

Minute

Planning Committee

Wednesday, 4 October 2023, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, Graham A Bevan, Alexander G Cowie, James R Moar, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor, Mellissa-Louise Thomson and Duncan A Tullock.

Present via remote link (Microsoft Teams)

Councillor P Lindsay Hall.

Clerk

- Hazel Flett, Service Manager (Governance).

In Attendance

- Roddy Mackay, Head of Planning and Community Protection.
- 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.
- Katy Russell-Duff, Administrative Officer.

Apology

- Councillor Kristopher D Leask.

Declarations of Interest

- Councillor Jean Stevenson – Item 3.
- Councillor Mellissa-Louise Thomson – Item 3.
- Councillor Duncan A Tullock – Item 2.

Chair

- Councillor Owen Tierney.

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. Planning Application 22/128/PP

Proposed Erection of Eight Houses and Associated Works near Brookfield, Rendall

Bruce Pinkerton, objector, and representing Robbie and Gemma Morris; James and Julie Pickles; and Lilian and Paul Kelly, objectors, was present during consideration of this item.

Councillor Duncan A Tullock declared an interest in this item, his connection being that two of the objectors were known to him, and was not present during discussion thereof.

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 letters of objection relating to the application for planning permission in respect of the proposal to erect eight houses, install communal foul drainage treatment, upgrade an access and associated landscaping, including bin storage, near Brookfield, Rendall, had been received from the following:

- Sarah Brodie and Simon Brodie, Brookfield, Rendall.
- Lilian and Paul Kelly, Northlea, Rendall.
- Robbie and Gemma Morris, Skiren, Rendall.
- James and Julie Pickles, Brooklyn, Rendall.
- Bruce and Marie Pinkerton, Obansay, Rendall.
- Jay Wragg, Otterburn, Rendall.

After hearing representations from Bruce Pinkerton, objector, and also representing Robbie and Gemma Morris; James and Julie Pickles; and Lilian and Paul Kelly, objectors, and after hearing a report from the Service Manager (Development Management), on the motion of Councillor Graham A Bevan, seconded by Councillor Alexander G Cowie, the Committee:

Resolved, in terms of delegated powers:

2.2. That the concerns of the objectors 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.
 - Policy 1 – Criteria for All Development.

- Policy 2 – Design.
- Policy 3 – Settlements, Town Centres & Primary Retail Frontages.
- Policy 5 – Housing.
- Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
- Policy 14 – Transport, Travel and Road Network Infrastructure.
- Guidance:
 - Supplementary Guidance: Settlement Statements (2017).
 - Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).
- National Planning Framework 4.

2.4. That planning permission be granted in respect of the proposal to erect eight houses, install communal foul drainage treatment, upgrade an access and associated landscaping, including bin storage, near Brookfield, Rendall, subject to the conditions attached as Appendix 1 to this Minute.

3. Planning Application 23/116/PIP

Proposed Siting of House near Noneyha', Eday

Christopher Omand, agent representing the applicant, John Skuse, was present during consideration of this item.

Walter Cormack, objector, was present during consideration of this item.

Councillor Jean E Stevenson declared an interest in this item, her connection being that one of the objectors was known to her, and was not present during discussion thereof.

Councillor Mellissa-Louise Thomson declared an interest in this item, her connection being that the applicant and one of the objectors were known to her, and was not present during discussion thereof.

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 principle in respect of the proposal to site a house near Noneyha', Eday, had been received from the following:

- Walter Cormack, Cayrne, Eday.
- Elizabeth de Stanford Wallitt, Green of Eday.
- Ashley J Wakeling, New Green, Green Farm, Eday.

After hearing representations from Walter Cormack, objector, and from Christopher Omand, agent representing the applicant, John Skuse, and after hearing a report from the Service Manager (Development Management), on the motion of Councillor Graham A Bevan, seconded by Councillor Owen Tierney, 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:
 - The Spatial Strategy – The Isles Approach.
 - Policy 1 – Criteria for All Development.
 - Policy 5C – The Isles Approach for Housing.
 - Policy 9C – Wider Biodiversity and Geodiversity.
 - Policy 14C – Road Network Infrastructure.
- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 17 – Rural Homes.

3.4. That planning permission in principle be granted in respect of the proposal to site a house near Noneyha', Eday, subject to the conditions attached as Appendix 2 to this Minute.

4. Planning Application 23/163/PP

Proposed Erection of House with Detached Garage near Whitehall Farm, 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:

4.1. That a letter of objection relating to the application for planning permission in respect of the proposal to erect a house, with a detached garage, near Whitehall Farm, Whitehall Road, Stronsay, had been received from Leonardo B Martini-Brown, Brynley Cottage, 12 Whitehall, Stronsay.

After hearing a report from the Service Manager (Development Management), on the motion of Councillor Owen Tierney, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

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

4.3. That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- Orkney Local Development Plan 2017:
 - The Spatial Strategy – The Isles Approach.
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5C – The Isles Approach for Housing.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 9 – Natural Heritage and Landscape.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Guidance:
 - Supplementary Guidance: Housing in the Countryside (2021).
 - Supplementary Guidance: Natural Environment (2017).
 - Supplementary Guidance: Historic Environment and Cultural Heritage (2017).
 - Planning Policy Advice: Historic Environment (Topics and Themes) (2017).
 - Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).
- National Planning Framework 4.

4.4. That planning permission be granted in respect of the proposal to erect a house, with a detached garage, near Whitehall Farm, Whitehall Road, Stronsay, subject to the conditions attached as Appendix 3 to this Minute.

5. Conclusion of Meeting

At 10:45 the Chair declared the meeting concluded.

Signed: Owen Tierney.