

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town and County Hall, Forfar on Thursday 24 October 2002 at 6.00pm.

Present: Councillors STEWART McGLYNN, FRANK ELLIS, JOHN HENDERSON, ALEX KING, The Hon R J LESLIE MELVILLE, DAVID LUMGAIR, BILL ROBERTON, DAVID SELFRIDGE and RICHARD SPEIRS.

Apologies: Apologies for absence were intimated on behalf of Councillors BRIAN MILNE, PETER MURPHY, KITTY RITCHIE and SANDY WEST

Councillor McGLYNN, Convener, in the Chair.

1. BUILDING WARRANTS

The Committee noted that in the period 23 September - 11 October 2002 a total of 2 Staged Warrants, 2 Demolition Warrants, 16 Amendments to Warrants and 89 Building Warrants had been approved with an estimated cost of £8,272,737.

2. APPROVAL OF THE DUNDEE AND ANGUS STRUCTURE PLAN

With reference to Article 3 of the minute of meeting of the Planning and Transport Policy Committee of 17 October 2002, it was reported that Scottish Ministers, on 21 October 2002, had published a notice approving the Dundee and Angus Structure Plan 2001-2016, with modifications. The Plan had become operative after the Reports had been prepared and subsequently published for this meeting. However, the new Structure Plan policies had been taken into account and had no implications for any of these Reports.

The Committee noted the position and that in future, in all Reports relating to a planning application, reference would be made to the Dundee and Angus Structure Plan 2001-2016 and **not** the Tayside Structure Plan 1993.

3. PLANNING APPLICATIONS

(a) Delegated Approvals

There was submitted [Report No 1260/02](#) by the Director of Planning and Transport detailing the applications granted by him in accordance with the Scheme of Delegation appended to Standing Orders.

The Committee agreed to note the applications, detailed in the Appendix to the Report, granted under delegated powers during the period 27 September - 16 October 2002.

(b) Land at Greystone, Carmyllie

There was submitted [Report No 1261/02](#) by the Director of Planning and Transport detailing application No 02/00862/FUL by Norman Milton for the erection of a dwellinghouse on land at Greystone, Carmyllie.

The Committee noted that the applicant had withdrawn the application.

(c) Land at Rowan Cottage, Auchterhouse

There was submitted [Report No 1262/02](#) by the Director of Planning and Transport detailing application No 02/00788/OUT by Simon and Barbara McCrudden for the outline erection of a dwellinghouse on land at Rowan Cottage, Auchterhouse, Dundee.

The Committee noted that the applicant had withdrawn the application.

(d) Plot 2, Muirloch Farmhouse, Liff, Dundee

There was submitted [Report No 1263/02](#) by the Director of Planning and Transport detailing application No 02/00669/FUL by Cladichgate Management Ltd for the erection of two dwellinghouses at Plot 2, Muirloch Farmhouse, Liff, Dundee.

The Committee noted that the applicant had withdrawn the application.

(e) Land at Service Road, Forfar

There was submitted [Report No 1264/02](#) by the Director of Planning and Transport detailing application No 02/00973/FUL by Charles Elphinstone for the erection of 10 dwellinghouses on land at Service Road, Forfar. The application was recommended for approval.

Having heard Councillor Robertson, the Committee agreed that the application be approved as detailed in the Report subject to the following additional conditions:-

10. That prior to the commencement of the development, cross sections of the site hereby approved shall be submitted to and approved in writing to the Director of Planning and Transport showing any underbuilding and finished floor levels for each of the dwellinghouses.
11. That none of the existing trees within the site be felled, topped, lopped or otherwise interfered with without advance discussion with and without the prior written consent of the Director of Planning and Transport.
12. That for the duration of the construction period of the development, the existing trees on the land shall, if necessary, be physically protected by a temporary barrier to the satisfaction of the Director of Planning and Transport. There shall be no storage of soil, plant, vehicles or other materials or excavations within the confines of any such barrier or within four metres of the base of any tree.
13. That additional trees shall be planted within six months of the completion of the development to the satisfaction of the planning authority and be agreed in consultation with the Director of Planning and Transport.

