

Minute

Planning Committee

Wednesday, 2 December 2020, 10:30.

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, Duncan A Tullock and Heather N Woodbridge.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

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

Observing

- Donald Wilson, Roads Authority Officer.
- Rebecca McAuliffe, Press Officer.
- Lorraine Stout, Press Officer.

Declarations of Interest

- No declarations of 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 application 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 20/361/PP

Proposed Erection of Replacement House with Integral Garage and Air Source Heat Pump and Creation of Access at Newcott, Ireland Road, Stenness

Adam and Raema Lyon, applicants, and Stuart Gray, objector, 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 letters of objection relating to the application for planning permission in respect of the proposal for the erection of a replacement house with an integral garage and an air source heat pump and creation of an access at Newcott, Ireland Road, Stenness, had been received from the following:

- The Architectural Heritage Society of Scotland, AHSS National Office, 15 Rutland Square, Edinburgh.
- David Craig, 110 Craigmount Avenue North, Edinburgh.
- Stuart Gray, Vakkerrygg, Stromness.

After hearing representations from Stuart Gray, objector, and from Adam Lyon, applicant, on the motion of Councillor David Dawson, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

3.2. That planning permission be granted in respect of the proposal for the erection of a replacement house with an integral garage and an air source heat pump and creation of an access at Newcott, Ireland Road, Stenness, subject to the conditions attached as Appendix 1 to this Minute.

4. Conclusion of Meeting

At 11:09 the Chair declared the meeting concluded.

Signed: Rob W Crichton.

Appendix 1.**Proposed Erection of Replacement House with Air Source Heat Pump and Creation of Access at Newcott, Ireland Road, Stenness (20/361/PP)****Grant subject to the following conditions:**

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

- Roof (main section) – natural slates.
- Walls (main section) – white render.
- Windows and doors – dark grey.
- Other walls – vertical timber cladding.
- Other pitched roofs – standing seam, dark grey.
- Rainwater goods – black.

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

02. Prior to the commencement of any construction within the application site hereby approved, the existing house shall be entirely demolished. Materials resulting from the demolition shall be retained and stored within the application site or on adjoining land for re-use as part of the landscaping scheme, unless otherwise approved, in writing, by the Planning Authority.

Reason: To protect the appearance of the area and as the demolition of the building is required as part of the overall development, whilst retaining traditional materials for landscaping purposes.

03. 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.

04. 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.

05. The access hereby approved with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-05 (Typical Access Over Verge With Service Bay)', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to any other works commencing on 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.

06. No development shall commence until a topographical survey of the application site is completed, and existing and proposed site sections are submitted to, and approved in writing by, the Planning Authority. These site sections shall North-South from the existing and derelict building to the southern boundary of the application site, and East-West from the public road through the main section of the house to the west boundary of the application site. The house shall be dug into the slope and no part of the finished floor level shall exceed 150 millimetres above existing ground level. Thereafter, the house shall be constructed in accordance with the approved site sections.

Reason: To minimise the impact of the development on the surrounding landscape, by ensuring integration with ground levels.

07. No development shall commence until a Scheme of Landscaping for all hard and soft landscaping is submitted to, and approved in writing by, the Planning Authority. This shall relate to the application site and adjoining land in the control of the applicant, including between the application site and the public road. The Scheme of Landscaping shall include:

- The location of all proposed tree, shrub, hedging and grass planting.
- A planting schedule comprising layout, number, density, species, and height of all trees and shrubs.
- The location, design and materials of all hard landscaping works.
- The location, design, materials and height of all fences of other boundary treatments.
- A timescale for the implementation and completion of all soft and hard landscaping contained in the Scheme of Landscaping, including all tree and shrub planting in the first planting season following commencement of development, and completion of all roads, footpaths and hard landscaping prior to first occupation.
- Use of stone and flagstones salvaged from the existing redundant building to be demolished.

All soft and hard landscaping shall be carried out wholly in accordance with the approved Scheme of Landscaping, unless otherwise agreed, in writing, with the Planning Authority.

Any tree or shrub planting which, within a period of five years from planting, in the opinion of the Planning Authority, is dead, dying, diseased or severely damaged, shall be replaced by a tree or shrub of similar size and species to that originally planted, unless otherwise agreed, in writing, with the Planning Authority.

Thereafter, the development shall be maintained in accordance with the details included in the Scheme of Landscaping throughout the lifetime of the development.

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