

## **Minute**

### **Planning Committee**

Wednesday, 23 January 2019, 13:30.

Council Chamber, Council Offices, School Place, Kirkwall.



### **Present**

Councillors Owen Tierney, Alexander G Cowie, Norman R Craigie, Robin W Crichton, David Dawson, Barbara Foulkes, John A R Scott, Graham L Sinclair, Magnus O Thomson, Duncan A Tullock and Kevin F Woodbridge.

### **Clerk**

- Angela Kingston, Committees Officer.

### **In Attendance**

- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Peter Trodden, Solicitor.

### **Observing**

- Chloe Rosie, Modern Apprentice, Business and Administration.

### **Apology**

- Councillor Stephen Sankey.

### **Declarations of Interest**

- No declarations of interest were intimated.

### **Chair**

- Councillor Owen Tierney.

## **1. Planning Application 18/322/PP**

### **Proposed Demolition of House and Garage and Erection of Two Houses at Clifton, Upper Crantit Road, Kirkwall**

As Councillors Barbara Foulkes and Magnus O Thomson had not been involved in previous discussions at the Committee regarding this application, nor taken part in the site visit, in terms of Standing Order 31 they were not present during discussion thereof.

Albert Bruce, representing the applicants, Mr and Mrs Bruce, and Stephen Omand, agent for the applicant, were present during consideration of this item.

After consideration of a report by the Executive Director of Development and Infrastructure, copies of which had been circulated, and after hearing a report from the Planning Manager (Development Management), the Committee:

Noted:

**1.1.** That a letter of objection relating to the application for planning permission in respect of the proposal to demolish a house and garage and erect two houses at Clifton, Upper Crantit Road, Kirkwall, had been received from Magnus Tullock, 3 Braedon Court, Kirkwall.

**1.2.** That, on 12 December 2018, the Planning Committee deferred consideration of the application for planning permission in respect of the proposal to demolish a house and garage and erect two houses at Clifton, Upper Crantit Road, Kirkwall, to enable members of the Committee to undertake a site visit.

**1.3.** That the site visit, referred to at paragraph 1.2 above, had taken place at 14:15 on 22 January 2019.

After hearing representations from Stephen Omand, agent for the applicant, and from Albert Bruce, representing the applicants, Mr and Mrs Bruce, Councillor Robin W Crichton, seconded by Councillor David Dawson, moved that the application for planning permission in respect of the proposal for the demolition of a house and garage and erection of two houses at Clifton, Upper Crantit Road, Kirkwall, be granted as, in their opinion:

(1) The proposed development had been sited to take into account the location and wider townscape.

(2) The scale, massing, form, proportions, height, density and use of materials of the proposed development was sympathetic to the character of the local area.

And, accordingly, the proposed development complied with the following policies of the Orkney Local Development Plan 2017:

- Policy 1 – Criteria for All Development.
- Policy 2 – Design.

Councillor Graham L Sinclair, seconded by Councillor Owen Tierney, moved an amendment that planning permission be refused in respect of the proposal for the demolition of a house and garage and erection of two houses at Clifton, Upper Crantit Road, Kirkwall, for the reasons as proposed by officers.

On a vote being taken 2 members voted for the amendment and 7 for the motion, and the Committee:

Resolved, in terms of delegated powers:

**1.4.** That planning permission be granted in respect of the proposal for the demolition of a house and garage and erection of two houses at Clifton, Upper Crantit Road, Kirkwall.

**1.5.** That powers be delegated to the Executive Director of Development and Infrastructure to issue the permission, referred to at paragraph 1.4 above, incorporating standard conditions.

**1.6.** That the Committee's reasons for granting planning permission against the recommendation of the Executive Director of Development and Infrastructure was that, in the Committee's opinion:

- The proposed development had been sited to take into account the location and wider townscape.
- The scale, massing, form, proportions, height, density and use of materials of the proposed development was sympathetic to the character of the local area.

And, accordingly, the proposed development complied with the following policies of the Orkney Local Development Plan 2017:

- Policy 1 – Criteria for All Development.
- Policy 2 – Design.

## **2. Planning Application 18/420/PP**

### **Proposed Extension of Hotel and Associated Landscaping at Lynnfield Hotel, Holm Road, Kirkwall**

Malcolm Stout, representing the applicant, Lynnfield Hotel Limited, and Stephen Omand, agent for the applicant, were present during consideration of this item.

