

## **Item: 3.1**

**Local Review Body: 25 January 2019.**

**Proposed Permanent Construction of Access Road at Copland's Dock, Stromness (17/379/PP).**

**Report by Chief Executive.**

### **1. Purpose of Report**

To determine a review of the decision of the Appointed Officer to refuse planning permission for the proposed permanent construction of an access road at Copland's Dock, Stromness.

### **2. Recommendations**

The Local Review Body is invited to note:

#### **2.1.**

That planning permission for the proposed permanent construction of an access road at Copland's Dock, Stromness, was refused by the Appointed Officer on 25 October 2018, for the reasons outlined in section 3.2 of this report.

#### **2.2.**

That the applicant has submitted a Notice of Review requesting that the decision of the Appointed Officer, referred to at paragraph 2.1 above, be reviewed.

**It is recommended:**

#### **2.3.**

That the Local Review Body determines whether it has sufficient information to proceed to determination of the review, and if so:

- Whether to uphold, reverse or vary the decision of the Appointed Officer.
- In the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision notice.

#### **2.4.**

That, in the event the Local Review Body agrees that further information is required to determine the review, what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing.

## **3. Background**

### **3.1.**

Planning application 17/379/PP relates to the proposed permanent construction of an access road at Copland's Dock, Stromness.

### **3.2.**

The Appointed Officer refused the planning application on 25 October 2018 on the following grounds:

#### **3.2.1.**

The development would provide a permanent means of access to the commercial pier and other neighbouring land allocated for business and industrial use, contrary to a feasibility study which identifies this as a less favourable option, accessed through a residential area, whilst providing no opportunity for planning control over the number, size, weight, time of day or night, or noise generated by vehicles using the road. As the amenity of the surrounding area and neighbouring residents cannot be safeguarded against negative impacts, the development is contrary to Policy 1 (iv) of the Orkney Local Development Plan 2017.

#### **3.2.2.**

The existing adjacent road infrastructure can accommodate current traffic volumes. However, the nature of a commercial pier is to promote increased operations and use of the pier, which would naturally increase traffic volumes, and adjoining land is allocated for further business and industrial development. The development provides no opportunity for planning control over the number, size or weight of those vehicles, so therefore no means to safeguard the Roads Services requirement to ensure no significant increase in traffic. The development is contrary to Policy 14 C (ii and iv) of the Orkney Local Development Plan 2017.

#### **3.2.3.**

The development is contrary to the Copland's Dock, Stromness Development Brief, adopted February 2014, which notes that within 5 years of the date of adoption of that development brief, the pier and adjacent allocated land should be accessed from the east from a new access road.

### **3.3.**

In terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, the applicant has submitted a Notice of Review and supporting information, which is attached as Appendix 1 to this report.

### **3.4.**

The Planning Handling Report, Planning Services file and the Decision Notice, including the reasons for refusal, referred to in section 3.2 above, are attached as Appendices 2, 3 and 4 to this report.

## **4. Review Procedure**

### **4.1.**

In response to a Notice of Review “interested parties” are permitted to make a representation to the Local Review Body. “Interested parties” include any party who has made, and not withdrawn, a representation in connection with the application. No further representations were received.

### **4.2.**

In accordance with the Council’s policy to undertake site inspections of all planning applications subject to a local review, prior to the meeting to consider the review, a site visit to Copland’s Dock, Stromness, was undertaken at 15:00 on 22 January 2019.

### **4.3.**

The Local Review Body may uphold, reverse or vary the decision of the Appointed Officer. In the event that the decision is reversed, draft planning conditions are attached at Appendix 5 for consideration.

### **4.4.**

If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to follow in the review, or to obtain further information by one or more of the following methods:

- By means of written submissions; and/or.
- By the holding of one or more hearing(s).

## **5. Relevant Planning Policy and Guidance**

### **5.1.**

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise....to be made in accordance with that plan...”

### **5.2.**

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website at:

<http://www.orkney.gov.uk/Service-Directory/D/Planning-Policies-and-Guidance.htm>

The policies and supplementary guidance listed below are relevant to this application:

- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 5 – Housing (Part A – Housing in Settlements).
  - Policy 9 – Natural Heritage and Landscape (Part G – Landscape).
  - Policy 14 – Transport, Travel and Road Infrastructure Network (Part A – Transport Infrastructure and Part C – Road Network Infrastructure).
  - Supplementary Guidance: Settlement Statements – Stromness.
- Other planning advice and guidance relevant to this application:
  - Planning Policy Advice “Development Quality within Settlements” (March 2012).
  - Stromness Urban Design Framework (July 2009).
  - Copland’s Dock Development Brief (March 2014).

## **6. Corporate Governance**

This report relates to the Council complying with its statutory duties as a Planning Authority and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and the Local Outcomes Improvement Plan.

## **7. Financial Implications**

All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing Planning Service revenue budgets.

## **8. Legal Aspects**

### **8.1.**

Under the Planning etc (Scotland) Act 2006 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 where an application for planning permission for local development has been determined by the Appointed Officer in accordance with the Council’s Planning Scheme of Delegation, the applicant is entitled to seek a review of that decision by the Local Review Body.

### **8.2.**

The procedures to be followed in respect of the review are as detailed in sections 4.3 and 4.4 above.

### **8.3.**

A letter from the Chief Planner, Scottish Government, in July 2011 confirmed that a review by a Local Review Body should be conducted by means of a full consideration of the application afresh.

## **9. Contact Officers**

Angela Kingston, Clerk to the Local Review Body, extension 2239, Email [angela.kingston@orkney.gov.uk](mailto:angela.kingston@orkney.gov.uk)

Roddy MacKay, Planning Advisor to the Local Review Body, extension 2530, Email [roddy.mackay@orkney.gov.uk](mailto:roddy.mackay@orkney.gov.uk)

Peter Trodden, Legal Advisor to the Local Review Body, extension 2219, Email [peter.trodden@orkney.gov.uk](mailto:peter.trodden@orkney.gov.uk)

## **10. Appendices**

Appendix 1 – Notice of Review (pages 1 – 6)

Appendix 2 – Planning Handling Report (pages 7 – 15)

Appendix 3 – Planning Services File (pages 16 – 76)

Appendix 4 – Decision Notice and Reasons for Refusal (pages 77 – 82)

Appendix 5 – Draft Planning Conditions (pages 83 – 84)

Pages 1 to 84, with the exception of pages 83 and 84, can be viewed at [http://www.orkney.gov.uk/Service-Directory/D/application\\_search\\_submission.htm](http://www.orkney.gov.uk/Service-Directory/D/application_search_submission.htm) and inserting the planning reference “17/379/PP”.

All other documents can be viewed at <http://www.orkney.gov.uk/Council/C/LRC2019.htm> and referring to the relevant meeting date.