

Minute

Planning Committee

Wednesday, 1 September 2021, 10:30.

Microsoft Teams.



Present

Councillors Robin W Crichton, John A R Scott, Alexander G Cowie, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Owen Tierney, Duncan A Tullock and Heather N Woodbridge.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

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

Observing

- Susan Shearer, Planning Manager (Development and Marine Planning).
- Rebecca McAuliffe, Press Officer.

Not Present

- Councillor Magnus O Thomson.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Robin W Crichton.

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. Form of Voting

The Committee resolved that, should a vote be required in respect of the planning application to be considered at this meeting, notwithstanding Standing Order 21.4, the form of voting should be by calling the role (recorded vote).

3. Planning Application 21/005/PP

Proposed Conversion of Existing Building to Two Houses, Erection of Terrace of Three Houses and Five Storey Block of Nine Flats, and Other Works at Ayre House, Ayre Road, Kirkwall

Francis Colborn-Veitch, representing the applicant, WRC Construction Limited, and Jonathan Potter, representing the agent for the applicant, Robert Potter and Partners LLP, were present during consideration of this item.

After consideration of a report by the Interim Executive Director of Finance, Regulatory, Marine and Transportation Services, copies of which had been circulated, and after hearing a report from the Planning Manager (Development Management), the Committee:

Noted:

3.1. That letters of objection relating to the application for planning permission in respect of the proposal to convert an existing building to two houses, erect a terrace of three houses and a five storey block of nine flats and other works at Ayre House, Ayre Road, Kirkwall, had been received from the following:

- Mrs K Danby, 9 West House Flats, Ayre Road, Kirkwall, KW15 1QZ.
- D A Sanderson, 8 West House Flats, Ayre Road, Kirkwall, KW15 1QZ.

3.2. That Roads Services had objected to the application on the grounds that the proposed parking provision was inadequate and failed to comply with the National Roads Development Guide.

After hearing statements from Mrs K Danby and D A Sanderson, objectors, which were read out by the Clerk, and after hearing representations from Jonathan Potter, representing the agent for the applicant, Robert Potter and Partners LLP, Councillor Robin W Crichton, seconded by Councillor Barbara Foulkes, moved that planning permission be granted in respect of the proposal for the conversion of an existing building to two houses, erection of a terrace of three houses and a five storey block of nine flats and other works at Ayre House, Ayre Road, Kirkwall, subject to conditions as proposed by officers, together with additional conditions proposed by the Committee.

Councillor David Dawson, seconded by Councillor Alexander G Cowie, moved an amendment that the application for planning permission in respect of the proposal for the conversion of an existing building to two houses, erection of a terrace of three houses and a five storey block of nine flats and other works at Ayre House, Ayre Road, Kirkwall, be refused, as, in their opinion:

- The scale and, in particular, the height of the ridge of the proposed five storey block of nine flats, did not respect the character of the adjacent properties and would appear visually over-dominant, therefore the development was not sympathetic to the character of the local area and would create a negative effect on the appearance of the area.

- The proposed development could not be accessed by service vehicles, in particular refuse vehicles who would require to collect waste originating from the new development on Ayre Road, to the detriment of other road users.

And, therefore, the proposed development did not accord with Policy 2 – Design, parts (i) and (ii) and Policy 14 – Transport, Travel and Road Network Infrastructure, Part C (ii) – Road Network Infrastructure of the Orkney Local Development Plan 2017.

The result of a recorded vote was as follows:

For the Amendment:

Councillors Alexander G Cowie, David Dawson, Owen Tierney and Heather N Woodbridge (4).

For the Motion:

Councillors Norman R Craigie, Robin W Crichton, Barbara Foulkes, Stephen Sankey, John A R Scott and Duncan A Tullock (6).

The Motion was therefore carried.

The Committee thereafter resolved, in terms of delegated powers:

3.3. That planning permission be granted in respect of the proposal for the conversion of an existing building to two houses, erection of a terrace of three houses and a five storey block of nine flats and other works at Ayre House, Ayre Road, Kirkwall, subject to the conditions attached as Appendix 1 to this Minute.

4. Conclusion of Meeting

At 12:39 the Chair declared the meeting concluded.

Signed: Rob Crichton.