

Minute

Local Review Body

Wednesday, 24 January 2018, 10:30.

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 and Kevin F Woodbridge.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

- Roddy Mackay, Planning Advisor.
- Katharine McKerrell, Legal Advisor.

Apologies

- Councillor Stephen Sankey.
- Councillor Magnus O Thomson.
- Councillor Duncan A Tullock.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 17/283/PIP

Proposed Siting of House at Heimdal, St Ola

After consideration of a report by the Chief Executive, copies of which had been circulated, the Local Review Body:

Noted:

1.1. That planning permission for the proposed siting of a house at Heimdal, St Ola, was refused by the Appointed Officer on 17 August 2017, for the reasons outlined in section 4.2 of the report by the Chief Executive.

1.2. That the applicant had submitted a Notice of Review requesting that the decision of the Appointed Officer, referred to at paragraph 1.1 above, be reviewed.

1.3. That, in accordance with policy, the Local Review Body had undertaken an unaccompanied visit to the site, referred to at paragraph 1.1 above, at 09:30 on 24 January 2018.

After hearing a report from the Planning Advisor, the Local Review Body:

Resolved, in terms of delegated powers:

1.4. That the review be determined without further procedure.

Councillor Robin W Crichton, seconded by Councillor Barbara Foulkes, moved that the decision of the Appointed Officer, to refuse the application for the proposed siting of a house at Heimdal, St Ola, be upheld.

Councillor Owen Tierney, seconded by Councillor John A R Scott, moved an amendment that planning permission in principle be granted in respect of the proposed siting of a house at Heimdal, St Ola, as, in their opinion, the house of Upper Scapa constituted a fourth house associated with the three other properties at Heimdal, Beach View and Swartland, therefore meeting the definition of a housing group as detailed in the Supplementary Guidance: Housing in the Countryside, requiring a housing group to consist of four or more occupied and independent dwelling houses which related to each other and were viewed as a group, and the proposed site therefore conformed with all the necessary criteria for single house infill development within existing housing groups, and accordingly, the proposed development would comply with Policy 5 – Housing, Section E: Single Houses and New Housing Clusters in the Countryside of the Orkney Local Development Plan 2017.

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

Resolved, in terms of delegated powers:

1.5. That planning permission in principle be granted in respect of the proposed siting of a house at Heimdal, St Ola, subject to the conditions attached as Appendix 1 to this Minute.

1.6. That the Local Review Body's reason for granting planning permission in principle was that, in the Local Review Body's opinion:

1.6.1. The house of Upper Scapa constituted a fourth house associated with the three other properties at Heimdal, Beach View and Swartland, therefore meeting the definition of a housing group as detailed in the Supplementary Guidance: Housing in the Countryside, requiring a housing group to consist of four or more occupied and independent dwelling houses which related to each other and were viewed as a group, and the proposed site therefore conformed with all the necessary criteria for single house infill development within existing housing groups.

And, accordingly, the proposed development was in accordance with Policy 5 – Housing, Section 3: Single Houses and New Housing Clusters in the Countryside of the Orkney Local Development Plan 2017.

2. Conclusion of Meeting

At 10:45 the Chair declared the meeting concluded.

Signed: Owen Tierney.