

# ITEM No. 7

Report No 722/96

## ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

5 SEPTEMBER 1996

**SUBJECT: DISCOVERY PLASTICS, INVERALDIE FARM, TEALING  
INTERIM REPORT RE COMPLIANCE WITH PLANNING CONSENT**

**REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract: The Committee in granting the above planning consent asked to be apprised as to the progress made to meet the conditions imposed on the temporary planning permission in respect of a change of use from vacant buildings to production and storage of recycled plastics and polythene, at Inveraldie Farm, Tealing, by Mr. D. Black.**

### 1 RECOMMENDATION

It is recommended that the Committee notes the progress (or lack of progress) made in compliance with the conditions imposed on the planning consent granted to Discovery Plastics at Inveraldie and that officials continue to monitor progress with a further report being presented in three months time.

### 2 PROGRESS TO DATE

- 2.1 Condition No. 1 prohibits the open storage of material between the buildings and the road. While this has not yet been achieved the situation is improved and Mr. Black is hopeful that he will be able to meet the requirements of this condition in the near future.
- 2.2 Condition No. 2 relates to the open storage of materials in the areas to the rear and south side of the former farm buildings and prohibits same unless and until:-
- a) 2.5 metre high chain link fencing has been erected along the western and southern site boundaries as detailed in the submission drawing;
  - b) 2.5 metre high timber slatted fencing has been erected along the eastern building line, the details of such timber fencing having been approved in writing by the Planning Authority prior to its erection; and
  - c) screen planting has been provided along the western site boundary, the details to be submitted and approved in writing by the Planning Authority.

The amount of materials stored in the areas of concern has been substantially reduced since the temporary conditional permission was granted. Estimates have been received in respect of the erection of chain link and slatted timber fencing and screen planting. Details of the last two will shortly be submitted for prior approval.

- 2.3 Condition No. 3 provides that once the screening and planting detailed in condition No. 2 have been completed to the written satisfaction of the Planning Authority, the open storage of material in those areas to the rear and south of the buildings be allowed to a maximum height of two metres only and on condition that any materials stored be in containers or other devices to prevent any windblow off the site onto adjoining land to the total satisfaction of the Director of Planning, Transport and Economic Development.
- 2.4 Condition No. 4 relates to the relocation of the portable building from the northern site boundary to the west of the building line and fence indicated in the submission drawing. Mr. Black is experiencing some difficulty in complying with this condition and is to write regarding same.
- 2.5 The remaining conditions concern: the distance the planting scheme has to be from the edge of the carriageway; when the temporary permission granted expires; the need to submit a new application when the one granted expires or, alternatively restore the land to its former condition; and that no alterations be made to the approved plans.
- 2.6 Mr. Black claims to be doing his utmost to meet the requirements of all the conditions imposed by the Council and is hopeful of doing so in advance of his permission expiring.
- 2.7 He is currently negotiating the sale of his granulator which recycles three tons of waste per day and replacing it with a machine capable of recycling one tonne of waste per hour. This will have the dual effect of enabling him to deal with the ever increasing volumes of waste his Council clients require him to process and to keep the amount of materials stored in the open to a minimum.

### 3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications.

### 4 CONSULTATION

- 4.1 The Chief Executive, Director of Law & Administration and Director of Finance have been consulted in the preparation of this report.

### 5 CONCLUSION

- 5.1 While progress to date has probably not been as impressive as members had perhaps hoped for, the planning consent exists for 12 months thus permitting the applicant a full year to fully meet the terms of the conditions imposed.
- 5.2 It is apparent from the monitoring exercise and particularly from discussions with Mr. Black that he is well aware of his obligations and the necessity to meet the conditions imposed and is intent on compliance within the 12 month period.

- 5.3 Under the circumstances, action by the Council would be inappropriate, indeed given the terms of the consent, it would be impossible to take any form of Enforcement Action.

#### NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/JJ/KW  
28 August 1996

Alex Anderson  
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