

# Minute

## Planning Committee

Wednesday, 22 January 2020, 12:00.

Council Chamber, Council Offices, School Place, Kirkwall.



## Present

Councillors Robin W Crichton, John A R Scott, Alexander G Cowie, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Magnus O Thomson, Owen Tierney, 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.
- Georgette Herd, Solicitor.

## Observing

- David Hartley, Communications Team Leader.

## Apology

- Councillor Graham L Sinclair.

## Declarations of Interest

- Councillor David Dawson – Item 1.
- Councillor Barbara Foulkes – Item 1.
- Councillor Kevin F Woodbridge – Item 1.

## Chair

- Councillor Robin W Crichton.

## **1. Planning Application 19/402/PP**

### **Proposed Erection of House with Integral Garage and Air Source Heat Pump at Fea Hill, Tankerness**

Councillors David Dawson and Kevin F Woodbridge declared non-financial interests in this item, in that the applicants were known to them, and left the meeting at this point.

Councillor Barbara Foulkes declared a non-financial interest in this item, advising that she was a member of the Liberal Democrats, but concluded that her interest did not preclude her involvement in the discussion.

Stephen Omand, agent for the applicants, Lord and Lady Wallace of Tankerness, 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:

**1.1.** That a letter of objection relating to the application for planning permission in respect of the proposal for the erection of a house with an integral garage and an air source heat pump at Fea Hill, Tankerness, had been received from John Pirie, Bonnie Brae, Tankerness.

After hearing representations from Stephen Omand, agent for the applicants, Lord and Lady Wallace of Tankerness, on the motion of Councillor Stephen Sankey, seconded by Councillor Barbara Foulkes, the Committee:

Resolved, in terms of delegated powers:

**1.2.** That planning permission be granted in respect of the proposal for the erection of a house with an integral garage and an air source heat pump at Fea Hill, Tankerness, subject to the conditions attached as Appendix 1 to this Minute.

## **2. Conclusion of Meeting**

At 12:25 the Chair declared the meeting concluded.

Signed: Rob Crichton.

## **Appendix 1.**

### **Proposed Erection of House with Integral Garage and Air Source Heat Pump at Fea Hill, Tankerness (19/402/PP)**

#### **Grant subject to the following conditions:**

01. Total noise from the Air Source Heat Pump(s) installed shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25 (noise measurements to be made with a window of any residential property outwith the development open no more than 50 mm).

Reason: To protect any nearby residents from excessive noise disturbance from the air source heat pumps.

02. Throughout the lifetime of the development hereby approved, surface water must be treated in accordance with the principles of Sustainable Drainage Systems (SuDS) and be compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage runoff onto the road or adjacent land.

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems (SuDS) of Orkney Local Development Plan 2017, Scottish Planning Policy – Managing Flood Risk and Drainage, and in the interests of road safety.

03. The foul drainage system hereby approved shall be connected and fully operational prior to the first occupation of the development.

Reason: In the interests of environmental protection and to accord with Policy 13C – Waste Water Drainage of Orkney Local Development Plan 2017.

Note: Prior to the commencement of any development, the developer should consult the Scottish Environment Protection Agency (SEPA) with regard to authorisations required for discharges of sewerage effluent to land or water.

04. Hours of work during the construction of the development hereby approved, 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 be restricted to 07:30 to 18:00 on Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Throughout the construction phase of the development there shall be no burning of waste material on site.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.

05. All foundations shall be excavated into any slope within the site. No underbuilding to compensate for any gradient is permitted.

Reason: In the interests of visual and landscape amenity.

06. The junction of the existing shared access track with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-01 Typical Access for Single Development (2-4 houses)', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to any other works commencing on the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed, in writing, by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.