

Minute

Planning Committee

Wednesday, 29 November 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, Mellissa-Louise Thomson and Duncan A Tullock.

Clerk

- Hazel Flett, Service Manager (Governance).

In Attendance

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

Observing

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

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 22/469/PP

Proposed Erection of Four Self-catering Units with Air Source Heat Pumps, with Associated Parking, Landscaping and Drainage Infrastructure including Outfall, at Furrowend, Eday

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 a letter of objection relating to the application for planning permission in respect of the proposal to erect four self-catering units with air source heat pumps, and associated parking, landscaping and drainage infrastructure including outfall at Furrowend, Eday, had been received from Mrs Caroline Webster, 51 Shakespear Road, Hanwell.

After hearing a report from the Service Manager (Development Management), on the motion of Councillor Alexander G Cowie, seconded by Councillor P Lindsay Hall, the Committee:

Resolved, in terms of delegated powers:

1.2. That consideration of the application for planning permission in respect of the proposal to erect four self-catering units with air source heat pumps, and associated parking, landscaping and drainage infrastructure including outfall at Furrowend, Eday, be deferred, to the next meeting of the Committee, to enable officers from Development Management to visit the site in order to ascertain whether works, relating to the application, had commenced on site.

2. Planning Application 23/016/PP

Proposed Erection of Toilet Block, Creation of Car Park, Associated Landscaping and Alteration to Accesses at Market Green, Dounby

Christie Hartley, representing the applicant, Orkney Islands Council, was present during consideration of this item.

Councillor John A R Scott intimated that, at the meeting of the Policy and Resources Committee held on 28 November 2023, during consideration of the capital programme monitoring report, he had commented that this application was likely to be approved, therefore indicating a predetermination of the application. Accordingly, he withdrew from the meeting and was not present for discussion of this application.

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 letters of objection relating to the application for planning permission in respect of the proposal to erect a toilet block, create a car park with electric vehicle chargers, associated landscaping and alteration to accesses at Market Green, Dounby, had been received from the following:

- Angus Scott, Junction House, Dounby.
- David and Sharon Craigie, Neven, Dounby.

After hearing a report from the Service Manager (Development Management), on the motion of Councillor Owen Tierney, second by Councillor Kristopher D Leask, the Committee:

Resolved, in terms of delegated powers:

2.2. That the concerns of the objectors 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:
 - The Spatial Strategy.
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 9 – Natural Heritage and Landscape.
 - Policy 10 – Green Infrastructure.
 - Policy 11 – Outdoor Sports, Recreation and Community Facilities
 - 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).
 - Three Villages Master Plan.
- National Planning Framework 4.
 - Policy 3 – Biodiversity.
 - Policy 14 – Design, Quality and Place.
 - Policy 20 – Blue and Green Infrastructure.
 - Policy 21 – Play, Recreation and Sport.
 - Policy 30 – Tourism.

2.4. That planning permission be granted in respect of the proposal to erect a toilet block, create a car park with electric vehicle chargers, associated landscaping and alteration to accesses at Market Green, Dounby, subject to the conditions attached as Appendix 1 to this Minute.

3. Planning Application 23/308/HH

Proposed Erection of Garage at Vallaquie, 11A Royal Oak Road, Kirkwall

Kenneth Montgomery, applicant, 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 letters of objection relating to the application for planning permission in respect of the proposal to erect a garage at Vallaquie, 11A Royal Oak Road, Kirkwall, had been received from the following:

- Colin Miller, 10A Royal Oak Road, Kirkwall.
- Ms Frances Troup, Jarlsholm, 11 Royal Oak Road, Kirkwall.

After hearing a report from the Service Manager (Development Management), on the motion of Councillor James R Moar, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

3.2. That the concerns of the objectors 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 2 – Design.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
- National Planning Framework 4.

3.4. That planning permission be granted in respect of the proposal to erect a garage at Vallaquie, 11A Royal Oak Road, Kirkwall, subject to the conditions attached as Appendix 2 to this Minute.

4. Planning Application 23/312/PP

Proposed Erection of Replacement House with Air Source Heat Pump (One for One) (Amendment to 21/154/AMC) at Minora, Harray

Sean Stanger, applicant, and Stephen Omand, agent representing 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, the Committee:

Noted:

4.1. That a letter of objection relating to the application for planning permission in respect of the proposal to erect a replacement house with air source heat pump (one for one) (Amendment to 21/154/AMC) at Minora, Harray, had been received from Gavin Critchley, Heatherlea, Stoneyhill Road, Harray.

After hearing a report from the Service Manager (Development Management), and after hearing representations from Stephen Omand, agent representing the applicant, Sean Stanger, on the motion of Councillor Duncan A Tullock, seconded by Councillor Alexander G Cowie, the Committee:

Resolved, in terms of delegated powers:

4.2. That the concerns of the objector 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:
 - The Spatial Strategy – The Isles Approach.
 - 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 14C – Transport, Travel and Road Network Structure.
- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 17 – Rural Homes.

4.4. That planning permission be granted in respect of the proposal to erect a replacement house with air source heat pump (one for one) (Amendment to 21/154/AMC) at Minora, Harray, subject to the conditions attached as Appendix 3 to this Minute.

5. Conclusion of Meeting

At 10:55 the Chair declared the meeting concluded.

Signed: Owen Tierney.