

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 17 September 2024 at 10.00am.

Present: Councillors DAVID CHEAPE, CHRIS BEATTIE, KENNY BRAES, LINDA CLARK, HEATHER DORAN, BILL DUFF, CRAIG FOTHERINGHAM, IAN MCLAREN, LLOYD MELVILLE, GAVIN NICOL and TOMMY STEWART.

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

Apologies for absence were intimated on behalf of Councillors Brenda Durno and Iain Gall.

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 3 August to 6 September 2024, a total of 53 Building Warrants, 1 Demolition Warrant, and 15 Amendment to Warrants had been approved with an estimated cost of £9,274,399.

4. DELEGATED DECISIONS

The Committee noted that during the period 3 August to 6 September 2024, a total of 48 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 13 August 2024 was approved as a correct record and signed by the Convener.

6. LAND 400M NORTH OF BANKHEAD, ARBIRLOT, BY ARROATH

There was submitted Report No 276/27 by the Service Leader – Planning and Sustainable Growth detailing planning application No. 24/00178/FULM on behalf of Ecocel Energy (Storage) Ltd for the development of a battery energy storage system (with a capacity of 49.9MW) comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works on land 400M north of Bankhead, Arbirlot by Arbroath. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding cumulative and ecological impacts.

Thereafter, Mr Whitton, an objector, addressed the meeting. Mr Glover, the applicant and Ms Francké, on behalf of the applicant, also addressed the meeting and responded to members' questions regarding alarm response times, fire safety management plans and site selection.

Following comments, and having had regard to all 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

7. RED LION CARAVAN PARK, DUNDEE ROAD, ARBROATH

There was submitted Report No 277/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No. 24/00352/FULL for the change of use of land to form an extension to an existing caravan park, for the siting of 25 additional caravans, and additional landscaping at Red Lion Caravan Park, Dundee Road, Arbroath. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding drainage, biodiversity impact and the boundary edge planting.

Following comments, and having regard to all 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.

At this stage in the meeting (11.21am), the Committee agreed to adjourn for 10 minutes. The meeting resumed at 11.31am.

8. LAND TO WEST OF BRIDGEND FARMHOUSE, RUTHVEN

There was submitted Report No 278/27 by the Service Leader – Planning and Sustainable Growth detailing planning application No. 24/00254/PPPL by AJ Lyburn Ltd for the erection of 9 dwellinghouses including redevelopment of a brownfield site and ancillary works on land to the west of Bridgend Farmhouse, Ruthven. The application was recommended for approval subject to conditions.

Slides were shown at which point officers responded to members questions regarding biodiversity and the erection of a bus shelter at the bus stop adjacent to the site.

Thereafter Mr Reeves, on behalf of the applicant, responded to members' questions regarding the indicative site plan and the manner in which the development would respect the rural character of the area.

Following comments and having had regard to all the submissions, the Committee agreed that the application be approved for the reason and subject to the conditions as detailed in Section 10 of the Report, subject to the following additional condition: -

'Condition 3(vii)

A scheme for the provision of public transport infrastructure to serve the development which shall include provision for bus stops, shelters, and associated signage and road markings.'