

Item: 3

Planning Committee: 28 October 2024.

Demolish House (Former Cottages) and Erect Four Terraced Houses at Balfour Cottage, Sandyhill Road, Shapinsay.

Report by Corporate Director for Neighbourhood Services and Infrastructure.

1. Overview

- 1.1. This report considers an application for planning permission for the demolition of a terrace of four former cottages (currently amalgamated as a single house) and the erection of a terrace of four houses with air source heat pumps and accesses at Balfour Cottage, Sandyhill Road, Shapinsay. One objection has been received. The development is contrary to relevant policies, in terms of the principle of development.

Application Reference:	24/147/PP.
Application Type:	Planning permission.
Proposal:	Demolish cottages and erect four terraced houses with air source heat pumps and create accesses
Applicant:	Shapinsay Development Trust, C/o Mr David Campbell.
Agent:	R Clouston Ltd, 10 Grainshore Drive, Hatston Industrial Estate, Kirkwall.

- 1.2. All application documents (including plans, consultation responses and valid representations) are available for members to view [here](#) (click on “Accept and Search” to confirm the Disclaimer and Copyright document has been read and understood, and then enter the application number given above).

2. Recommendations

2.1. It is recommended that members of the Committee:

- i. Refuse the application for planning permission in respect of the proposed demolition of a terrace of four former cottages (currently amalgamated as a single house) and the erection of a terrace of four houses with air source heat pumps and accesses at Balfour Cottage, Sandyhill Road, Shapinsay, for the reasons detailed in section 10 below.

3. Consultations

3.1. Roads Services

“While Roads Services do not object to the proposed development there are some concerns regarding increased usage of the access onto the public road from both vehicular and pedestrian traffic. Additionally, while bin storage areas are to be provided for each of the new dwellings no consideration has been given to a bin collection area. Therefore, the applicant should provide additional information to address the points noted below for further comment.

- The existing access to the public road is too narrow and will have to be upgraded, therefore an amended site plan should be provided to show that a widened access and adequate visibility splay can be provided.
- The applicant must also provide details of where they can construct a footway at least 1.8 metres wide, between the access to Balfour Cottage and the footway network at Millbank, including any widening / upgrading of the existing footway where required.
- Details of where a bin collection area will be formed which will not affect the forward visibility splay for the access to the development site.”

3.2. Scottish Water

“Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced.”

3.3. Environmental Health

“Having reviewed the information provided by the applicant, Environmental Health recommend the standard condition below be applied should permission for the development be granted, so that the ASHPs associated with the separate properties are independently covered...”

3.4. Environmental Planner

“Biodiversity measures proportionate to the nature and scale of the proposed development have been included and should be secured by condition. A condition is also required in relation to breeding birds.”

3.5. Islands Archaeologist

“Balfour Cottages is a row of farmworkers cottages, presumably built in the mid 19th century for workers at the newly constructed Balfour Mains farm, as part of the laird Col. David Balfour’s program of extensive agricultural improvements throughout Shapinsay. The cottages are not listed, they are contiguous to but not part of the Inventoried Balfour Castle Garden and Designed Landscape (GDL00038). They are not part of the Balfour Village Conservation Area, but they are related to the Mains farm estate.

The cottages have been altered over time (as has the Mains farm), with small extensions, merging of cottages, late 20th century windows and doors and harling, but mostly (not completely) retain their original form in terms of fabric, roof height, some doorways and window openings, and their visual link to Balfour Mains.

If permission is given for the development application, I would recommend that the following condition is applied...”

4. Representations

4.1. One valid representation (objection) has been received from:

- Glenn Wilson, 12 Millbank, Shapinsay, KW17 2DU.

4.2. The valid representation is on the following grounds:

- Impact on road infrastructure from proposed accesses.
- Impact of traffic on single track road with no footpaths or street lighting.
- The suitability of the site for development.
- The demolition of the existing building, rather than conversion.

