

Minute

Planning Committee

Wednesday, 27 August 2025, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

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

Present via remote link (Microsoft Teams)

Councillor John A R Scott.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Gavin Barr, Head of Planning and Regulatory Services.
- Jamie Macvie, Service Manager (Development Management).
- Derek Manson, Team Manager (Development Planning).
- Paul Maxton, Solicitor.
- Donald Wilson, Roads Authority Officer.

Observing

- Hayley Green, Director of Infrastructure and Organisational Development.
- Susan Taylor, Committees Officer

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 25/011/PP

Proposed Extension of Flotta Community Centre, Flotta

David Derrick, representing the applicant, Flotta Community Association, was present via Microsoft Teams, during consideration of this item.

Ian McConnell, objector, was 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 a letter of objection relating to the application for planning permission in respect of the proposed extension of Flotta Community Centre, Flotta, had been received from Ian McConnell, 2 Burnside, Flotta.

After hearing representations from Ian McConnell, objector, and from David Derrick, representing the applicant, Flotta Community Association, on the motion of Councillor Owen Tierney, seconded by Councillor W Leslie Manson, the Committee:

Resolved, in terms of delegated powers:

1.2. That the concerns of the objector 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 14 – Design, quality and place.
 - Policy 25 – Community wealth building.
 - Policy 27 – City, town, local and commercial centres.
 - Policy 29 – Rural development.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 11 – Outdoor Sports, Recreation and Community Facilities.
- Planning Policy Advice:
 - Amenity and Minimising Obtrusive Lighting (2021).

1.4. That planning permission be granted in respect of the proposed extension of Flotta Community Centre, Flotta, subject to the conditions attached as Appendix 1 to this Minute.

2. Planning Application 25/096/PP

Proposed Erection of House with Air Source Heat Pump on Land near Seahaven, Ness Road, Stromness

Stephen Omand, agent representing the applicants, Robert and Sarah Murray, was present during consideration of this item.

Claudia Ferguson-Smyth, objector, was 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 letters of objections relating to the application for planning permission in respect of the proposed erection of a house, with an air source heat pump, on land near Seahaven, Ness Road, Stromness, had been received from the following:

- Claudia Ferguson-Smyth, 8 Ness Road, Stromness.
- Ruta Noreika, 2 Ness Road, Stromness.
- Mark Summers, 51 Alfred Street, Stromness.

After hearing representations from Claudia Ferguson-Smyth, objector, and from Stephen Omand, agent representing the applicants, Robert and Sarah Murray, on the motion of Councillor David Dawson, seconded by Councillor Duncan A Tullock, 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:

- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 7 – Historic assets and places.
 - Policy 8 – Green belts.
 - Policy 13 – Sustainable transport.
 - Policy 14 – Design, quality and place.
 - Policy 15 – Local living and 20 minute neighbourhood.
 - Policy 16 – Quality homes.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 5 – Housing.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
- Supplementary Guidance:
 - Settlement Statements (2017).

2.4. That planning permission be granted in respect of the proposed erection of a house, with an air source heat pump, on land near Seahaven, Ness Road, Stromness, subject to the conditions attached as Appendix 2 to this Minute.

3. Conclusion of Meeting

At 10:33 the Chair declared the meeting concluded.

Signed: Owen Tierney.

Appendix 1.

Proposed Extension of Flotta Community Centre, Flotta (25/011/PP)

Grant, subject to the following conditions:

1. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

2. Throughout the lifetime of the development, any exterior lighting employed on the development shall be so positioned, angled and controlled to prevent any direct illumination, glare or light spillage outwith the site boundary. External lighting on the building shall meet the requirements for Zone E3/E4 areas (Medium Brightness/High District Brightness) as defined by the Institution of Lighting Professionals.

Reason: To ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow' and to accord with Orkney Local Development Plan 2017, Policy 2 'Design', and Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).

3. Hours of work during the construction of 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 Mondays to Fridays and 08:00 to 13:00 Saturdays, 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 the amenity of the area and in order to reduce any possible nuisance arising to nearby residents/properties during the construction of the development.

Appendix 2.

Proposed Erection of House with Air Source Heat Pump on Land near Seahaven, Ness Road, Stromness (25/096/PP)

Grant, subject to the following conditions:

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

02. Total noise from the air source heat pump 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 pump.

03. The exterior of the development hereby approved shall be finished using the following materials and colours only:

- Walls - Cream wet harl or smooth render, with oiled red cedar in the east elevation.
- Roof - Natural slate.
- Windows - Dark grey.
- Doors - Dark grey.
- Rainwater goods - Black
- Handrail to external steps and balcony to rear - Black painted metal.
- Juliet Balcony - Glass and steel.

Reason: To protect the external appearance of the development, the visual amenity of the streetscape, and to protect the setting of adjacent listed buildings and the character and appearance of the adjacent conservation area.

04. The biodiversity measures described in the submitted Biodiversity form and site plan shall be implemented in full no later than the first planting season following commencement of development. Thereafter, the biodiversity measures shall be permanently retained in accordance with the approved details, including the replacement of any planting that does not survive, is removed, or is damaged, unless otherwise approved, in writing, by the Planning Authority.

Reason: To ensure biodiversity measures are implemented as required by National Planning Framework 4 Policy 3 'Biodiversity'.

05. Hours of work during the construction of 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 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 the development.