

Minute

Planning Committee

Wednesday, 9 October 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, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

Present via remote link (Microsoft Teams)

Councillor Janette A Park.

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).
- Donald Wilson, Roads Authority Officer.
- Paul Maxton, Solicitor.

Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.
- Isla McLeod, Graduate Planner.
- Shanka Weerasekara, Graduate Planner.

Declaration of Interest

- Councillor Jean E Stevenson – Item 1.

Chair

- Councillor Owen Tierney.

1. Planning Application 22/295/PIP

Proposed Siting of Two Replacement Houses (Resubmission of 22/113/PIP) near North Quatquoy, Burness Road, Firth

Christopher Omand, representing the applicant, Doreen More, was present during consideration of this item.

Councillor Jean E Stevenson declared an interest in this item, her connection being that the objectors were relatives, 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:

1.1. That a letter of objection relating to the application for planning permission in principle in respect of the proposal to site two replacement houses (resubmission of 22/113/PIP) near North Quatquoy, Burness, Firth, had been received from Mr and Mrs M Byers, Coubister House, Burness Road, Firth.

After hearing a report from the Service Manager (Development Management), and after hearing representations from Christopher Omand, agent representing the applicant, Doreen More, the Committee:

Resolved, in terms of delegated powers:

1.2. That the concerns of the objectors 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:

- National Planning Framework 4:
 - Policy 17 – Rural homes.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5 – Housing.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
 - Housing in the Countryside (2021).
- Planning Policy Advice:
 - National Roads Development Guide (2015).
- Development Management Guidance:
 - Housing in the Countryside (2024).
 - Wind Energy Definitions Associated with Noise Assessments (2023).

1.4. That planning permission in principle be granted in respect of the proposal to site two replacement houses (resubmission of 22/113/PIP) near North Quatquoy, Burness Road, Firth, subject to the conditions attached as Appendix 1 to this Minute.

2. Planning Application 22/486/PP

Proposed Erection of Two Houses with Air Source Heat Pumps at Johnston's Road, Rousay.

The Committee noted that this item had been withdrawn.

3. Planning Application 24/055/PP

Proposed Temporary Extension to Travel Centre to include Bus Stances, Associated Infrastructure and Hoarding (Five Years) at Kirkwall Travel Centre, West Castle Street, Kirkwall

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 a letter of objection relating to the application for planning permission in respect of the proposal for a temporary extension to the Travel Centre, to include bus stances, associated infrastructure and hoarding, at Kirkwall Travel Centre, West Castle Street, Kirkwall, had been received from Leslie Sinclair, 31A Broad Street, Kirkwall.

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 objector 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:

- National Planning Framework 4:
 - Policy 13 – Sustainable transport.
 - Policy 22 – Flood risk and water management.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 4 – Business, Industry and Employment.
 - Policy 6 – Advertisements and Signage.
 - Policy 9G – Landscape.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.

- Supplementary Guidance:
 - Settlement Statements (2017).
- Planning Policy Advice:
 - National Roads Development Guide (2015).

3.4. That planning permission be granted in respect of the proposal for a temporary extension to the Travel Centre, to include bus stances, associated infrastructure and hoarding, at Kirkwall Travel Centre, West Castle Street, Kirkwall, subject to the conditions attached as Appendix 2 to this Minute.

4. Planning Application 24/247/PP

Proposed Erection of Domestic Garage at Seaways, Firth

Edward Drever, objector, was present during consideration of this item.

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 domestic garage at Seaways, Firth, had been received from Edward Drever, Marsdene, Firth.

After hearing a report from the Service Manager (Development Management), and after hearing representations from Edward Drever, objector, on the motion of Councillor Duncan A Tullock, 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 sufficient weight to warrant refusal.

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

- National Planning Framework 4:
 - Policy 14 – Design, quality and place.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 14 – Transport, Travel and Road Network Infrastructure.

4.4. That planning permission be granted in respect of the proposal to erect a domestic garage at Seaways, Firth, subject to the conditions attached as Appendix 3 to this Minute.

5. Conclusion of Meeting

At 10:10 the Chair declared the meeting concluded.

Signed: Owen Tierney.