

Item: 5.1

Local Review Body: 1 December 2021.

Proposed Erection of House for Retiring Farmer at Appietown, Rendall (21/046/PP).

Report by Chief Executive.

1. Purpose of Report

To determine a review of the decision of the Appointed Officer to refuse planning permission for the proposed erection of a house for a retiring farmer at Appietown, Rendall.

2. Recommendations

The Local Review Body is invited to note:

2.1.

That planning permission for the proposed erection of a house for a retiring farmer at Appietown, Rendall, was refused by the Appointed Officer on 29 July 2021, for the reasons outlined in section 3.2 of this report.

2.2.

That the applicant has submitted a Notice of Review requesting that the decision of the Appointed Officer, referred to at paragraph 2.1 above, be reviewed.

It is recommended:

2.3.

That the Local Review Body determines whether it has sufficient information to proceed to determination of the review, and if so:

- Whether to uphold, reverse or vary the decision of the Appointed Officer.
- In the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision notice.

2.4.

That, in the event the Local Review Body agrees that further information is required to determine the review, what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing.

3. Background

3.1.

Planning application 21/046/PP relates to the proposed erection of a house for a retiring farmer at Appietown, Rendall.

3.2.

The Appointed Officer refused the planning application on 29 July 2021 on the following grounds:

3.2.1.

The proposed site location would not reflect the character of the surrounding area and would appear incongruous and intrusive due to inappropriate siting within the landscape. The development fails to comply with Policy 1 – Criteria for All Development, points (i) and (ii), of the Orkney Local Development Plan 2017.

3.2.2.

The proposed site location does not reflect the local settlement pattern, nor would it reinforce the distinctive identity of Orkney's rural built environment and is not sympathetic to the character of the local area. The development fails to comply with Policy 2 – Design, points (i) and (ii), of the Orkney Local Development Plan 2017.

3.2.3.

The proposed development fails to meet policy requirements for a new house in the countryside. Insufficient justification is provided in relation to Policy SE (viii) for the Provision of a Single Dwelling House to allow for Retirement and Succession of a Farm. For a planning application to benefit from the provisions of this policy, it must be located with existing buildings at the business. The principle and the location sit together, and it would be contrary to the policy for the principle to be accepted and the requirements of the policy to be abandoned. The development is therefore contrary to Policy 5E – Housing – Single Houses and New Housing Clusters in the Countryside of the Orkney Local Development Plan 2017.

3.2.4.

The proposed development is not located nor sited to fit into the landscape. The proposed development is prominently located and would be dominant within the local landscape and would therefore not minimise landscape and visual impacts contrary to Development Criterion 2 of Supplementary Guidance: Housing in the Countryside (2021).

3.3.

In terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, the applicant has submitted a Notice of Review and supporting information, which is attached as Appendix 1 to this report.

3.4.

The Planning Handling Report, Planning Services file and the Decision Notice, including the reason for refusal, referred to in section 3.2 above, are attached as Appendices 2, 3 and 4 to this report.

4. Review Procedure

4.1.

In response to a Notice of Review “interested parties” are permitted to make a representation to the Local Review Body. “Interested parties” include any party who has made, and not withdrawn, a representation in connection with the application. No further representations were received.

4.2.

In accordance with the Council’s policy to undertake site inspections of all planning applications subject to a local review, prior to the meeting to consider the review, a site visit to Appietown, Rendall, will be undertaken at 09:30 on 1 December 2021.

4.3.

The Local Review Body may uphold, reverse or vary the decision of the Appointed Officer. In the event that the decision is reversed, draft planning conditions are attached at Appendix 5 for consideration.

4.4.

If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to follow in the review, or to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing(s).

5. Relevant Planning Policy and Guidance

5.1.

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise....to be made in accordance with that plan...”

5.2.

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website at:

<https://www.orkney.gov.uk/Service-Directory/D/Planning-Policies-and-Guidance.htm>

The policies listed below are relevant to this application:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5E – Single Houses and New Housing Clusters in the Countryside.
 - Policy 9 – Natural Heritage and Landscape.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance: Housing in the Countryside (2021).

6. Corporate Governance

This report relates to the Council complying with its statutory duties as a Planning Authority and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and the Local Outcomes Improvement Plan.

7. Financial Implications

All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing Planning Service revenue budgets.

8. Legal Aspects

8.1.

Under the Planning etc (Scotland) Act 2006 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 where an application for planning permission for local development has been determined by the Appointed Officer in accordance with the Council's Planning Scheme of Delegation, the applicant is entitled to seek a review of that decision by the Local Review Body.

8.2.

The procedures to be followed in respect of the review are as detailed in section 4 above.

8.3.

A letter from the Chief Planner, Scottish Government, in July 2011 confirmed that a review by a Local Review Body should be conducted by means of a full consideration of the application afresh.

9. Contact Officers

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10. Appendices

Appendix 1 – Notice of Review (pages 1 – 48).

Appendix 2 – Planning Handling Report (pages 49 – 59).

Appendix 3 – Planning Services File (pages 60 – 123).

Appendix 4 – Decision Notice and Reasons for Refusal (pages 124 – 129).

Appendix 5 – Draft Conditions (pages 130 – 132).

Pages 1 to 132, with the exception of pages 130 to 132, can be viewed at https://www.orkney.gov.uk/Service-Directory/D/application_search_submission.htm and inserting the planning reference “21/046/PP”.

All other documents can be viewed at <https://www.orkney.gov.uk/council-meetings.htm?postid=4641&postdiaryentryid=10361>