

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 13 August 2024 at 10.09am.

Present: Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, LINDA CLARK, HEATHER DORAN, BILL DUFF, CRAIG FOTHERINGHAM, IAIN GALL, IAN McClaren, LLOYD MELVILLE and GAVIN NICOL.

Councillor CHEAPE, Convener, in the Chair.

Prior to the commencement of business, the Convener apologised for the delay in starting the meeting due to technical difficulties.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Kenny Braes and Tommy Stewart.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Gall made a declaration of interest in relation to Item 11, application No 24/00104/FULL as he was the applicant. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of the item.

Councillor Melville made a statement of transparency in relation to item 10, application No 24/00374/FULL in that he had visited the museum in another work role capacity, and had discussed the facility with staff but had had no discussions regarding the planning application.

Councillor Nicoll made a statement of transparency in relation to item 11, application No 24/00104/FULL in that the applicant was a work colleague but indicated that he had not any direct contact with the applicant regarding the application.

3. BUILDING WARRANTS

The Committee noted that during the period 1 June to 2 August 2024, a total of 97 Building Warrants, 3 Demolition Warrants and 39 Amendment to Warrants had been approved with an estimated cost of £11,337,858.

4. DELEGATED DECISIONS

The Committee noted that during the period 1 June to 2 August 2024, a total of 105 applications had been approved and 5 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 11 June 2024 was approved as a correct record and signed by the Convener.

6. APPOINTMENT – DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

The Committee agreed to appoint Councillor Beattie to the Development Management Review Committee.

7. LAND 300M NORTH EAST OF BRIDGE OF DUN SUBSTATION, DUN, MONTROSE

There was submitted Report No 221/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 24/00038/FULM submitted on behalf of RES Limited for the installation of an energy storage facility (with a capacity of up to 49.9MW) including battery enclosures, power conversion units, transformers, substations, grid connection infrastructure, vehicular access, and associated works on land 300M northeast of Bridge of Dun substation, Dun, by Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding the track access to the site, and providing clarification concerning financial provisions for restoration of the site.

Thereafter, Mr Russell, a supporter, addressed the meeting. Mr Deeney, on behalf of the applicant also addressed the meeting and responded to members' questions with regards to alarm response times.

Following comments, and 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

At this stage in the meeting (11.03am), the Committee agreed to adjourn for 15 minutes due to technical difficulties. The meeting resumed at 11.18am.

8. UNION PARK, LINKS AVENUE MONTROSE

There was submitted Report No 222/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 24/00289/FULL by Union Park Community Sports Club for the erection of a new community sports building and ancillary works including the formation of a parking area at Union Park, Links Avenue, Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to questions from members regarding transport links to the development and the energy efficiency of the building.

Thereafter, Miss Smith, on behalf of the applicant, responded to questions from members regarding accessible adult changing facilities and energy efficiency.

Following comments, and 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.

9. ROO'S LEAP, 2 TRAILL DRIVE, MONTROSE

There was submitted Report No 223/24 by the Service Leader – Planning and Sustainable Growth detailing application No. 24/00250/FULL by Roo's Leap for the formation of a beer garden including the erection of nine shelter structures and perimeter planters at Roo's Leap, 2 Traill Drive, Montrose. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to questions from members regarding emergency service access and noise management.

Following comments and 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.

10. SIGNAL TOWER, LADYLOAN, ARBROATH

There was submitted Report No 224/24 detailing application No. 24/00374/FULL submitted by Angus Council for the change of use of land to allow the siting of a coffee trailer at Signal Tower, Ladyloan, Arbroath. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to question from members regarding operating hours.

Following comments and having had regard to the objection and submissions, the Committee agreed that the application be approved for the reason and subject to the conditions details in Section 10 of the Report.

Having declared an interest at Article 2 above, Councillor Gall left the meeting during consideration of the following item.

11. PLOT, GLENSKINNO, MONTROSE

There was submitted Report No 225/24 by the Service Leader – Planning and Sustainable Growth detailing planning application 24/00104/FULL by Mr. Iain Gall for two extensions on an existing house at Plot, Glenskinno, Montrose. The application was recommended for approval subject to conditions.

Slides were shown.

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

Councillor Gall re-joined the meeting.

12. PROPOSAL OF APPLICATION NOTICE: LAND SURROUNDING FALLAWS OF ARBIRLOT, ARBROATH

There was submitted Report No 226/24 by the Service Leader – Planning and Sustainable Growth detailing a proposal of application notice No. 24/00367/PAN by Renewable Energy Systems Ltd in respect of a major development comprising of the construction and operation of a solar farm of up to 49.9MW output and its associated infrastructure on land surrounding Fallaws of Arbirlot, Arbirlot, Arbroath. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

Slides were shown following which the Committee agreed to note the key issues identified by officers as set out in paragraph 4.4 of the Report.

13. PROPOSAL OF APPLICATION NOTICE: FIELD 280M WEST OF WESTFIELD HOUSE, WESTFIELD LOAN, FORFAR

There was submitted Report No 227/24 by the Service Leader – Planning and Sustainable Growth detailing a proposal of application notice No 24/00434/PAN submitted on behalf of Muir Homes Ltd and Scotia Homes Ltd for a residential development with associated infrastructure, open space and landscaping at fields 280m west of Westfield House, Westfield Loan, Forfar. The Committee was invited to identify issues which it would like to see addressed in the planning application that would subsequently be submitted.

Slides were shown following which the Committee agreed to note the key issues identified by Officers as set out in paragraph 4.4 of the Report but emphasised the application should contain further information on the potential impact on the A90, in particular the Lochlands junction, and the impact on health infrastructure.