After consideration of a report by the Executive Director of Development and Infrastructure, copies of which had been circulated, and after hearing a report from the Planning Manager (Development Management), the Committee:

Noted:

**2.1.** That a letter of objection relating to the application for planning permission in respect of the proposal for the extension of a hotel and associated landscaping at Lynnfield Hotel, Holm Road, Kirkwall, had been received from George and Christine Currie, Highview, Rosebank, Kirkwall.

After hearing representations from Stephen Omand, agent for the applicant, Lynnfield Hotel Limited, on the motion of Councillor David Dawson, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

**2.2.** That planning permission be granted in respect of the proposal for the extension of a hotel and associated landscaping at Lynnfield Hotel, Holm Road, Kirkwall, subject to the conditions proposed by officers, with a variation to condition 01 to include an additional option to allow the roof extension to be finished in a slate effect tile.

**2.3.** That the planning permission referred to above be issued, subject to the conditions attached as Appendix 1 to this Minute.

### **3. Conclusion of Meeting**

At 14:25 the Chair declared the meeting concluded.

Signed: Owen Tierney.

**Appendix 1.**

**Proposed Extension of Hotel and Associated Landscaping at  
Lynnfield Hotel, Holm Road, Kirkwall (18/420/PP)**

**Grant subject to the following conditions:**

01. Notwithstanding details submitted and included in elevations, the roof of the extension hereby approved shall be finished with natural slates, or slate effect tiles, to match the existing hotel. Prior to commencement of development, a sample shall be submitted to, and approved in writing by, the Planning Authority, and thereafter the roof shall be clad using the approved slates.

Reason: For the avoidance of doubt, and to ensure a satisfactory appearance for the development.

02. Prior to commencement of development, full details of the finish and colour of external walls of the extension hereby approved shall be submitted to, and approved in writing by, the Planning Authority, and thereafter the walls shall be finished in accordance with the approved details.

Reason: To ensure that the external appearance of the development is acceptable.

03. Prior to commencement of development, full details of proposed foul and surface water drainage systems shall be submitted to, and approved in writing by, the Planning Authority. Prior to the development hereby approved being brought into use, the approved systems shall be implemented and completed in accordance with the submitted layout, specification and other details. Thereafter and throughout the lifetime of the development, the drainage systems shall be retained in accordance with the approved specification, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that adequate drainage facilities are provided.

04. Surface water drainage provision within the application site shall accord with submitted plans and the principles of Sustainable Urban Drainage Systems (SUDS) and designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; to protect the water environment.

05. Hours of construction and demolition work on site involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall only take place between the hours of 08:00 and 18:00 Mondays to Fridays, 08:00 to 12:30 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Reason: To safeguard the amenity of nearby residents.

06. Prior to commencement of development, a Construction Method Statement (CMS) shall be submitted to, and approved in writing by, the Planning Authority. That CMS shall include full details of:

- Parking provision for site personnel, operatives, visitors and hotel guests.
- Loading and unloading of plant and materials.
- Construction compound (storage of plant and materials).

Thereafter, and throughout the duration of building operations (including demolitions and site works), the site shall be managed wholly in accordance with the approved CMS.

Reason: In the interests of residential amenity and to ensure the hotel can operate during this period.

07. All windows in the north-east elevation, facing Lynn Park, shall be obscure glazed. Prior to commencement of development, full details of the obscure glazing shall be submitted to, and approved in writing by, the Planning Authority. Prior to the development hereby approved being brought into use, all obscure glazing in the windows in the north-east elevation shall be completed in accordance with approved details, and thereafter shall be retained in accordance with the approved detail throughout the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.

Reason: To safeguard the privacy of the adjoining properties.

08. Prior to the development hereby approved being brought into use, the car park shall be laid out and marked wholly in accordance with the 'Parking and access layout' plan hereby approved, with 38 car parking bays including 2 disabled bays, and providing for the loading and unloading of delivery and refuse vehicles. Throughout the lifetime of the development, parking bays shall be retained for parking purposes only, and no bays shall at any time be used for storage or any other purpose.

Reason: To ensure adequate parking provision within the site.