

Minute

Planning Committee

Wednesday, 3 July 2024, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, David Dawson, P Lindsay Hall, W Leslie Manson, James R Moar, Janette A Park, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

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

Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.
- Maya Tams-Gray, Committees Officer.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Appointment of Vice Chair

The Chair called for nominations for the post of Vice Chair of the Planning Committee, and the Committee:

Resolved, in terms of delegated powers, that Councillor David Dawson be appointed Vice Chair of the Planning Committee.

2. Planning Application 24/115/PP

Proposed Erection of House with Three Air Source Heat Pumps and Integral Garage, Associated Landscaping and Upgrade of Access (Resubmission of 23/176/PP) at Ferneybrae, Eday

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 a letter of objection relating to the application for planning permission in respect of the proposal to erect a house with three air source heat pumps and an integral garage, associated landscaping and upgrading an access (resubmission of 23/176/PP) at Ferneybrae, Eday, had been received from Claire Stevens, 2 Hamarhill, Eday.

After hearing a report from the Service Manager (Development Management), the Committee:

Resolved, in terms of delegated powers:

2.2. That the concerns of the objector 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 – Isles Approach.
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5 – Housing.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 9 – Heritage and Landscape.
 - Policy 12 – Coastal Development.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
 - Supplementary Guidance Historic Environment and Cultural Heritage (2017).
 - Supplementary Guidance Natural Environment (2017).
- Planning Policy Advice:
 - Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).
 - Planning Policy Advice: Historic Environment (Topics and Themes) (2017).

- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 4 – Natural Places.
 - Policy 10 – Coastal Development.
 - Policy 13 – Sustainable Transport.
 - Policy 14 – Design, quality and place.
 - Policy 17 – Rural Homes.
 - Policy 22 – Flood risk and water management.

2.4. That planning permission be granted in respect of the proposal to erect a house with three air source heat pumps and integral garage, associated landscaping and upgrading an access (resubmission of 23/176/PP) at Ferneybrae, Eday, subject to the conditions attached as Appendix 1 to this Minute.

3. Conclusion of Meeting

At 09:55 the Chair declared the meeting concluded.

Signed: Owen Tierney.