

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **DEVELOPMENT STANDARDS COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 19 November 2024 at 10.00am.

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

Councillor CHEAPE, Convener, in the Chair.

1. APOLOGIES FOR ABSENCE

There were no apologies intimated.

2. DECLARATIONS OF INTEREST/STATEMENTS OF TRANSPARENCY

Councillor Beattie declared an interest in item 7, application No 24/00411/FULM, as he had carried out case work on previous applications at this site on behalf of residents. He indicated that he would not take part in any discussion and voting and would leave the meeting during consideration of the item.

3. BUILDING WARRANTS

The Committee noted that during the period 12 October to 8 November 2024, a total of 32 Building Warrants and 19 Amendment to Warrants had been approved with an estimated cost of £4,460,520.

4. DELEGATED DECISIONS

The Committee noted that during the period 12 October to 8 November 2024, a total of 57 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 22 October 2024 was approved as a correct record and signed by the Convener.

6. LAND 200M WEST OF TEMPLETON FARM, TEMPLETON, BIRKHILL

There was submitted Report No 353/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00095/FULM by Fig Power Ltd for the construction and operation of a battery energy storage system with a maximum storage capacity of up to 49.9 megawatts with associated works on land 200 metres west of Templeton Farm, Templeton, Birkhill. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding potential surface water, visual impact, and proposed specifications and timeline of landscaping.

Thereafter Mr Hughes, an objector, addressed the meeting. Mr Devlin, on behalf of the applicant, also responded to members' questions regarding the location of the proposed development, the termination point of the underground cable, fire safety concerns, current sites that the applicant operated, product safety regulations and environmental impact.

Councillor Durno entered the meeting at this point (10.24am) but did not take part in the item currently under consideration.

Following comments, and having regard to all 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.

In accordance with the provisions of Standing Order 15(12) Councillors Beattie and Melville requested that their dissent be recorded in relation to the foregoing decision.

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

7. GROUND AT PITREUCHIE FARM, FORFAR

There was submitted Report No 354/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00411/FULM by Laird Aggregates Ltd, which related to the proposed extension of Auchterforfar Quarry for the extraction of sand and gravel including the restoration of the land at ground at Pitreuchie Farm, Forfar.

The Report indicated that the application, made under section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended), was to develop subject to different conditions than those attached to previous planning permission 19/00091/FULM. Principally, the application sought a variation to condition 1 to permit the extraction of minerals over a period of 6 years from the date of commencement of development, associated with the new permission, and restoration of the site within a period of 7 years from the date of commencement of development. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding the potential of a further delay for extraction and quarry facilities in the locality.

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 as detailed in Section 10 of the Report.

Councillor Beattie re-joined the meeting.

8. 76A SOUTH STREET, FORFAR

There was submitted Report No 355/24 by the Service Leader – Planning and Sustainable Growth detailing planning application No 24/00476/FULL by Angus Council for the conversion of four existing flats into two dwellinghouses including external alterations at 76A-76D South Street, Forfar. The application was recommended for approval subject to conditions.

Slides were shown following which officers responded to members' questions regarding the internal accessibility of the proposed development and current occupancy of the properties.

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 as detailed in Section 10 of the Report.