

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 22 October 2024 at 10.00am.

Present: Councillors DAVID CHEAPE, BRENDA DURNO, CHRIS BEATTIE, KENNY BRAES, SERENA COWDY, HEATHER DORAN, BILL DUFF, CRAIG FOTHERINGHAM, IAIN GALL, IAN MCLAREN, LLOYD MELVILLE and GAVIN NICOL.

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

An apology for absence was intimated on behalf of Councillor 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 7 September to 11 October 2024, a total of 58 Building Warrants, 4 Demolition Warrants, and 30 Amendment to Warrants had been approved with an estimated cost of £11,532,245.

4. DELEGATED DECISIONS

The Committee noted that during the period 7 September to 11 October 2024, a total of 87 applications had been approved and 3 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 17 September 2024 was approved as a correct record and signed by the Convener.

6. DEWAR HOUSE, ACADEMY LANE, ARBROATH

There was submitted Report No 306/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00312/FULL for the change of use of an office building to form 19 flats and erection of one detached dwellinghouse at Dewar House, Academy Lane, Arbroath. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding emergency access, the affordable housing, charging for electric vehicles and any impacts that the new dwellinghouse would have on neighbouring properties.

Thereafter, Mr Hurst, an objector addressed the meeting. Mr Pirie, on behalf of the applicant, also responded to members questions regarding access to the proposed development, waste management arrangements, construction traffic and electric charging points.

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. LAND 100M NORTH OF BEECH HILL, LOUR ROAD, FORFAR

There was submitted Report No 307/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00440/FULL for the erection of 7 dwellinghouses and refurbishment of an existing building to provide a dwellinghouse, including formation of access road, landscaping, erection of boundary enclosures and associated infrastructure on land 100m north of Beech Hill, Lour Road, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding biodiversity and archaeological works.

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.

8. 67 DALHOUSIE COURT, LINKS PARADE, CARNOUSTIE

There was submitted Report 308/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00483/FULL for the change of use from residential flat to short term let at 67 Dalhousie Court, Links Parade, Carnoustie. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding building insurance.

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

9. LAND 800M NORTH EAST OF GAGIE FARM, KELLAS

There was submitted Report No 309/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00470/FULL for the formation of a section of access track (extension to consented access road and alternative point of access into the consented battery storage facility) on land 800metres northeast of Gagie Farm, Kellas. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members questions relating to the core path, verges, hedgerows and proposed use of the track.

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.

Following conclusion of the above item, Councillor Nicol left the meeting (11.41am).

10. PROPOSAL OF APPLICATION NOTICE: LAND AT KIRKTON INDUSTRIAL ESTATE, ARBROATH

There was submitted Report No 310/24 by the Service Leader – Planning and Sustainable Growth detailing a proposal of application notice No 24/00603/PAN for a major development involving a battery energy storage system with a capacity of up to 49.9MW on land at Sir William Smith Road, Kirkton Industrial Estate, Arbroath. The Committee was invited to identify issues which it would like to see addressed in any 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 site security.