

Minute

Planning Committee

Wednesday, 28 May 2025, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, David Dawson, P Lindsay Hall, James R Moar, Janette A Park, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Gavin Barr, Interim Head of Planning and Regulatory Services.
- Jamie Macvie, Service Manager (Development Management).
- Stuart Bevan, Solicitor.
- Donald Wilson, Roads Authority Officer.

Observing

- Hayley Green, Director of Infrastructure and Organisational Development.

Apology

- Councillor W Leslie Manson.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 25/083/PP

Proposed Conversion of Building to Mixed Use Nightclub, Bar, Bowling Alley and Other Indoor Recreation, Convert Courtyard to Event Space, Erect Kiosks and Associated Works (Temporary for 10 Years) (Part Amendment to 23/422/PP) (Part Retrospective) at 18 Bridge Street, Kirkwall

Neil Stevenson, applicant, and Stephen Omand, agent representing the applicant, were present during consideration of this item.

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

Noted:

1.1. That, as the planning application for the proposed conversion of a former shop, bakery and store to a mixed use nightclub, bar, bowling alley and other indoor recreation (Use Class 11), and ancillary storage, installation of five air source heat pumps, extension to create a covered fire exit and storage (shed), installation of glazed screens, doors, and panelled cladding in courtyard openings, re-roofing part of a roof, installation of roof ducts and solar panels, conversion of part of a courtyard to an event space/garden and seating, erection of four hot food takeaway kiosks, a temporary stretch tent, and gates including on street boundary, and associated landscaping including a sheet pile wall, resurfacing with flagstones, and planting including trees and shrubs (temporary for 10 years) (part amendment to 23/422/PP) (part retrospective) at 18 Bridge Street, Kirkwall, was considered to be of strategic importance and previous applications relating to the development had been considered by the Planning Committee, the current application was also being reported to the Planning Committee for determination.

After hearing representations from the applicant's agent, Stephen Omand, and the applicant, Neil Stevenson, the Committee:

Resolved, in terms of delegated powers:

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

- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 7 – Historic assets and places.
 - Policy 9 – Brownfield, vacant and derelict land and empty building.
 - Policy 14 – Design, quality and place.
 - Policy 22 – Flood risk and water management.
 - Policy 26 – Business and Industry.
 - Policy 27 – City, town, local and commercial centres.
 - Policy 28 – Retail.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 4 – Business, Industry and Employment.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.

- Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
 - Settlement Statements (2017).

1.3. That planning permission be granted in respect of the proposed conversion of a former shop, bakery and store to a mixed use nightclub, bar, bowling alley and other indoor recreation (Use Class 11), and ancillary storage, installation of five air source heat pumps, extension to create a covered fire exit and storage (shed), installation of glazed screens, doors, and panelled cladding in courtyard openings, re-roofing part of a roof, installation of roof ducts and solar panels, conversion of part of a courtyard to an event space/garden and seating, erection of four hot food takeaway kiosks, a temporary stretch tent, and gates including on street boundary, and associated landscaping including a sheet pile wall, resurfacing with flagstones, and planting including trees and shrubs (temporary for 10 years) (part amendment to 24/422/PP) (part retrospective) at 18 Bridge Street, Kirkwall, subject to the conditions attached as Appendix 1 to this Minute.

2. Planning Application 25/098/PP

Proposed Painting of Mural at 18 Bridge Street, Kirkwall

Neil Stevenson, applicant, and Stephen Omand, agent representing the applicant, were present during consideration of this item.

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

Noted:

2.1. That, given the link with the wider development of the site whereby decisions had been made by the Planning Committee, the planning application for the proposed painting of a mural at 18 Bridge Street, Kirkwall, was also being reported to the Planning Committee for determination.

After hearing representations from the applicant's agent, Stephen Omand, and the applicant, Neil Stevenson, 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:

- National Planning Framework 4:
 - Policy 7 – Historic assets and places.
- Orkney Local Development Plan 2017:
 - Policy 6 – Advertisements and Signs.
 - Policy 8 – Historic Environment and Cultural Heritage.
- Supplementary Guidance:
 - Historic Environment and Cultural Heritage (2017).

2.3. That planning permission be granted in respect of the proposed painting of a mural at 18 Bridge Street, Kirkwall, subject to the conditions attached as Appendix 2 to this Minute.

3. Conclusion of Meeting

At 10:20 the Chair declared the meeting concluded.

Signed: Owen Tierney.