

Minute

Planning Committee

Wednesday, 26 March 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, John A R Scott, Ivan A Taylor and Duncan A Tullock.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Gavin Barr, Interim Head of Planning and Community Protection.
- Jamie Macvie, Service Manager (Development Management).
- Derek Manson, Team Manager (Development Planning).
- Paul Maxton, Solicitor.

Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.

Apology

- Councillor Jean E Stevenson.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 24/465/PP

Proposed Change of Use from Three Flats to Boarding House (Class 7) and Installation of Replacement Windows and Doors and Air Source Heat Pump at 3 Castle Street, Kirkwall

John McGregor, applicant, and Stephen Omand, the applicant's agent, were 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, 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 change of use from three flats to a boarding house (Class 7) and installation of replacement windows and doors and an air source heat pump at 3 Castle Street, Kirkwall, had been received from Leslie Sinclair, 31A Broad Street, Kirkwall.

After hearing representations from Stephen Omand, agent representing the applicant, John McGregor Construction, on the motion of Councillor Owen Tierney, seconded by Councillor John A R Scott, 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 7 – Historic assets and places.
 - Policy 13 – Sustainable transport.
 - Policy 14 – Design, quality and place.
 - Policy 22 – Flood risk and water management.
 - Policy 30 – Tourism.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 3 – Settlements, Town Centre 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.

1.4. That planning permission be granted in respect of the proposed change of use from three flats to a boarding house (Class 7) and installation of replacement windows and doors and an air source heat pump at 3 Castle Street, Kirkwall, subject to the conditions attached as Appendix 1 to this Minute.

2. Planning Application 24/486/HH

Proposed Extension of House at Scomuir, Holm

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

Noted:

2.1. That, as the planning application for the proposed extension of a house at Scomuir, Holm, was made by a member of staff employed with the Planning Service, in accordance with the Scheme of Administration, the application required to be determined by the Planning Committee.

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 14 – Design, quality and place.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.

2.3. That planning permission be granted in respect of the proposed extension of a house at Scomuir, Holm, subject to the conditions attached as Appendix 2 to this Minute.

3. Planning Application 24/492/PP

Proposed Stripping of Slates and Demolition of Part of Building at 1 King Street, Kirkwall

Lyall Harray, applicant, and Stephen Omand, the applicant's agent, were present during consideration of this item.

Councillor John A R Scott intimated that he had publicly stated an opinion in respect of this application, and, therefore in order to avoid any impression of prejudice or bias in the decision-making process in respect of this item, 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, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

3.1. That a letter of objection relating to the application for planning permission in respect of the proposal to strip slates and demolish part of a building at 1 King Street, Kirkwall, had been received from Bruce Gorie, 5 Papdale Road, Kirkwall.

After hearing representations from Stephen Omand, agent representing the applicant, Lyall Harray, 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 7 – Historic assets and places.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 8 – Historic Environment and Cultural Heritage.

3.4. That planning permission be granted in respect of the proposal to strip slates and demolish part of a building at 1 King Street, Kirkwall, subject to the conditions attached as Appendix 3 to this Minute.

4. Planning Application 25/002/HH

Proposed Installation of Foul Water Pipe and Raising of Path Level at 2 South End, Stromness

Anthony Barthorpe and Rosemary Anderson, objectors, and Stephen Omand, representing the objectors, were 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, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

4.1. That letters of objection relating to the application for planning permission in respect of the proposed installation of a foul water pipe and raising the path level at 2 South End, Stromness, had been received from the following:

- Anthony Barthorpe, 12 South End, Stromness.
- Rex and Rosemary Anderson, Heath Hill, 6 Hillside Road, Stromness.

After hearing representations from Stephen Omand, representing the objectors, Anthony Barthorpe and Rosemary Anderson, on the motion of Councillor Owen Tierney, seconded by Councillor David Dawson, the Committee:

Resolved, in terms of delegated powers:

4.2. That the concerns of the objectors had been considered in the assessment of the proposal but were of insufficient 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 7 – Historic assets and places.
- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 8 – Historic Environment and Cultural Heritage.

4.4. That planning permission be granted in respect of the proposed installation of a foul water pipe and raising the path level at 2 South End, Stromness, subject to the conditions attached as Appendix 4 to this Minute.

5. Conclusion of Meeting

At 10:30 the Chair declared the meeting concluded.

Signed: Owen Tierney.