

ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town and County Hall, Forfar on Thursday 14 November 2002 at 6.00pm.

Present: Councillors STEWART McGLYNN, KITTY RITCHIE, FRANK ELLIS, ALEX KING, The Hon R J LESLIE MELVILLE, DAVID LUMGAIR, PETER MURPHY, BILL ROBERTON, DAVID SELFRIDGE, RICHARD SPEIRS.

Apologies: Apologies for absence were intimated on behalf of Councillors JOHN HENDERSON and SANDY WEST.

Councillor McGLYNN, Convener, in the Chair.

1. MINUTES OF PREVIOUS MEETINGS

The minutes of meetings of this Committee of 3 and 24 October 2002 were approved as correct records and signed by the Convener.

2. BUILDING WARRANTS

The Committee noted that in the period 14 October - 1 November 2002, a total of 1 Staged Warrant, 2 Demolition Warrants, 18 Amendments to Warrants and 83 Building Warrants had been approved with an estimated cost of £8,472,128.

3. PLANNING APPLICATIONS

(a) Delegated Approvals

There was submitted [Report No 1321/02](#) 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 17 October - 6 November 2002.

(b) Loch of Liff Farm, Liff, Dundee

With reference to Article 3(j) of the minute of meeting of this Committee of 24 October 2002, there was submitted [Report No 1322/02](#) by the Director of Planning and Transport detailing Application No 02/00955/FUL 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 Mr Appleton, the applicant, addressed the meeting.

The Committee welcomed the proposed amendments suggested by the applicant which appeared to satisfy the objector and agreed that if the plans were amended to incorporate these or similar proposals the Director of Planning and Transport could authorise the development accordingly.

(c) Land at Clocksbriggs, Forfar

There was submitted [Report No 1323/02](#) by the Director of Planning and Transport detailing Application No 02/00936/OUT by Mrs P McFarlane for the outline erection of a dwellinghouse at Clocksbriggs, Forfar.

The Committee noted that the applicant had withdrawn the application.

(d) Land Adjacent to Woodlea, Arbroath Road, Forfar

There was submitted [Report No 1324/02](#) by the Director of Planning and Transport detailing Application No 02/01081/OUT by Donald Stewart for the outline erection of a dwellinghouse on land adjacent to Woodlea, Arbroath Road, Forfar. The application was recommended for refusal.

Slides were shown.

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

(e) Link House, Easthill Road, Kirriemuir

There was submitted [Report No 1325/02](#) by the Director of Planning and Transport detailing Application No 02/00858/FUL by Mr and Mrs E Matthew for the erection of a fence at Link House, Easthill Road, Kirriemuir.

The Committee noted that the applicant had withdrawn the application.

(f) 43 Priory Cottages, Lunanhead

There was submitted [Report No 1326/02](#) by the Director of Planning and Transport detailing Application No 02/01009/FUL by Mr and Mrs Butchart for a front extension to a dwellinghouse at 43 Priory Cottages, Lunanhead, Forfar. The application was recommended for refusal.

Slides were shown and Mr Butchart, the applicant, addressed the meeting.

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

(g) South Leckaway Farm, Forfar

There was submitted [Report No 1327/02](#) by the Director of Planning and Transport detailing Application No 02/00998/OUT by Janoch & Sons for the erection of a dwellinghouse at South Leckaway Farm.

The Committee noted that the applicant had withdrawn the application.

(h) South Leckaway Farm Steading, Forfar

There was submitted [Report No 1328/02](#) by the Director of Planning and Transport detailing Application No 02/01020/FUL by Janoch & Sons for the conversion of a steading to form five residential units at South Leckaway Farm Steading.

The Committee noted that the applicant had withdrawn the application.

(i) 4 Esk Court, Forfar

There was submitted [Report No 1329/02](#) by the Director of Planning and Transport detailing Application No 02/01037/FUL by Mr and Mrs Ducat for the extension to a dwellinghouse at 4 Esk Court, Forfar.

The Committee noted that the applicant had withdrawn the application.

(j) Wynton Works, Strathmartine

There was submitted [Report No 1330/02](#) by the Director of Planning and Transport detailing Application No 01/01156/FUL by Andrew Kennedy for the erection of a dwellinghouse at Wynton Works, Strathmartine. The application was recommended for refusal.