5. Relevant Planning History

5.1. Planning applications

Reference	Proposal	Location	Decision	Date
23/405/PP.	Demolish cottages and erect four terraced houses with air source heat pumps and create accesses.	Balfour Cottage, Shapinsay, KW17 2DY.	Withdrawn.	04.04.24.

Pre-application advice - renovation and subdivision

- 5.2. Noting that the row of cottages has been amalgamated to a single house, a pre-application query was received from Shapinsay Development Trust, regarding the principle of subdividing the building back to four houses:

“The Trust proposes subdividing and refurbishing the dwelling to create up to 4 self contained one or two bedroom dwellings, upgrading the current access for communal use by all new dwellings, communal parking to the front of the building, communal gardens and shared space to the front, and divided private garden space to the rear. Advice sought on the principle of subdivision, the appropriate number and size of dwellings into which the current building could be subdivided...the provision of communal access, parking and gardens, and any other planning issues or concerns that the development would raise.”

- 5.3. In response, Development Management confirmed that a planning application would be required for the subdivision, and that “The principle for this type of development in this location is acceptable” and that “...the externals of the building lends itself both visually and physically to being developed and split where the chimney stacks exist”. It was confirmed that further advice could be provided subject to additional details.

Pre-application advice - demolition and replacement

- 5.4. A further pre-application advice request was subsequently submitted, based on the demolition and replacement of the existing building:

“The Shapinsay Development Trust are seeking advice on the principle of demolishing the dwelling known as Balfour Cottage, Shapinsay to create a new terrace of 3 cottage style dwellings and a small studio annex.”

- 5.5. The request referred to the previous advice from Development Management, and stated the principal reason for moving to an approach of demolition was due to the value added tax liability, which would not exist for a new build. In that context, it should be noted that the cost of development, whilst a critical consideration for a developer, is not a material planning consideration.
- 5.6. Advice from Development Management included that, “There is no indication that the building is structurally unsound and could not otherwise be used either as a single house or subject to sub-division to create multiple houses subject to formal planning application. The building is also historic and forms part of the built heritage of the area. Notwithstanding the financial issues raised this suggests that the existing property has intrinsic value and could be redeveloped thereby providing housing without resorting to demolition and replacement.” In terms of supporting this policy position, examples were provided of similar form cottages (in worse condition than those forming the application site) where renovation has been completed.
- 5.7. Advice included the opportunity to retain the building and develop elsewhere, “Has the cost/benefit been considered in relation to sale of the current property to facilitate the purchase of a site elsewhere in the locality to then achieve a new build, thereby retaining a dwelling whilst providing the opportunity to develop a new site? New house development on the non-linked isles being otherwise favourably perceived given the Spatial Strategy SS.4 ‘The Isles Approach’ and Policy 5C ‘The Isles Approach for Housing’ as stated in the Orkney Local Development Plan...”.
- 5.8. The advice also included reference to sustainability and the embodied energy requirements of National Planning Framework 4. The conclusion was that demolition and redevelopment would be contrary to policy:
- “Given the case as currently presented I would suggest that retention and redevelopment of the existing building is the preferred option and that the demolition and replacement of the existing building on the basis of the information submitted would not be viewed favourably in planning terms.”

Withdrawn planning application

- 5.9. The development in its current proposed form was submitted under planning application 23/405/PP, as noted at section 5.1 above. During consideration of the application, it was noted that the submission included a false declaration, and the applicant withdrew the application to allow resubmission.

