

**ANGUS COUNCIL****DEVELOPMENT CONTROL COMMITTEE****9 JANUARY 1997****SUBJECT: DISCOVERY PLASTICS, INVERALDIE FARM, TEALING  
SECOND INTERIM REPORT RE COMPLIANCE WITH PLANNING CONSENT****REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract: The Committee in granting planning consent 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, asked to be kept informed as to the progress made to meet the conditions imposed on the temporary permission.**

**1 RECOMMENDATION**

It is recommended that the Committee notes the current position regarding compliance with the conditions imposed on the planning consent granted and instructs the Director to write to Mr. Black re-emphasising the need to make substantially greater progress before the termination of the current consent if a renewal is to be forthcoming or amendments accepted (e.g. retention of portable building).

**2 PROGRESS TO DATE**

- 2.1 Condition No. 1 prohibits the open storage of material between the buildings and the road. This has been largely achieved.
- 2.2 Condition No. 2 relates to the open storage of material in areas to the rear and south side of the former steading 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.

According to Mr. Black the erection of fencing and screening is the subject of an application for grant aid to the Scottish Office. Until the matter is determined his agent has advised against undertaking any of the work himself as it could jeopardise his submission. Pending a resolution Mr. Black proposes clearing all materials from the rear and south sides of the site. Work on this has already begun.

- 2.3 Condition No. 4 relates to the relocation of the portable building from the northern site boundary to the west of the building line. This structure serves as an office and relocating it will be expensive as all services will be affected. Mr. Black is hopeful that the Council might see fit to allow it to remain in situ if he undertook to screen it from the road by erecting a timber slatted fence adjacent to its west and south elevations.
- 2.4 Mr. Black advises that he intends to clear all materials presently stored to the south and rear of the former steading buildings and all materials housed in them excepting one unit by the end of February 1997.

### **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 Limited progress only has been made. The greatest hold-up to securing complete compliance would appear to be due to the time taken by the Scottish Office to determine Mr. Black's application for grant aid. It is for the Council to decide if this is to be regarded as a mitigating factor. In terms of the planning consent, Mr. Black has until 5 June 1997 to meet the conditions and while gradual progress over the year would have been preferable, he can legitimately leave it until the early summer to comply.
- 5.2 The need to fulfil the requirements of the conditions imposed before the present consent expires has been stressed to Mr. Black.

### **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/IAL  
27 December 1996

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