Slides were shown and Mr Doel, the applicants' agent, addressed the meeting.

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

(k) 35 Linefield Road, Carnoustie

There was submitted [Report No 1331/02](#) by the Director of Planning and Transport detailing Application No 02/01027/FUL by Mr and Mrs Mellon for the extension to a dwellinghouse at 35 Linefield Road, Carnoustie. The application was recommended for refusal.

Slides were shown and Mrs Munro, the applicants' representative, addressed the meeting.

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

(l) 4 Addison Place, Arbroath

There was submitted [Report No 1332/02](#) by the Director of Planning and Transport detailing Application No 02/00919/FUL by C & D Edgar for the proposed formation of car parking in the front garden at 4 Addison Place, Arbroath.

The Committee noted that the applicant had withdrawn the application.

(m) Prior Road, Forfar

With reference to Article 2(d) of the minute of meeting of this Committee of 3 October 2002, there was submitted [Report No 1333/02](#) by the Director of Planning and Transport detailing Application No 02/00448/FUL by Taylor Shepherd for the erection of ten dwellinghouses on land at Prior Road, Forfar. The application was recommended for approval.

Slides were shown and Mr Kinnear, an objector, Mr Napier, Forfar Community Council and Mr Coutts, the applicant's agent, addressed the meeting.

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

11. That 1.8 metre wide footway shall be provided ex adverso the site along Prior Road to the satisfaction of the Director of Roads and the Director of Planning & Transport.

Reason:

11. In the interests of road traffic and/or pedestrian safety.

(n) Land at Kirkton of Craig, Montrose

There was submitted [Report No 1335/02](#) by the Director of Planning and Transport detailing Application No 02/01082/OUT by I Ogilvie for the outline erection of a dwellinghouse on land at Kirkton of Craig, Montrose. The application was recommended for approval.

Slides were shown and Mr Littler, an objector, addressed the meeting.

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

14. That the number of houses be limited to one only.

Reason:

14. In order that the general amenity of the area shall not be affected.

(o) 55 Roundyhill, Monifieth

There was submitted [Report No 1335/02](#) by the Director of Planning and Transport detailing Application No 02/01108/FUL by Mr and Mrs Morton for an attic conversion at 55 Roundyhill, Monifieth. The application was recommended for approval.

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

(p) 12 Hill Terrace, Birkhill

There was submitted [Report No 1337/02](#) by the Director of Planning and Transport detailing Application No 02/01003/FUL by Mr B G Addison for the erection of two dwellinghouses at 12 Hill Terrace, Birkhill, Dundee. The application was recommended for approval.

Slides were shown and Mrs Taylor, an objector, addressed the meeting.

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

4. That the indicated use of split-faced concrete masonry be replaced by harling or stone, the material to be agreed by the Director of Planning & Transport prior to use.

Reason:

4. In order to maintain the architectural and/or visual amenity of the area.

(q) 107 Coupur Angus Road, Muirhead

There was submitted [Report No 1338/02](#) by the Director of Planning and Transport detailing Application No 02/00911/FUL by Mrs V Barrat for the erection of a conservatory at 107 Coupur Angus Road, Muirhead. The application was recommended for approval.

Slides were shown.

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

(r) 2-4 Brown Street, Carnoustie

There was submitted [Report No 1347/02](#) by the Director of Planning and Transport detailing Application No 02/00944/FUL by Mr Healy for the change of use from vacant retail/office to call centre for private hire vehicles at 2-4 Brown Street, Carnoustie. The application was recommended for approval.

Slides were shown.

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

(s) Land Adjacent to 7 North Nevay Cottages, Eassie

There was submitted [Report No 13485/02](#) by the Director of Planning and Transport detailing Application No 02/00934/OUT by Mr and Mrs Durston for the outline erection of two dwellinghouses on land adjacent to 7 North Nevay Cottages, Eassie. The application was recommended for refusal.

Slides were shown and Mr McCrae, the applicants' agent, addressed the meeting.

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

4. PLANNING APPEAL DECISION - ARDOWNIE QUARRY, MONIFIETH

With reference to Article 2(q) of the minute of meeting of this Committee of 9 August 2001, there was submitted [Report No 1339/02](#) by the Director of Planning and Transport which detailed the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for an extension to Ardownie Quarry, Monifieth.

The Committee noted that the Scottish Ministers had dismissed the appeal.