

Minute

Planning Committee

Wednesday, 18 January 2023, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, Kristopher D Leask, Graham A Bevan, Alexander G Cowie, P Lindsay Hall, James R Moar, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

Present via remote link (Microsoft Teams)

Councillor Mellissa-Louise Thomson.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

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

Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.

Declarations of Interest

- Councillor Alexander G Cowie – Item 2.
- Councillor Mellissa-Louise Thomson – Item 3.

Chair

- Councillor Owen Tierney.

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. Planning Application 22/236/PP

Proposed Erection of Two Houses and Creation of Access at Braeside, West Greaves, St Mary's, Holm

Councillor Alexander G Cowie declared an interest in this item, his connection being that one of the objectors was a former work colleague, and a friend, and was not present during discussion thereof.

Colin Leask, representing the applicant, Alfred Flett Limited, and James Thomas, objector, were 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, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

2.1. That letters of objection relating to the application for planning permission in respect of the proposal for the erection of two houses and creation of an access at Braeside, West Greaves, St Mary's, Holm, had been received from the following:

- Robert and Heather MacKenzie, Strathavon, West Greaves Road, St Mary's, Holm.
- James Thomas, Braeside, Holm.

After hearing representations from James Thomas, objector, and from Colin Leask, representing the applicant, Alfred Flett Limited, on the motion of Councillor Owen Tierney, seconded by Councillor Raymond S Peace, the Committee:

Resolved, in terms of delegated powers:

2.2. That the objections received on material planning grounds were not considered to be of sufficient weight to merit refusal.

2.3. That the proposed development was in accordance with the undernoted policies and guidance:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5 – Housing.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance: Settlement Statements (2017).
- Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).

2.4. That planning permission be granted in respect of the proposal for the erection of two houses and creation of an access at Braeside, West Greaves, St Mary's, Holm, subject to the conditions attached as Appendix 1 to this Minute.

3. Planning Application 22/280/PP

Proposed Demolition of Two Redundant Houses and Erection of Two Houses at East and West Blett, Eday

Councillor Mellissa-Louise Thomson declared an interest in this item, her connection being that she was a director of the Eday Partnership, who was the applicant, and left the meeting at this point.

Davie Campbell, representing the applicant, Eday Partnership, and Colin Begley, agent for the applicant, were 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, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

3.1. That, as the application for planning permission in respect of the proposal for the demolition of two redundant houses and the erection of two houses at East and West Blett, Eday, had been called in by two Councillors, in accordance with the Scheme of Delegation, the application required to be reported to Committee for determination.

After hearing representations from Davie Campbell, representing the applicant, Eday Partnership, and from Colin Begley, agent for the applicant, on the motion of Councillor Owen Tierney, seconded by Councillor P Lindsay Hall, the Committee:

Resolved, in terms of delegated powers:

3.2. That the proposed development was in accordance with the undernoted policies of the Orkney Local Development Plan 2017:

- Policy 1 – Criteria for All Development.
- Policy 2 – Design.
- Policy 5 – Housing.
- Policy 8 – Historic Environment and Cultural Heritage.
- Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
- Policy 14 – Transport, Travel and Road Network Infrastructure.

3.3. That planning permission be granted in respect of the proposal for the demolition of two redundant houses and the erection of two houses at East and West Blett, Eday, subject to the conditions attached as Appendix 2 to this Minute.

4. Conclusion of Meeting

At 10:40 the Chair declared the meeting concluded.

Signed: Owen Tierney.