6. Relevant Planning Policy and Guidance

- 6.1. The full text of the Orkney Local Development Plan 2017 and supplementary guidance can be read on the Council website [here](#).
- 6.2. National Planning Framework 4 can be read on the Scottish Government website [here](#).
- 6.3. The key policies, supplementary guidance and planning policy advice listed below are relevant to this application:
 - National Planning Framework 4:
 - Policy 3. Biodiversity.
 - Policy 7. Historic assets and places.
 - Policy 9. Brownfield, vacant and derelict land and empty building.
 - Policy 17. Rural homes.
 - Orkney Local Development Plan 2017:
 - Policy 1: Criteria for All Development.
 - Policy 2: Design.
 - Policy 5: Housing.
 - Policy 8: Historic Environment and Cultural Heritage.
 - Policy 14: Transport, Travel and Road Network Infrastructure.
 - Supplementary Guidance:
 - Historic Environment and Cultural Heritage (2017).

7. Legislative position

- 7.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended (the Act) states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise...to be made in accordance with that plan...”
- 7.2. Annex A of Planning Circular 3/2013: ‘development management procedures’ provides advice on defining a material consideration, and following a House of Lords’ judgement with regards the legislative requirement for decisions on planning applications to be made in accordance with the development plan, confirms the following interpretation: “If a proposal accords with the development plan and there are no material considerations indicating that it should be refused, permission should be granted. If the proposal does not accord with the development plan, it should be refused unless there are material considerations indicating that it should be granted.”

7.3. Annex A continues as follows:

- The House of Lords' judgement also set out the following approach to deciding an application:
 - Identify any provisions of the development plan which are relevant to the decision.
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies.
 - Consider whether or not the proposal accords with the development plan.
 - Identify and consider relevant material considerations for and against the proposal.
 - Assess whether these considerations warrant a departure from the development plan.
- There are two main tests in deciding whether a consideration is material and relevant:
 - It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land.
 - It should relate to the particular application.
- The decision maker will have to decide what considerations it considers are material to the determination of the application. However, the question of whether or not a consideration is a material consideration is a question of law and so something which is ultimately for the courts to determine. It is for the decision maker to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.
- The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case. Examples of possible material considerations include:
 - Scottish Government policy and UK Government policy on reserved matters.
 - The National Planning Framework.
 - Designing Streets.
 - Scottish Government planning advice and circulars.
 - EU policy.
 - A proposed local development plan or proposed supplementary guidance.

- Community plans.
- The environmental impact of the proposal.
- The design of the proposed development and its relationship to its surroundings.
- Access, provision of infrastructure and planning history of the site.
- Views of statutory and other consultees.
- Legitimate public concern or support expressed on relevant planning matters.
- The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.

7.4. Where a decision to refuse an application is made, the applicant may appeal under section 47 of the Act. Scottish Ministers are empowered to make an award of expenses on appeal where one party's conduct is deemed to be unreasonable. Examples of such unreasonable conduct are given in Circular 6/1990 and include:

- Failing to give complete, precise and relevant reasons for refusal of an application.
- Reaching a decision without reasonable planning grounds for doing so.
- Not taking into account material considerations.
- Refusing an application because of local opposition, where that opposition is not founded upon valid planning grounds.

7.5. An award of expenses may be substantial where an appeal is conducted either by way of written submissions or a local inquiry.

Status of the Local Development Plan

7.6. Although the Orkney Local Development Plan 2017 is “out-of-date” and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.

Status of National Planning Framework 4

- 7.7. National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13 February 2023, following approval by the Scottish Parliament in January 2023. The statutory development plan for Orkney consists of NPF4 and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of NPF4 and a provision of the Orkney Local Development Plan 2017, NPF4 is to prevail as it was adopted later. It is important to note that NPF4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in NPF4 and can be used to guide decision-making.
- 7.8. In the current case, there is not considered to be any incompatibility between the provisions of NPF4 and the provisions of the Orkney Local Development Plan 2017.

8. Assessment

- 8.1. As noted in section 1 above, permission is sought to demolish a house, comprising a row of four former cottages, at Balfour Cottage, Sandyhill Road, Shapinsay, as indicated in the Location Plan attached as Appendix 1 to this report.

