

Minute

Planning Committee

Wednesday, 7 October 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).
- Susan Shearer, Planning Manager (Development and Marine Planning).
- Georgette Herd, Solicitor.
- Donald Wilson, Roads Authority Officer.

Observing

- David Hartley, Communications Team Leader.
- David Barclay, Senior Planner (Development Management).

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 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 20/157/PP

Proposed Erection of House with Integral Garage and Air Source Heat Pump and Creation of Access at Eastra, Stromness

Corrine Sinclair, applicant, and Stephen Omand, agent for 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, as the application for planning permission in respect of the proposal for the erection of a house with integral garage and an air source heat pump and the creation of an access at Eastra, Stromness, had been called in by two Councillors, in accordance with the Scheme of Delegation, the application required to be reported to Committee for determination.

After hearing representations from Stephen Omand, agent for the applicant, and from Corrine Sinclair, applicant, Councillor Robin W Crichton, seconded by Councillor Duncan A Tullock, moved that the application for planning permission in respect of the proposal for the erection of a house with integral garage and an air source heat pump and the creation of an access at Eastra, Stromness, be refused, for the reasons as proposed by officers.

Councillor Barbara Foulkes, seconded by Councillor David Dawson, moved an amendment that the application for planning permission in respect of the proposal for the erection of a house with integral garage and an air source heat pump and the creation of an access at Eastra, Stromness, be approved, subject to conditions, as, in their opinion:

(1) Although the proposed development did not comply with Policy 5E of the Orkney Local Development Plan 2017 or meet any necessary criteria for a new house in the countryside, the proposed site was located in close proximity to the Stromness settlement boundary.

(2) In the context of existing built development in the general area, the landscape and visual impact of the proposed development would be minimal and would not have a significant effect on the overall integrity of the Hoy and West Mainland National Scenic Area.

(3) The compassionate and personal grounds, as referenced by the soul and conscience letter, demonstrated extremely exceptional circumstances and were a material consideration which outweighed all other policy considerations.

And, accordingly, the proposed development complied with the following policies of the Orkney Local Development Plan 2017:

- Policy 1 – Criteria for All Development.
- Policy 2 – Design, parts (i) and (ii).
- Policy 9G – Landscape.

The result of a recorded vote was as follows:

For the Amendment:

Councillors Norman R Craigie, David Dawson, Barbara Foulkes, John A R Scott and Magnus O Thomson (5).

For the Motion:

Councillors Alexander G Cowie, Robin W Crichton, Stephen Sankey, Owen Tierney, Duncan A Tullock and Heather N Woodbridge (6).

The motion was therefore carried and the Committee thereafter resolved, in terms of delegated powers:

3.2. That the application for planning permission in respect of the proposal for the erection of a house with integral garage and an air source heat pump and the creation of an access at Eastr, Stromness, be refused, for the reasons set out in Appendix 1 to this Minute.

4. Planning Application 20/221/AMC

Proposed Erection of Replacement House with Air Source Heat Pump, Creation of Access and Reinstatement of Shed at Sunnybraes, Houton Road, Orphir

Simon Strachan, applicant, Peter Finnigan, agent for the applicant, and Stephen Veale, 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:

4.1. 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 air source heat pump, creation of an access and reinstatement of a shed at Sunnybraes, Houton Road, Orphir, had been received from the following:

- Stephen Veale, The Office, Woodgate Farm, Cliffords Mesne, Newent, Gloucestershire.
- Michael Grainger, Ardeonaig, Orphir.

After hearing representations from Stephen Veale, objector, and from Peter Finnigan, agent for the applicant, Simon Strachan, on the motion of Councillor Alexander G Cowie, seconded by Councillor Stephen Sankey, the Committee:

Resolved, in terms of delegated powers:

4.2. That planning permission be granted in respect of the proposal for the erection of a replacement house with an air source heat pump, creation of an access and reinstatement of a shed at Sunnybraes, Houton Road, Orphir, subject to the conditions attached as Appendix 2 to this Minute.

5. Planning Application 20/246/PP

Proposed Erection of Two Houses with Air Source Heat Pumps and Alteration of Access at Eastbrae, Stromness

Stephen Omand, agent for the applicant, Wardhill Homes Limited, was 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:

5.1. That a letter of objection relating to the application for planning permission in respect of the proposal for the erection of two houses with air source heat pumps and the alteration of an access at Eastbrae, Stromness, had been received from A Fiddler, on behalf of C Fotheringham, Enfield, Stromness.

After hearing representations from Stephen Omand, agent for the applicant, Wardhill Homes Limited, on the motion of Councillor Robin W Crichton, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

5.2. That planning permission be granted in respect of the proposal for the erection of two houses with air source heat pumps and the alteration of an access at Eastbrae, Stromness, subject to the conditions attached as Appendix 3 to this Minute.

6. Conclusion of Meeting

At 12:30 the Chair declared the meeting concluded.

Signed: Rob W Crichton.