

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT MANAGEMENT REVIEW COMMITTEE** held in the Town and County Hall, Forfar on Monday 30 September 2024 at 11.00am

Present: Councillors DAVID CHEAPE, LINDA CLARK, BRENDA DURNO, IAIN GALL and TOMMY STEWART.

Councillor CHEAPE Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

There were no apologies intimated.

2. DECLARATIONS OF INTEREST AND STATEMENTS OF TRANSPARENCY

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

3. LAND NORTH EAST OF DUNTRUNE HOUSE, DUNTRUNE

With reference to Article 3 of the minute of meeting of this Committee of 22 August 2024, there was submitted Report No 299/24 by the Director of Legal, Governance and Change detailing proposed conditions for planning application No. 20/00830/FULL following on from the Committee's indication that they were minded to uphold the appeal and grant planning permission for erection of crematorium building and associated parking, access, turning space, landscaping and boundary enclosures at Land North East of Duntrune House, Duntrune subject to appropriate conditions.

The Convener, on behalf of the Committee, confirmed that members, whilst reaching their decision, had considered how the development complied with the Angus Local Development Plan (ALDP) 2016 and National Planning Framework 4 (NPF4), this being the most up to date statement of planning policy, whilst applying wider planning judgement, and clarified the reasons for the Committee's decision as follows:

'NPF4

- In terms of the overarching policies of NPF4, Policy 1 Tackling the Climate and Nature Crises, and Policy 2 Climate Mitigation and Adaptation, the Committee have taken a wider view of compliance with these. Development on greenfield sites in rural locations is not prohibited, travel to cremations elsewhere will be reduced and the development also proposes many sustainable design and construction features.
- The development is not located on prime agricultural ground and thus complies with NPF4 Policy 5 Soils.
- NPF4 Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings is complied with as while the development is on greenfield land out with a settlement, this is permitted as the proposal is of a scale and nature appropriate to the location and there are no suitable and available brownfield sites capable of accommodating the development.
- NPF4 Policy 13 Sustainable Transport is not contravened as the development is not a significant travel generating use and has been considered alongside the desire to encourage rural development under NPF4 Policy 29 given the particular nature of the development. Attending a cremation cannot be considered to be every day travel which reduces the applicability of the policy to the development. The proposal will be more accessible to more people as it provides an alternative facility and will reduce travel times and CO2 emissions.
- The proposal complies with NPF4 Policy 14 Design, Quality and Place as the development requires to be in this location and is sensitive to the location in terms of its layout, siting and design.

- The proposal helps to address inequalities and will provide jobs contributing to local and regional community wealth building and therefore complies with NPF4 Policy 25 Community Wealth Building.
- In terms of compliance with Policy 26 Business and Industry of NPF4 while a crematorium is a use in its own right, it is important to recognise that the development will provide jobs, there is no suitable alternative location available and it is of a scale and nature which is compatible with the surrounding area.
- The proposal will contribute to the local rural economy and provide an essential community facility in compliance with NPF4 Policy 29 Rural Development.

ALDP 2016

- ALDP Policy DS1 Development Boundaries and Priorities is complied with as although the development is outwith the settlement, it is of a scale and nature appropriate to the location, no brownfield sites are suitable or available and there are no adverse effects on designated sites.
- ALDP Policy DS2 Accessible Development is complied with as it is accepted the use is unsuitable for a town centre or edge of centre location and it is of an appropriate nature and scale for a countryside location.
- ALDP Policy DS3 Design, Quality and Placemaking is acceptable and there is no detrimental landscape impact.
- ALDP Policy TC8 Community Facilities and Services is complied with as the location is acceptable and the scale and design is appropriate for the location.
- It is considered that the proposal complies with ALDP Policy TC15 Employment Development because it has been demonstrated there are no alternative sites, the location is acceptable and there are no adverse environmental impacts.'

Thereafter, the Committee considered the conditions following which members made a number of comments.

The Committee agreed, to approve the conditions as set out in the Appendix to Report 299/24, subject to the following amended/additional conditions:

'Condition 6

That prior to the commencement of development, an updated drawing shall be submitted for the further approval of the Planning Authority and Roads Authority showing the widening of the carriageway of the Monifieth – Kingennie – Duntrune road (C4) to a nominal width of 7.0m along the entire site frontage . The widening of the road shall also be completed to the satisfaction of the Planning Authority and Roads Authority prior to the commencement of development.

Reason: To provide a safe and suitable standard of access and to maintain the free flow of traffic on the roads leading to the site.

Condition 11

The building hereby approved shall not be brought into use unless a Travel Plan has been submitted to and approved in writing by the Planning Authority. This shall include details of a proposed new bus stop to be installed at the entrance to the development. The building shall not be brought into use unless the bus stop has been installed and any other measures set out in the approved Travel Plan have been implemented in full and to the satisfaction of the Planning Authority in consultation with the Roads Authority.

Reason: To encourage a more sustainable means of travel to and from the proposed development.

Condition 14

A Speed Limit Order shall be promoted that provides for a reduction in the national speed limit on the Dundee – Tealing – Auchterhouse road (C6) from its junction with the Monifieth – Kingennie – Duntrune road (C4) westwards towards Burnside of Duntrune.'

Reason: In the interests of road safety'

Having agreed the conditions, the Review was accordingly upheld and planning permission granted for the reasons as outlined above, and subject to the conditions as detailed within the Appendix to Report 299/24 and the amended/additional conditions detailed above.