Existing Building

- 8.2. As stated in the consultation response from the Islands Archaeologist, the building comprises a row of former farmworkers' cottages, dating from the mid-1800s, and constructed for workers at the newly constructed Balfour Mains farm, as part of the extensive agricultural improvements throughout Shapinsay, and are related to the Mains farm estate. The cottages have been subject to minor external alterations, including relatively modern windows and doors generally within the original openings, but mostly retain their original form in terms of building fabric, roof form, chimney stacks, and the visual link to Balfour Mains. The building is evidently east of Balfour Mains in Figure 1 below, in the bottom-right of the extract from the 1882 Ordnance Survey map.

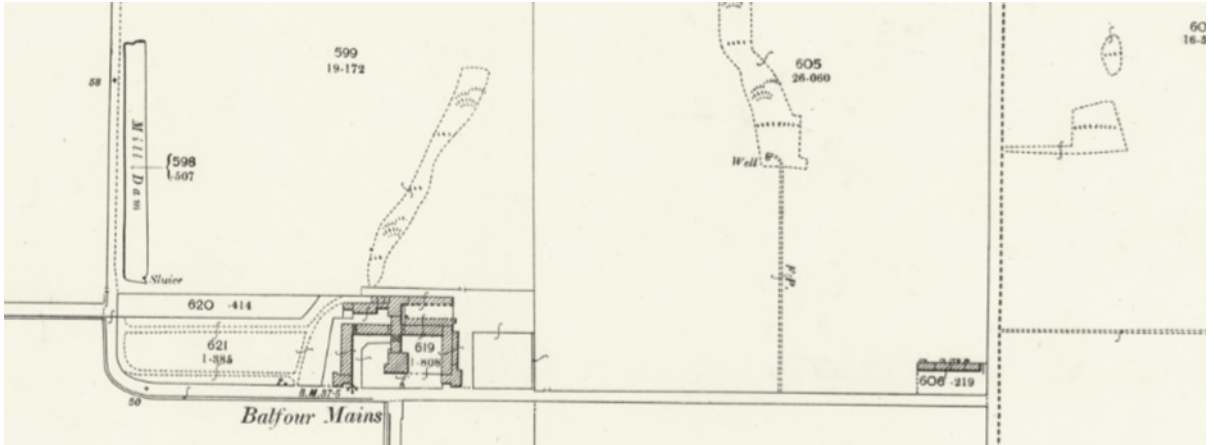


Figure 1. 1882 Ordnance Survey map. National Library of Scotland, accessed 10 October 24, <https://maps.nls.uk/>.

Proposed Development

- 8.3. It is proposed to demolish the building and erect a terrace of four houses on generally the same footprint as the existing building, and with front and rear gardens that would comprise the curtilage of the existing building. The proposed terrace would be single storey, with each house matching in size and design. The houses would have a white/light dry dash render to the walls, dark grey windows and doors, grey non-profiled roof tiles, and dummy chimney stacks. Each house would have an air source heat pump, a fenced rear garden including bin storage, and a front garden comprising both grass and vehicle parking. All four houses would take access to the existing farm track adjoining to the south, with access to the public road to the east.

Principle

- 8.4. The Spatial Strategy of the Local Development Plan includes the 'Isles Approach' which provides general support to development within the non-linked islands, where that development accords with relevant policies of the Local Development Plan and would not place any unacceptable burden on existing infrastructure and services.
- 8.5. Further, Policy 5C 'The Isles Approach for Housing' of the Local Development Plan notes a presumption in favour of new housing on the non-linked isles where the development accords with 'The Isles Approach'. Policy 17 'Rural homes' part (c) of NPF4 provides support for new homes in remote rural areas where the proposal: supports and sustains existing fragile communities; supports identified local housing outcomes; and is suitable in terms of location, access and environmental impact.