Reasons for additional conditions:-

10. For clarification purposes and for the avoidance of any possible misunderstanding.
11. In order that the general amenity of the area shall not be affected.
12. In order that the general amenity of the area shall not be affected.
13. In order to enhance the appearance and amenity of the proposed development.

(f) Land at Abbeygate Superstore, High Street, Arbroath

With reference to Article 3(h) of the minute of meeting of this Committee of 3 October 2002, there was submitted [Report No 1265/02](#) by the Director of Planning and Transport detailing application No 02/00380/TEL by One2One for the installation of a slimline street works telecommunications monopole on land at Abbeygate Superstore, High Street, Arbroath. The application was recommended for approval.

The Committee agreed that the application be approved as detailed in the Report.

(g) Rossie School, Montrose

There was submitted [Report No 1266/02](#) by the Director of Planning and Transport detailing application No 02/00975/FUL by Rossie School for the redevelopment of residential accommodation, reception block and kitchen at Rossie School, Montrose. The application was recommended for approval.

Slides were shown and Mr English, the Architect, answered questions from members of the Committee.

The Committee agreed that the application be approved as detailed in the Report.

(h) Land at Rose Cottage, Little Brechin, Brechin

There was submitted [Report No 1267/02](#) by the Director of Planning and Transport detailing application No 02/00940/OUT by G Henderson for the outline erection of a dwellinghouse on land at Rose Cottage, Little Brechin, Brechin. The application was recommended for approval.

Slides were shown.

The Committee agreed that the application be approved as detailed in the Report, subject to the signing of a Section 75 Agreement.

(i) Site at North Craigo, Craigo, Montrose

There was submitted [Report No 1268/02](#) by the Director of Planning and Transport detailing application No 02/01017/OUT by E Russell for the outline erection of five houses on a site at North Craigo, Craigo, Montrose. The application was recommended for approval.

Slides were shown and Mr Selwa and Mr Doleman, objectors, addressed the meeting.

The Committee agreed that the application be approved as detailed in the Report subject to the following additional condition:-

12. That prior to or as part of the submission for approval of the detailed plans of the development proposal, the results of a survey into the disposal of surface water from the surrounding area shall be submitted to and approved in writing by the Director of Planning and Transport.

Reason:-

12. In order that the planning authority is assured that the drainage arrangement to serve the site is satisfactory.

(j) Loch of Liff Farm, Liff, Dundee

There was submitted [Report No 1269/02](#) by the Director of Planning and Transport detailing application No 02/00955/OUT by Mr and Mrs Appleton for the erection of a double garage at Loch of Liff Farm, Loch of Liff Road, Liff, Dundee. The application was recommended for approval.

Slides were shown and Dr Waugh, an objector, and Mrs Appleton, the applicant, addressed the meeting.

The Committee agreed that the application be deferred to allow further discussion on the application.

(k) 13 MacLagan Road, Carnoustie

There was submitted [Report No 1270/02](#) by the Director of Planning and Transport detailing application No 02/00817/FUL by Mr Reid for the erection of a garage at 13 MacLagan Road, Carnoustie. The application was recommended for refusal.

Slides were shown.

The Committee agreed that the application be refused for the reasons detailed in the Report.

(l) 57 Queen Street, Carnoustie

Councillor Selfridge declared an interest in this application.

There was submitted [Report No 1272/02](#) by the Director of Planning and Transport detailing application No 02/00904/FUL by Mr and Mrs Gunn for the extension to a dwellinghouse at 57 Queen Street, Carnoustie. The application was recommended for approval.

The Committee agreed that the application be approved as detailed in the Report.

(m) 25 Park Avenue, Carnoustie

Councillor Selfridge declared an interest in this application.

With reference to Article 2(c) of the minute of meeting of this Committee of 15 August 2002, there was submitted [Report No 1273/02](#) by the Director of Planning and Transport detailing application No 02/00956/OUT by Mr Boyd for the erection of 4 residential flats at 25 Park Avenue, Carnoustie. The application was recommended for approval.

The Committee agreed that the application be approved as detailed in the Report.