

## ANGUS COUNCIL

MINUTE of MEETING of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town and County Hall, Forfar on Thursday 30 January 2003 at 6.00pm.

**Present:** Councillors STEWART McGLYNN, FRANK ELLIS, JOHN HENDERSON, ALEX KING, The Hon R J LESLIE MELVILLE, DAVID LUMGAIR, BRIAN MILNE, PETER MURPHY, KITTY RITCHIE, BILL ROBERTON, DAVID SELFRIDGE, RICHARD SPEIRS and SANDY WEST.

Councillor McGLYNN, Convener, in the Chair.

### 1. BUILDING WARRANTS

The Committee noted that in the period 20 December 2002 to 17 January 2003, a total of 3 Demolition Warrants, 15 Amendments to Warrants and 57 Building Warrants had been approved with an estimated cost of £1,304,718.

### PLANNING APPLICATIONS

### 2. DELEGATED APPROVALS

There was submitted [Report No 128/03](#) 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 21 December 2002 - 22 January 2003.

### 3. 5 VICTORIA STREET, MONIFIETH

There was submitted [Report No 150/03](#) by the Director of Planning and Transport detailing Application No 02/01227/FUL by Buddon Limited for the erection of three houses at 5 Victoria Street, Monifieth. The application for recommended for refusal.

Slides were shown and Mr Young, Monifieth Community Council, Mr Miln, an objector and Mr Coutts, the applicant's agent, addressed the meeting.

COUNCILLOR ELLIS, SECONDED BY COUNCILLOR McGLYNN, MOVED THAT THE APPLICATION BE REFUSED FOR THE REASONS DETAILED IN THE REPORT.

Councillor King, seconded by Councillor West, moved as an amendment that the application be deferred to allow the Committee to hold a site visit.

On a vote being taken the members voted:-

For the motion:-

Councillors McGlynn, Ellis, Henderson, Leslie-Melville, Lumgair, Murphy, Ritchie, Robertson and Speirs (9).

For the amendment:-

Councillors King, Milne, Selfridge and West (4)

The motion was declared carried resulting in the application being refused.

*Councillor Selfridge left the meeting at this point.*

**4. LAND AT OLD SMITHY, BARNHEAD, MONTROSE**

There was submitted [Report No 151/03](#) by the Director of Planning and Transport detailing Application No 03/00007/FUL by A Broadley for the erection of a dwellinghouse on land at The Old Smithy, Barnhead, Montrose. The application was recommended for approval.

Slides were shown.

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

**5. 5 HILL PLACE, MONTROSE**

There was submitted [Report No 152/03](#) by the Director of Planning and Transport detailing Application No 02/01301/OUT by East Coast Viners Ltd for the outline erection of a residential development at 5 Hill Place, Montrose. The application was recommended for approval.

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

**6. PANMURE ARMS HOTEL, HIGH STREET, EDZELL**

There was submitted [Report No 153/03](#) by the Director of Planning and Transport detailing Application No 02/01341/FUL by Panmure Arms Hotel, High Street, Edzell for an extension to the hotel at Panmure Arms, High Street, Edzell. The application was recommended for approval.

Slides were shown.

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

**7. LINKS HOTEL, MID LINKS, MONTROSE**

There was submitted [Report No 154/03](#) by the Director of Planning and Transport detailing Application No 01/01282/FUL by The Links Hotel for alterations to form additional rooms at the Links Hotel, Mid Links, Montrose. The application was recommended for approval.

Slides were shown.

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

**8. NEW WYND/BALTIC STREET, MONTROSE**

There was submitted [Report No 156/03](#) by the Director of Planning and Transport detailing Application No 02/01103/FUL by Scottish Midland Co-operative Society Ltd for the erection of a retail development on land at New Wynd/Baltic Street, Montrose. The application was recommended for approval.

Slides were shown.

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

*Councillor Robertson declared an interest in the following item.*

**9. WHITEHILLS HOSPITAL, STATION ROAD, FORFAR**

There was submitted [Report No 157/03](#) by the Director of Planning and Transport detailing Application No 02/01160/FUL by Robertson Construction Ltd for the erection of a Community Resource Centre at Whitehills Hospital, Station Road, Forfar. The application was recommended for approval.

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

**10. LAND AT ROSEBRAE, WOODVILLE, ARBROATH**

There was submitted [Report No 158/03](#) by the Director of Planning and Transport detailing Application No 02/01316/OUT by D Keillor for the outline erection of a dwellinghouse on land at Rosebrae, Woodville, Arbroath. The application was recommended for approval.