- 8.6. There is therefore a general policy support for new housing development in the non-linked islands, but subject to compliance with other relevant policies. In that context, the Local Development Plan notes “All of the policies in the Plan will be afforded equal weight in the determination of planning applications; if a proposal is contrary to any single policy then it does not accord with the Plan” and as noted at section 7.7 above, NPF4 confirms “NPF4 should be read as a whole. It represents a package of planning policies to guide us to the place we want Scotland to be in 2045.”.
- 8.7. In the context of reading policy intent as a whole, within Policy 17 of NPF4, the Policy Outcomes include that “The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced”. Application of Policy 17, in addition to the provision of housing, must also consider whether the development would safeguard and enhance existing cultural assets in a rural area.

Design and Appearance

- 8.8. The design of the proposed houses is considered acceptable in terms of scale, massing, form, proportions, materials and finishes, and would be sympathetic to the character of the area, in accordance with Policy 2 ‘Design’ of the Local Development Plan. The critical issue is not the design of the development, but how the site would be achieved.

Residential Amenity

- 8.9. By virtue of the location of the proposed development including distance to existing neighbouring houses, and linear arrangement whereby no windows within the proposed development would overlook any others, the development would raise no concerns regarding loss of privacy or daylight. Noise from the air source heat pumps would be controlled by planning condition, as would hours of demolition and construction. The development would therefore comply with Policy 1 ‘Criteria for all development’ of the Local Development Plan.

Parking and Access

- 8.10. Parking provision within the proposed curtilage of each house is adequate. With regards access arrangements, Roads Services has raised concerns regarding the detail of the proposed development, as raised within the public objection. Further information would be required regarding access junction improvements, footway provision and provision of an area for the refuse bin collection that would not affect visibility splays from the junction. Further information was sought from the agent in this regard in May 2024, but was not provided.

Biodiversity Enhancement

- 8.11. Policy 3(c) of NPF4 requires that development proposals must contribute to the enhancement of biodiversity, and integrate nature-based solutions, where possible. The Environmental Planner has no objection to the details provided.

Inventory Garden and Designed Landscape

- 8.12. The application site adjoins the boundary of the Balfour Castle Inventory Garden and Designed Landscape, described as a “large and ambitious mid 19th century designed landscape comprised of formal gardens and Orkney's largest woodland which together form the integral setting of Balfour Castle”, noting that the castle is a category A listed building. The designation notes that by 1844 the whole island of Shapinsay had been acquired by the Balfour Estate when Captain William Balfour bought out Samuel Laing of Papdale, and the estate was transferred to the Balfours of Trenabie in Westray.
- 8.13. Colonel Balfour commissioned a comprehensive programme of agricultural improvements throughout Shapinsay, which involved land improvement through drainage, deep cultivation and enclosure within a distinctive gridiron pattern of drystone dykes. Crofters were resettled to maximise the productivity of the land and numerous agricultural innovations were introduced to improve the quality of livestock and cereal production in Shapinsay and throughout Orkney. A model farm was developed to the north of Balfour village, at Balfour Mains.
- 8.14. The cottages which comprise the current planning application site are contemporary with these agricultural improvements and were designed and constructed for farm workers. Being contemporary with many of the works to construct the castle, and within the castle grounds, and given the proximity of the cottages to the designation, adjoining the boundary, the existing cottages naturally form part of the setting of the Inventory Garden and Designed Landscape designation.
- 8.15. Policy 8 ‘Historic Environment and Cultural Heritage’ part B(v) of the Local Development Plan states that development will be supported where it “preserves or enhances the character and features of inventory gardens and designed landscapes and their setting”. Policy 7 ‘Historic assets and places’ of NPF4 has a similar policy requirement, with the Policy Intent noting the requirement to promote regeneration by the retention of existing assets, “To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places”.

