

Minute

Planning Committee

Wednesday, 1 July 2020, 12:00.

Microsoft Teams.



Present

Councillors Robin W Crichton, John A R Scott, Alexander G Cowie, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Magnus O Thomson, Owen Tierney and Duncan A Tullock.

Clerk

- Hazel Flett, Senior Committees Officer.

In Attendance

- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Georgette Herd, Solicitor.
- Donald Wilson, Roads Authority Officer.

Observing

- Kirsty Groundwater, Project Officer (Communications and Engagement).

Declarations of Interest

- No declarations on interest were intimated.

Chair

- Councillor Robin W Crichton.

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. Form of Voting

The Committee resolved that, should a vote be required in respect of the planning applications to be considered at this meeting, notwithstanding Standing Order 21.4, the form of voting should be by calling the roll or recorded vote.

3. Planning Application 20/193/PP

Proposed Demolition of House and Erection of House, with Integral Garage and Air Source Heat Pump (Resubmission of 19/414/PP) at The Rosary, Downies Lane, Stromness

Willie Mackay, applicant, and Lorraine Giles, supporting the applicant, were present during consideration of this item.

After consideration of a report by the Executive Director of Development and Infrastructure, copies of which had been circulated, and after hearing a report from the Planning Manager (Development Management), the Committee:

Noted:

3.1. That, although no objections had been received relating to the application for planning permission in respect of the proposal for the demolition of a house and erection of a house, with an integral garage and an air source heat pump, at The Rosary, Downies Lane, Stromness, due to the scale of the proposed development, which was in a prominent location in the context of Stromness and the Hoy and West Mainland National Scenic Area, and the resultant landscape and townscape sensitivities, the Executive Director of Development and Infrastructure had, on this occasion, opted not to exercise delegated powers.

After hearing representations from Willie Mackay and Lorraine Giles, on the motion of Councillor David Dawson, seconded by Councillor Barbara Foulkes, the Committee:

Resolved, in terms of delegated powers:

3.2. That planning permission be granted in respect of the proposal for the demolition of a house and erection of a house, with an integral garage and an air source heat pump, at The Rosary, Downies Lane, Stromness, subject to the conditions attached as Appendix 1 to this Minute.

4. Conclusion of Meeting

At 12:40 the Chair declared the meeting concluded.

Signed: Rob Crichton

Appendix 1.**Proposed Demolition of House and Erection of House, with Integral Garage and Air Source Heat Pump (Resubmission of 19/414/PP) at The Rosary, Downies Lane, Stromness****Grant subject to the following conditions:**

01. The junction of the existing access with the public road and the area annotated as 'Vehicle access and parking (bound material)' on the Site Plan hereby approved shall be constructed with a bitumen surface, and shall be constructed and completed with this surface finish prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed, in writing, by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

02. The development hereby approved shall be finished externally using the following materials and colours:

- Roof – dark grey non-profiled tiles.
- Ridge tiles – dark grey.
- Fascias and soffits – black or dark grey, soffits not exceeding 150mm.
- Windows and doors – black or dark grey.
- Walls – Render, in grey/brown.
- South gable, including underbuild – Orkney stone cladding.
- Sections of vertical cladding – grey/brown.

No render or vertical cladding shall be applied to the building until full details of the colour and finish are submitted to, and agreed in writing, by the Planning Authority. Thereafter, the render shall be applied in accordance with agreed details.

Reason: To protect the character and appearance of the area.

03. Prior to the commencement of any construction within the application site hereby approved, the existing house shall be entirely demolished. Materials not required in the construction of the approved development shall be removed from site and disposed of in a licensed waste disposal facility or used for purposes for which planning permission is either not needed or has been granted.

Reason: To protect the appearance of the area and as the demolition of the building is required as part of the overall development.

04. Notwithstanding the provisions of condition 03, the Orkney stone roof slates shall be carefully removed by hand from the roof. Stone slates and stone resulting from demolition of the walls shall be retained and carefully stored on site for re-use within the development, unless alternative disposal is agreed, in writing, by the Planning Authority.

Reason: To ensure local materials are available for re-use within the development, and to prevent loss of a traditional material which has limited availability.

05. The 'New stone wall' on the west boundary of the site shall be constructed and completed along the whole west boundary in accordance with details included in the 'Site Plan' hereby approved, including a height not less than 1.2 metres above footpath level, and constructed from Orkney stone, prior to first occupation of the development hereby approved.

Other existing stone boundary walls shall be retained throughout the lifetime of the development.

Reason: To ensure the development is adequately integrated into its surroundings, by use of traditional boundary features.

06. Total noise from the Air Source Heat Pump(s) installed shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25 (noise measurements to be made with a window of any residential property outwith the development open no more than 50 mm).

Reason: To protect any nearby residents from excessive noise disturbance from the air source heat pumps.

07. No development shall commence until full details of the management of surface water within the site are submitted to, and agreed in writing by, the Planning Authority, in conjunction with Roads Services. Agreed surface water management measures shall be constructed and completed prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems of Orkney Local Development Plan 2017.

08. Hours of work of demolition, construction or any other operations relating to the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 on Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Throughout the construction phase of the development there shall be no burning of waste material on site.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.