

# Minute

## Planning Committee

Wednesday, 20 March 2024, 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, 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.

## Apologies

- Councillor John A R Scott.
- Councillor Mellissa-Louise Thomson.

## Declarations of Interest

- No declarations of interest were intimated.

## Chair

- Councillor Owen Tierney.

## 1. Planning Application 23/223/PP

### Proposed Change of Use of Land from Agricultural to Domestic and Alter Ground Levels (Part Retrospective) at St Columba's House, Lower Whitehall Road, Stronsay

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 for the change of use of land from agricultural to domestic and alter ground levels (part retrospective) at St Columba's House, Lower Whitehall Road, Stronsay, had been received from G L Flett, Redhouse, Stronsay.

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

Resolved, in terms of delegated powers:

**1.2.** That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

**1.3.** 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 9C – Natural Heritage and Landscape (Wider Biodiversity and Geodiversity).
  - Policy 9G – Natural Heritage and Landscape (Landscape).
  - Policy 13A – Flood Risk.
  - Policy 13B – Sustainable Drainage Systems (SuDS).
  - Policy 14C – Road Network Infrastructure.
- Guidance:
  - Supplementary Guidance: Natural Environment (2017).
  - Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).
- National Planning Policy Framework 4:
  - Policy 3 – Biodiversity.
  - Policy 16 (g, ii) – Quality Homes
  - Policy 22 – Flood Risk and Water Management.

**1.4.** That planning permission be granted in respect of the proposal for the change of use of land from agricultural to domestic and alter ground levels (part retrospective), at St Columba's House, Lower Whitehall Road, Stronsay, subject to the conditions attached as Appendix 1 to this Minute.

## **2. Planning Application 23/295/TPP**

### **Proposed Erection of Wind Turbine, Extension of Crane Pad and Creation of Temporary Access at Ludenhill, Birsay**

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, in accordance with the Scheme of Delegation, the planning application in respect of the proposed erection of a wind turbine, extension of a crane pad and creation of a temporary access at Ludenhill, Birsay, required to be determined by the Planning Committee, as the application was accompanied by an Environmental Impact Assessment Report

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

Resolved, in terms of delegated powers:

**2.2.** 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 7C – Energy – All Renewables and Low Carbon Energy Developments.
  - Policy 7D – Energy – Onshore Wind Energy Development.
  - Policy 8A – Historic Environment and Cultural Heritage – All Development.
  - Policy 8B – Historic Environment and Cultural Heritage – Specific Policy Considerations.
  - Policy 9A – Natural Heritage and Landscape - Natural Heritage Designations.
  - Policy 9B – Natural Heritage and Landscape – Protected Species.
  - Policy 9C – Natural Heritage and Landscape – Wider Biodiversity and Geodiversity.
  - Policy 9G – Natural Heritage and Landscape – Landscape.
  - Policy 14 – Transport, Travel and Road Network Structure.
- Guidance:
  - Supplementary Guidance – Energy (9 March 2017).
  - Development Management Guidance: Energy (2021).
  - Supplementary Guidance – Historic Environment and Cultural Heritage (9 March 2017).
  - Supplementary Guidance – Natural Environment (2017).
  - Planning Policy Advice – Heart of Neolithic Orkney World Heritage Site (2010).
  - Planning Policy Advice – Landscape Capacity Assessment for Wind Energy in Orkney (2015).
  - Supplementary Guidance: Natural Environment (2017).
  - Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).
- National Planning Framework 4:
  - Policy 3 – Biodiversity.
  - Policy 4 – Natural places.

- Policy 7 – Historic assets and places.
- Policy 11 – Energy.

**2.3.** That planning permission be granted in respect of the proposal for the erection of a wind turbine, extension of a crane pad and creation of a temporary access at Ludenhill, Birsay, subject to the conditions attached as Appendix 2 to this Minute.

### **3. Planning Application 23/366/HH**

#### **Proposed Installation of Replacement Windows and Door at Alladale, Back Road, St Margaret's Hope**

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 install two replacement windows and a door at Alladale, Back Road, St Margaret's Hope, had been received from the following:

- Orkney Heritage Society.
- The Architectural Heritage Society of Scotland, AHSS National Office, 15 Rutland Square, Edinburgh.

After hearing a report from the Service Manager (Development Management), 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 8 – Historic Environment and Cultural Heritage.
- National Planning Framework 4:
  - Policy 7 – Historic Assets and Places.
- Planning Policy Advice:
  - Historic Environment (Topics and Themes).
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**3.4.** That planning permission be granted in respect of the proposal to install replacement windows and a door, at Alladale, Back Road, St Margaret's Hope, subject to the following condition:

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

#### **4. Conclusion of Meeting**

At 10:05 the Chair declared the meeting concluded.

Signed: Owen Tierney.