- 8.16. Policy 7, part (i) of NPF4 notes that “Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting”. It is a key inclusion within NPF4, that views to and from an Inventory Garden and Designed Landscape designation are a policy consideration. As confirmed by the Islands Archaeologist in their consultation response, the cottages retain their visual link with Balfour Mains, and the inter-visibility has remained unaltered since the cottages and the farm were constructed.
- 8.17. The proposal includes demolition of former cottages that bound the Inventory Garden and Designed Landscape designation, which are contemporary with the buildings and landscape which form the basis of the designation, with a clear functional link between their original purpose and original occupation and Balfour Mains, and a visual link between the cottages and the designation. As such, it is concluded that demolition of the former cottages would not preserve or enhance views to or from the designation contrary to Policy 7(i) of NPF4 and would not preserve or enhance the setting of the designation, contrary to Policy 8B of the Local Development Plan.

Demolition of Historic Asset

- 8.18. NPF4 defines a ‘historic asset’ or ‘heritage asset’ as a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance. Importantly, this is irrespective of whether the building has any individual designation.
- 8.19. Policy 7, part (o) of NPF4 notes that, “Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible”. The default position is that historic environment assets should be protected and preserved. By proposing demolition, the development is therefore contrary to Policy 7(o).

Embodied Energy

- 8.20. Policy 9 ‘Brownfield, vacant and derelict land and empty buildings’ of NPF4, at part (d), notes “Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.”. In line with initial pre-application advice provided, the principle would be acceptable to adapt, modernise and extend the building; however, the

proposal to demolish meets the definition of the 'least preferred option' as stated in Policy 9 of NPF4. Pursuance of this least preferred option is raised in the public objection.

9. Conclusion

- 9.1. Pre-application advice was initially provided in relation to reinstating the building as multiple smaller cottages, including modernisation works. It was confirmed that the principle of such a development could be supported, including extensions to the building as required. That would be the normal pragmatic approach taken, of retaining the existing building whilst meeting modern requirements through extension. Whilst pre-application advice regarding the demolition option currently pursued cited additional costs involved in refurbishment relative to demolition and rebuild, it is critical to note that the cost of the development is not a material planning consideration.
- 9.2. Various design details are referenced in the submitted Design Statement in relation to the efficiency of the proposed development. However, taking NPF4 as a whole, as required, weight must be given to the relevant policies, including Policy 7(o) that historic assets should be preserved in situ, and Policy 9(d) that demolition is the least preferred option in terms of redeveloping an existing site. No details are provided in terms of the embodied energy that would be lost through demolition, relative to the lifetime energy efficiency of a new building.
- 9.3. The application site adjoins the boundary of the Balfour Castle Inventory Garden and Designed Landscape, and the cottages are contemporary with the agricultural improvements and other buildings that form the basis of the designation, and due to functional and visual links, form a key part of the setting of the designation. Policy 8 of the Local Development Plan requires the setting of an Inventory Garden and Designed Landscape designation to be protected, and Policy 7 of NPF4 requires development to protect, preserve or enhance the integrity of the designation, views to and from the designation, and to protect the setting from significant impact.
- 9.4. Wherever possible, when development is considered contrary to relevant policies, Development Management can provide potential alternatives. In this case, and notwithstanding any non-material planning matters including cost, advice was provided that the alternative of building adaptation would have general policy support. It is also notable that the Isles Approach as set out in the Spatial Strategy of the Local Development Plan would apply to other open land in Shapinsay, i.e., there would be general policy support for the same development of four houses on

other land, that would not involve the demolition of the historic cottages. The planning process of course cannot control factors such as restrictions of grant funding, or land or property owned or purchased in connection with the planning application. It is unfortunate that this proposed development has reached this stage, contrary to detailed advice from Development Management.

- 9.5. The proposed development is contrary to Policy 8B of the Orkney Local Development Plan (2017), and Policies 7, 9 and 17 of National Planning Framework 4. Matters raised in the objection align with this consideration. There are no material considerations that outweigh this conclusion.