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

**11. NORTH MAINS ROAD, KIRRIEMUIR**

There was submitted [Report No 160/03](#) by the Director of Planning and Transport detailing Application No 02/01240/FUL by David Petrie Joiners for the installation of a dust extraction unit at North Mains Road, Kirriemuir. The application was recommended for approval.

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

*Councillor Lumgair declared an interest in the following item.*

**12. 2 WOODSIDE ROAD, LETHAM, FORFAR**

There was submitted [Report No 162/03](#) by the Director of Planning and Transport detailing Application No 02/01327/FUL by Joseph Mitchell (Letham) Ltd for an extension to the switch gear room at 2 Woodside Road, Letham. The application was recommended for approval.

Slides were shown.

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

**13. PHASES 3 AND 4, TURFBEG FARM, TURFBEG ROAD, FORFAR**

There was submitted [Report No 163/03](#) by the Director of Planning and Transport detailing Application No 02/01079/FUL by Elite Homes (Tayside) Ltd for the erection of 39 dwellinghouses at Turfbeg Farm, Forfar. The application was recommended for approval.

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

*Councillor Robertson declared an interest in the following item.*

**14. BEECHHILL HOUSE, LOUR ROAD, FORFAR**

There was submitted [Report No 164/03](#) by the Director of Planning and Transport detailing Application No 02/01219/FUL by Robertson Construction Ltd for the redevelopment and extension to the existing residential and day care unit at Beechhill House, Lour Road, Forfar. The application was recommended for approval.

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

**15. LAND AT LUNDIES COTTAGE, AIRLIE, KIRRIEMUIR**

With reference to Article 2(g) of the minute of meeting of this Committee of 5 December 2002, there was submitted [Report No 165/03](#) by the Director of Planning and Transport detailing Application No 02/01033/FUL by Mr and Mrs Johnstone for the erection of a dwellinghouse on land at Lundies Cottage, Airlie. The application was recommended for approval.

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

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

**16. 103 COUPAR ANGUS ROAD, BIRKHILL**

There was submitted [Report No 166/03](#) by the Director of Planning and Transport detailing Application No 02/01075/FUL by Alldays Stores Ltd for raising the filling station canopy and installing new storage tanks at Birkhill Autopoint, 103 Coupar Angus Road, Birkhill, Dundee. The application was recommended for approval.

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

## 17. PLANNING APPEAL DECISIONS

### (a) 10 Gallowden Avenue, Arbroath

With reference to Article 3(d) of the minute of meeting of this Committee of 11 July 2002, there was submitted [Report No 167/03](#) by the Director of Planning and Transport detailing the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for a house extension at 10 Gallowden Avenue, Arbroath.

The Committee noted that the appeal had been dismissed.

### (b) Smiddy Brae, Fowlis

With reference to Article 2(b) of the minute of meeting of this Committee of 14 March 2002, there was submitted [Report No 168/03](#) by the Director of Planning and Transport detailing the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for three houses at Smiddy Brae, Fowlis.

The Committee noted that the appeal had been dismissed.

### (c) 5 Queen Street, Carnoustie

With reference to Article 4(g) of the minute of meeting of this Committee of 21 February 2002, there was submitted [Report No 169/03](#) by the Director of Planning and Transport detailing the findings of the Reporter appointed by the Scottish Ministers to determine the appeal against the refusal of Angus Council to grant consent for change of use of store to flat at 5 Queen Street, Carnoustie.

The Committee noted that the appeal had been dismissed.

*Councillor Henderson declared an interest in the following item.*

## 18. ENFORCEMENT ACTION - POLYTUNNEL, BALLINSHOE FARM, KIRRIEMUIR

There was submitted [Report No 170/03](#) by the Director of Planning and Transport which related to a recommendation to take enforcement action in respect of the unauthorised erection of a large, commercial-scale Polytunnel at Ballinshoe Farm, by Kirriemuir.

The Committee agreed to defer consideration of the matter to the next meeting, following receipt of a legal submission from the applicant, that morning.

## 19. TREE PRESERVATION ORDER 2002 NO 1 - THE SMITHY, BARNHEAD, MONTROSE

There was submitted [Report No 171/03](#) by the Director of Planning and Transport advising that in terms of his delegated authority and Section 160 of the Town & Country Planning (Scotland) Act 1997, Provisional Tree Preservation Order 2002 No 1 had come into effect on 13 September 2002.

The Report noted that a Provisional Order continued in force for a period of six months or until the date the Order was confirmed by the planning authority, whichever first occurred. A period of 28 days was allowed for the making of objections and representations to the planning authority. Before deciding whether to confirm the Order, the Council must take into consideration any objections and representations duly made. The 28 day period had duly expired and no representations had been received.

The Committee agreed that the Tree Preservation Order 2002 No 1 be confirmed.