

## **ANGUS COUNCIL**

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 11 June 2024 at 10.00am.

**Present:** Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, BILL DUFF, CRAIG FOTHERINGHAM, IAIN GALL, IAN McLAREN and LLOYD MELVILLE.

Councillor CHEAPE, Convener, in the Chair.

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were intimated on behalf of Councillors Heather Doran, Gavin Nicol and Tommy Stewart.

### **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 4 May to 31 May 2024, a total of 37 Building Warrants and 23 Amendment to Warrants had been approved with an estimated cost of £3,159,169.

### **4. DELEGATED DECISIONS**

The Committee noted that during the period 4 May to 31 May 2024, a total of 43 applications had been approved and 1 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 14 May 2024 was approved as a correct record and signed by the Convener.

### **6. COTTON OF LOWNIE, HILLEND OF LOWNIE, FORFAR**

There was submitted Report No 181/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 23/00393/FULM for the construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and landscape and biodiversity enhancements at Cotton of Lownie, Hillend of Lownie, Forfar. The application was recommended for refusal.

Slides were shown following which Mr Taylor responded to Councillor Duff's question regards the intention of the applicant to consume all the electricity in the concrete plant generated by the solar farm and advised that any excess would be exported to the grid via Lunanhead sub-station.

*At this stage in the meeting (10.32am), the Council resolved to adjourn for 2 minutes due to technical difficulties with the cameras.*

*The meeting resumed at 10.34am.*

Thereafter, Ms Hamilton, Mr Beaton, Ms Orr, Mr Wilson and Mrs Shanks, all objectors addressed the meeting. The Clerk on behalf of Mrs Feltham, Forfar Community Council read out a statement of objection. Mr Neil Sutherland, on behalf of the applicant, addressed the meeting and responded to members' questions with regards to site restoration, any impact on the path network, the tangible benefit of the development and road safety concerns.

Following comments and having had regard to all objections and submissions, the Committee agreed that the application be refused for the reason detailed in Section 10 of the Report.

*At this stage in the meeting (11.27am), the Committee agreed to adjourn for 10 minutes for a comfort break. The meeting resumed at 11.37am.*

**7. RECREATION GROUND, GRAHAM CRESCENT, FORFAR**

There was submitted Report No 182/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 24/00143/FULL by Forfar Stingers Para Football Club for the siting of a storage container at the Recreation Ground, Graham Crescent, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions with regards to neighbour notification.

Having had regard to the objections and submissions, the Committee agreed that the application be approved for the reason and subject to the conditions detailed in Section 10 of the Report.