10. Reasons for Refusal

- 10.1. By virtue of the proposed demolition of a cultural asset in a rural area, rather than retention and adaptation, the development is contrary to one of the Policy Outcomes of Policy 17 'Rural homes' of National Planning Framework 4.
- 10.2. By virtue of the proposed demolition of former cottages which are contemporary with Balfour Mains and other buildings, landscape features and agricultural improvement which form the basis of the Balfour Castle Inventory Garden and Designed Landscape designation, the location of the application site on the boundary of the designation, and the visual link to the designation, the demolition is not considered to preserve or enhance the setting of the Inventory Garden and Design Landscape, contrary to Policy 8 'Historic Environment and Cultural Heritage' part B(v) of the Orkney Local Development Plan 2017.
- 10.3. By virtue of the proposed demolition of former cottages which are defined as a historic environment asset, the development would not 'protect and enhance' the historic environment asset, contrary to the Policy Intent of Policy 7 'Historic assets and places' of National Planning Framework 4.
- 10.4. By virtue of the proposed demolition of former cottages which are contemporary with Balfour Mains and other buildings, landscape features and agricultural improvement which form the basis of the Balfour Castle Inventory Garden and Designed Landscape designation, the location of the application site on the boundary of the designation, and the visual link to the designation, the demolition is not considered to protect, preserve or enhance the setting of the designation and would significantly impact on important views to and from the designation, contrary to Policy 7, part (i) of National Planning Framework 4.

- 10.5. By virtue of the proposed demolition of former cottages which are defined as a historic environment asset, the development would be contrary to Policy 7(o) of National Planning Framework 4, which requires non-designated historic environment assets to be protected and preserved in situ wherever feasible. The feasibility of retention terms of the structure or other relevant matters has not been tested by submissions (noting that cost of development would not be a material planning consideration).
- 10.6. By virtue of the proposed demolition of former cottages, rather than reuse, the development does not take account of the need to conserve embodied energy and conflicts with the policy position that demolition is the least preferred option, and is therefore contrary to Policy 9 'Brownfield, vacant and derelict land and empty buildings' of National Planning Framework 4.

For Further Information please contact:

Jamie Macvie, Service Manager (Development Management), Email
jamie.macvie@orkney.gov.uk

Implications of Report

1. **Financial:** None.
2. **Legal:** Detailed in section 7 above.
3. **Corporate Governance:** In accordance with the Scheme of Administration, determination of this application is delegated to the Planning Committee.
4. **Human Resources:** None.
5. **Equalities:** Not relevant.
6. **Island Communities Impact:** Not relevant.
7. **Links to Council Plan:** Not relevant.
8. **Links to Local Outcomes Improvement Plan:** Not relevant.
9. **Environmental and Climate Risk:** None.
10. **Risk:** None.
11. **Procurement:** None.
12. **Health and Safety:** None.
13. **Property and Assets:** None.
14. **Information Technology:** None.
15. **Cost of Living:** None.

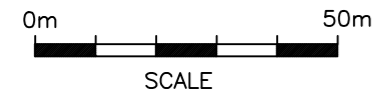
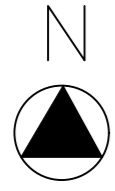
List of Background Papers

National Planning Framework 4, available [here](#).
Orkney Local Development Plan 2017, available [here](#).

Appendix


Appendix 1 – Location Plan.

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Amendments:

 R Clouston Ltd 10 Grainshore Drive Hatston Industrial Estate Kirkwall Orkney KW15 1GG Tel : 01856 877914 Fax: 01856 877014 Email: enquiries@r-clouston.co.uk Web: www.r-clouston.co.uk	CLIENT: SHAPINSAY DEVELOPMENT TRUST			
	PROJECT: PROPOSED WORKS AT BALFOUR COTTAGE SHAPINSAY ORKNEY			
	DRAWING: SITE LOCATION			
	SCALE 1:1250		A2	
Ref: J9102	Date: 04/2024	Drawing No: 001	Amtd: -	