

Minute

Planning Committee

Wednesday, 21 August 2024, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, David Dawson, W Leslie Manson, James R Moar, Janette A Park, Raymond S Peace, John A R Scott and Ivan A Taylor.

Present via remote link (Microsoft Teams)

Councillor Duncan A Tullock.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Roddy Mackay, Head of Planning and Community Protection.
- Hazel Flett, Service Manager (Governance).
- Jamie Macvie, Service Manager (Development Management).
- Derek Manson, Team Manager (Development Planning).
- Paul Maxton, Solicitor.
- Donald Wilson, Roads Authority Officer.

Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.
- Isla McLeod, Graduate Planner.
- Maya Tams-Gray, Committees Officer.

Apologies

- Councillor P Lindsay Hall.
- Councillor Jean E Stevenson.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 23/466/PP

Proposed Change of Use of Barn to Wedding Venue (Retrospective) at Berstane Farmhouse, St Ola

Leslie Burgher, agent representing the applicant, Stephen MacPhail, was present during consideration of this item.

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, the Committee:

Noted:

1.1. That letters of objection relating to the application for retrospective planning permission in respect of the proposal for change of use from a barn to a wedding venue at Berstane Farmhouse, St Ola, had been received from the following:

- Babette Hegarty, Zan Moir, Berstane Road, St Ola.
- William Wilson, Falkland, Berstane Road.

After hearing a report from the Service Manager (Development Management) and representations from Leslie Burgher, agent representing the applicant, Stephen MacPhail, the Committee:

Resolved, in terms of delegated powers:

1.2. That the concerns of the objectors had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

1.3. That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 4 – Business, Industry and Employment.
 - Policy 14 – Transport, Travel and Road Network Structure.
- Supplementary Guidance:
 - Development Management Guidance: Business Development Outwith Town Centres.
- National Planning Framework 4:
 - Policy 26 – Business and Industry.
 - Policy 29 – Rural Development.

1.4. That retrospective planning permission be granted in respect of the proposal for the change of use from a barn to a wedding venue at Berstane Farmhouse, St Ola, subject to the conditions attached as Appendix 1 to this Minute.

2. Planning Application 24/046/PP

Proposed Installation of Replacement Windows and Doors, Three Air Source Heat Pumps, External Insulation and PV Array at Trenabie House, Pierowall, Westray

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, the Committee:

Noted:

2.1. That a letter of objection relating to the application for planning permission in respect of the proposal to install replacement windows and doors, three air source heat pumps, external insulation and a photovoltaic array at Trenabie House, Pierowall, Westray, had been received from Duncan and Louise Drever, 3 Gill Pier, Pierowall, Westray.

After hearing a report from the Service Manager (Development Management), the Committee:

Resolved, in terms of delegated powers:

2.2. That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

2.3. That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 7C – Energy.
- National Planning Framework 4:
 - Policy 1 – Tackling the Climate and Nature Crisis.
 - Policy 2 – Climate Mitigation and Adaption.
 - Policy 3 – Biodiversity.
 - Policy 11 – Energy.

2.4. That planning permission be granted in respect of the proposal to install replacement windows and doors, three air source heat pumps, external insulation and a photovoltaic array at Trenabie House, Pierowall, Westray, subject to the conditions attached as Appendix 2 to this Minute.

3. Planning Application 24/119/PP

Proposed Change of Use from Flat to Self-Catering Unit (Retrospective) at 51 Dundas Street, Stromness.

Sarah Sholl, representing the applicant, Jennifer Simpson, was present during consideration of this item.

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, the Committee:

Noted:

3.1. That a letter of objection relating to the application for retrospective planning permission in respect of the proposed change of use from a flat to a self-catering unit at 51 Dundas Street, Stromness, had been received from Zak Mathieson, 59 Dundas Street, Stromness.

After hearing a report from the Service Manager (Development Management), and representations from Sarah Sholl, representing the applicant, Jennifer Simpson, the Committee:

Resolved, in terms of delegated powers:

3.2. That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

3.3. That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 4 – Business, Industry and Employment.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 14 – Transport, Travel and Road Network Structure.
- National Planning Framework 4:
 - Policy 7 – Historic Assets and Places.
 - Policy 13 – Sustainable Travel.
 - Policy 14 – Design, Quality and Place.
 - Policy 27 – City, Town and Commercial Centres.
 - Policy 30 – Tourism.

3.4. That retrospective planning permission be granted in respect of the proposed change of use from a flat to a self-catering unit at 51 Dundas Street, Stromness, subject to the following condition:

The self-catering unit hereby approved shall be used solely as holiday letting accommodation. Occupation of the self-catering unit shall not exceed a maximum of 28 days by any person or group of persons in total, between the dates of 1 March and 31 October in any calendar year. To facilitate the enforcement of such control, the owners of the self-catering unit shall at all times maintain and shall make available to the Planning Authority upon reasonable request, a register of occupiers of the holiday accommodation to which this permission relates.

Reason: To comply with Orkney Local Development Plan policies to ensure that the self-catering unit is not used as a full-time residence.

4. Planning Application 24/237/HH

Proposed Erection of Domestic Shed (Retrospective) at The Mad Hatter, Northside Road, Birsay

May Banks, agent representing the applicant, Ben Wood, was present during consideration of this item.

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, the Committee:

Noted:

4.1. That letters of objection relating to the application for retrospective planning permission in respect of the proposal to erect a domestic shed at The Mad Hatter, Northside Road, Birsay, had been received from the following:

- Sally and Chris Read, Hawin, Northside.
- David and Ailsa Taylor, Muckle Geo, Northside.

After hearing a report from the Service Manager (Development Management), and representations from May Banks, agent representing the applicant, Ben Wood, the Committee:

Resolved, in terms of delegated powers:

4.2. That the concerns of the objectors had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

4.3. That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
- National Planning Framework 4.

4.4. That retrospective planning permission be granted in respect of the proposal for the erection of a domestic shed at The Mad Hatter, Northside Road, Birsay, subject to the conditions attached as Appendix 3 to this Minute.

5. Conclusion of Meeting

At 10:31 the Chair declared the meeting concluded.

Signed: Owen Tierney.