

## Minute

### Planning Committee

Tuesday, 16 June 2020, 10:30.

Microsoft Teams.



### Present

Councillors Robin W Crichton, John A R Scott, Alexander G Cowie, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Owen Tierney and Duncan A Tullock.

### Clerk

- Hazel Flett, Senior Committees Officer.

### In Attendance

- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Georgette Herd, Solicitor.
- Susan Shearer, Senior Planner (Development and Marine Planning).
- Donald Wilson, Roads Authority Officer.

### Observing

- David Hartley, Communications Team Leader.

### Not Present

- Councillor Magnus O Thomson.

### Declaration of Interest

- Councillor David Dawson – Item 3.

### Chair

- Councillor Robin W Crichton.

## 1. Suspension of Standing Orders

The Committee **suspended Standing Order 8.11** to enable members to participate in the meeting from a remote location, as a party had the right to be heard in person or through a representative and the decision to be made was as a result of a quasi-judicial or regulatory hearings process, such as a planning application or an appeal.

## **2. Form of Voting**

The Committee resolved that, should a vote be required in respect of the planning applications to be considered at this meeting, notwithstanding Standing Order 21.4, the form of voting should be by calling the roll or recorded vote.

## **3. Planning Application 19/259/PP**

### **Proposed Erection of 12 Semi-detached Houses at The Crafty, Kirkwall**

Councillor David Dawson declared a non-financial interest in this item, being a Board member of Orkney Housing Association Limited, and was not present during discussion thereof.

Richard Flett, representing the applicant, Orkney Housing Association Limited, was 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:

**3.1.** That letters of objection relating to the application for planning permission in respect of the proposal for the erection of 12 semi-detached houses at The Crafty, Kirkwall, had been received from the following:

- Duncan Coombes, 46 Pickaquoy Loan, Kirkwall.
- Kenneth Stevenson, 7 Glaitness Court, Kirkwall.

After hearing representations from Richard Flett, representing the applicant, Orkney Housing Association Limited, on the motion of Councillor Barbara Foulkes, seconded by Councillor Robin W Crichton, the Committee:

Resolved, in terms of delegated powers:

**3.2.** That planning permission be granted in respect of the proposal for the erection of 12 semi-detached houses at The Crafty, Kirkwall, subject to the conditions attached as Appendix 1 to this Minute.

## **4. Planning Application 19/367/PP**

### **Proposed Erection of 16 Houses with Associated Infrastructure and Landscaping (Resubmission of 18/515/PP) near Greenfield House, Greenfield, St Andrews**

Colin Begley, agent representing the applicant, and Laura McLennan, representing the applicant, Bobby McLennan, were present during consideration of this item.

Andrea Massey, Tim and Gabrielle Barnby and Richard Bland, objectors, 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:

**4.1.** That letters of objection relating to the application for planning permission in respect of the proposal for the erection of 16 houses with air source heat pumps, some with integral garages, construction of an access, a footway, a road, a reedbed, treatment plants and a soakaway and associated landscaping (resubmission of 18/515/PP), had been received from the following:

- Dr Alan Massey and Mrs Andrea Massey, Hollyfield, Quoybrae, Toab.
- Tim Barnby and Dr Gabrielle Barnby, Greenfield House, Toab.
- Richard Bland, Calrican, St Margaret's Hope.

After hearing representations from Andrea Massey, Gabrielle Barnby and Richard Bland, objectors, and from Colin Begley, agent for the applicant, Bobby McLennan, Councillor Duncan A Tullock, seconded by Councillor David Dawson, moved that planning permission be granted in respect of the proposal for the erection of 16 houses with air source heat pumps, some with integral garages, construction of an access, a footway, a road, a reedbed, treatment plants and a soakaway and associated landscaping (resubmission of 18/515/PP), subject to conditions as proposed by officers, together with an additional condition relating to the provision of affordable housing.

Councillor Stephen Sankey, seconded by Councillor Robin W Crichton, moved an amendment that the application for planning permission in respect of the proposal for the erection of 16 houses with air source heat pumps, some with integral garages, construction of an access, a footway, a road, a reedbed, treatment plants and a soakaway and associated landscaping (resubmission of 18/515/PP), be refused, as, in their opinion:

- (1) The density of the proposed development, which would result in a doubling of the indicative capacity of eight houses detailed in the Supplementary Guidance: Settlement Statement, was too high resulting in an overdevelopment of the site.
- (2) The design and layout of the proposed development was not in keeping with adjacent development.
- (3) The scale and density of the development would result in a loss of rural character and contribute towards the urbanisation of Toab village.
- (4) The proposed development was not sited and designed to take into consideration the wider landscape and coastal character of the area.
- (5) The potential detrimental impact on the adjoining Bay of Suckquoy Local Nature Conservation Site and the proposed measures to mitigate the impact on the site and adjoining water environment were not considered satisfactory.

And, accordingly, the proposed development was contrary to the following policies:

- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development, parts (i), (ii), (iv), (ix) and (x).
  - Policy 2 – Design, parts (i) and (ii).
  - Policy 5 – Housing, section A – Housing in Settlement, part (i).
  - Policy 9 – Natural Heritage and Landscape, section A – Natural Heritage Designations, part 3 (i) .
  - Policy 9 – Natural Heritage and Landscape, section C – Wider Biodiversity and Geodiversity.
  - Policy 9 – Natural Heritage and Landscape, section D – The Water Environment.
- Supplementary Guidance: Natural Environment.
- Supplementary Guidance: Settlement Statements:
  - Toab – Housing Allocation TB-2.

The result of a recorded vote was as follows:

For the Amendment:

Councillors Norman R Craigie, Robin W Crichton, Stephen Sankey and Owen Tierney (4).

For the Motion:

Councillors Alexander G Cowie, David Dawson, Barbara Foulkes, John A R Scott and Duncan A Tullock (5).

The motion was therefore carried, and the Committee:

Resolved, in terms of delegated powers:

**4.2.** That planning permission be granted in respect of the proposal for the erection of 16 houses with air source heat pumps, some with integral garages, construction of an access, a footway, a road, a reedbed, treatment plants and a soakaway and associated landscaping (resubmission of 18/515/PP), subject to conditions as proposed by officers, together with an additional condition relating to the provision of affordable housing.

**4.3.** That the planning permission referred to above be issued, subject to the conditions attached as Appendix 2 to this Minute.

## **5. Conclusion of Meeting**

At 15:00 the Chair declared the meeting concluded.

Signed: Rob Crichton.