. TEACH FEIRME, HILLHOUSES, STRATHMARTINE

There was submitted Report No 142//24 by the Director of Legal, Governance & Change, detailing an application for review in relation to the refusal of planning permission in principle of application No. 23/00506/PPPL for the erection of a single house at Teach Feirme, Hillhouses, Strathmartine.

The Planning Adviser provided an overview of the application for review following which the Committee agreed that further information was required by way of an unaccompanied site visit to be held in due course and that the Committee reconvene following the site visit to discuss the application for review further.

5. 3 BROOMHILL WYND, MONIFIETH

There was submitted Report No 143//24 by the Director of Legal, Governance & Change, detailing an application for review in relation to the removal of condition 3 for planning permission application No. 23/00516/FULL for the conversion of attached garage to form home office, single storey rear extension and installation of air source heat pump at 3 Broomhill Wynd, Monifieth.

The Planning Adviser provided a brief overview of the application, and in response to members questions, the Team Leader, Environmental Protection provided an update.

Thereafter, the Committee confirmed that they had sufficient information to determine the appeal and that no further procedure was required.

Having heard from all members, the Committee agreed that the decision to include Condition 3 of planning permission ref 23/00516/FULL should stand. The Service Leader's (Planning and Sustainable Growth) decision and reason for including Condition 3 as detailed in the Report of Handling, were endorsed and the review dismissed.

6. BALGOWNIE FARM STEADING, EASSIE

There was submitted Report No 144//24 by the Director of Legal, Governance & Change, detailing an application for review in relation to the refusal of planning permission of application No. 21/00081/FULL for conversion of steading to form single dwelling house including landscaping, boundary treatments, erection of a treehouse and associated work at Balgownie Farm Steading, Eassie.

The Planning Adviser provided a brief overview of the application and also highlighted that new information submitted as part of a response from an interested party had not previously been available at the time of determination.

The Committee agreed to accept the new information from the interested party as outlined in Appendix 3 to the Report.

The Team Leader, Coastal, Flood Risk and Structures provided a brief update and also responded to members questions in relation to flood risks.

Having considered responses from the Planning Adviser and Legal Adviser, the Committee intimated that the information presented did not sufficiently demonstrate that the proposal would be compatible with policies related to flood risk and drainage.

Thereafter, the Committee agreed that the decision to refuse the application was in accordance with National Planning Framework 4 and the Council's Local Development Plan. 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.