

Minute

Local Review Body

Monday, 20 August 2018, 15:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Alexander G Cowie, Norman R Craigie, Robin W Crichton, David Dawson, Barbara Foulkes, John A R Scott, Graham L Sinclair, Magnus O Thomson and Duncan A Tullock.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

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

Apologies

- Councillor Stephen Sankey.
- Councillor Owen Tierney.
- Councillor Kevin F Woodbridge.

Declarations of Interest

- No declarations of interest were intimated.

1. Appointment of Chair

As the Chair and Vice Chair of the Committee had intimated their apologies, the Clerk invited nominations for a Chair for this meeting.

The Local Review Body resolved that Councillor Robin W Crichton be appointed Chair for this meeting.

2. Planning Application (17/334/PIP)

Proposed Siting of Replacement House and Creation of Access at Site 1, Redland, Firth

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

Noted:

2.1. That planning permission in principle for the proposed siting of a replacement house and creation of an access at Site 1, Redland, Firth, was refused by the Appointed Officer on 21 March 2018, for the reasons outlined in section 3.2 of the report by the Chief Executive.

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

2.3. That, in accordance with policy, the Local Review Body had undertaken an unaccompanied visit to the site, referred to at paragraph 2.1 above, at 14:30 on 20 August 2018.

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

Resolved, in terms of delegated powers:

2.4. That the review be determined without further procedure.

On the motion of Councillor Norman R Craigie, seconded by Councillor Graham L Sinclair, the Local Review Body resolved, in terms of delegated powers:

2.5. That planning permission in principle be granted in respect of the proposed siting of a replacement house and creation of an access at Site 1, Redland, Firth, subject to the conditions attached as Appendix 1 to this Minute.

2.6. That the Local Review Body's reasons for granting planning permission in principle were that, in the Local Review Body's opinion:

- The proposed site could accommodate a single house which could be designed to integrate into the landscape, minimising the landscape and visual impacts of the development.
- The location of the proposed development would be sympathetic to the dispersed and regular pattern of development between the Holland Road and Lyde Road and would reflect and maintain the character of the surrounding rural area and not result in ribbon development.

And, accordingly, the proposed development would comply with the following:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 5E - Single House and new Housing in the Countryside.
- Supplementary Guidance: Housing in the Countryside.

2.7. That, in order to ensure appropriate siting and design of the proposed house, the planning application, submitted in accordance with Condition 1 in Appendix 1 to this Minute, should be determined by the Planning Committee, irrespective of whether or not it attracted any objection(s).

3. Planning Application (17/335/PIP)

Proposed Siting of Replacement House and Creation of Access at Site 2, Redland, Firth

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

Noted:

3.1. That planning permission in principle for the proposed siting of a replacement house and creation of an access at Site 2, Redland, Firth, was refused by the Appointed Officer on 8 March 2018, for the reasons outlined in section 3.2 of the report by the Chief Executive.

3.2. That the applicant had submitted a Notice of Review requesting that the decision of the Appointed Officer, referred to at paragraph 3.1 above, be reviewed.

3.3. That, in accordance with policy, the Local Review Body had undertaken an unaccompanied visit to the site, referred to at paragraph 3.1 above, at 14:30 on 20 August 2018.

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

Resolved, in terms of delegated powers:

3.4. That the review be determined without further procedure.

On the motion of Councillor Robin W Crichton, seconded by Councillor Duncan A Tullock, the Local Review Body resolved, in terms of delegated powers:

3.5. That the decision of the Appointed Officer, to refuse the application for the proposed siting of a replacement house and creation of an access at Site 2, Redland, Firth, be upheld, for the reasons outlined in Appendix 2 to this Minute.

4. Conclusion of Meeting

At 15:55 the Chair declared the meeting concluded.

Signed: Rob Crichton.