

# Minute

## Planning Committee

Wednesday, 20 May 2020, 11:00.

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 and Duncan A Tullock.

## Clerk

- Hazel Flett, Senior Committees Officer.

## In Attendance

- Gavin Barr, Executive Director of Development and Infrastructure (for Items 1 to 3).
- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Georgette Herd, Solicitor (for Item 4).
- Donald Wilson, Roads Authority Officer.

## Observing

- David Hartley, Communications Team Leader.
- Ellis Inkster, Press Officer.
- Dean Campbell, Graduate Planner (for Item 4).

## Declaration of Interest

- Councillor John A R Scott – Item 3.

## 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 20/027/HH**

### **Proposed Erection of Detached Garage at Aurora, Burray**

Councillor John A R Scott declared a non-financial interest in this item, in that his ex-partner resided in a neighbouring property, and was not present during discussion thereof.

John Winstanley, agent for the applicant, Paul Hourston, 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:

**3.1.** That a letter of objection relating to the application for planning permission in respect of the proposal for the erection of a detached garage at Aurora, Burray, had been received from Mrs Mary Laird, Yeldabrek, Burray.

After hearing representations from John Winstanley, agent for the applicant, Paul Hourston, on the motion of Councillor Robin W Crichton, seconded by Councillor Barbara Foulkes, 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 detached garage at Aurora, Burray, subject to the conditions attached as Appendix 1 to this Minute.

Councillor Magnus O Thomson joined the meeting at this point.

## **4. Planning Application 20/046/PP**

### **Proposed Erection of House, with Air Source Heat Pump and Integral Garage, and Conversion of Redundant Building to House, with Air Source Heat Pump, (Two for One) near Windwick, South Ronaldsay**

Colin Smith, objector, 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:

**4.1.** That a letter of objection relating to the application for planning permission in respect of the proposal for the erection of a house, with an air source heat pump and an integral garage, and the conversion of a redundant building to a house, with an air source heat pump, (two for one) near Windwick, South Ronaldsay, had been received from Colin Smith, South Windwick Farm, Windwick, South Ronaldsay.

After hearing representations from Colin Smith, objector, on the motion of Councillor David Dawson 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 house, with an air source heat pump and an integral garage, and the conversion of a redundant building to a house, with an air source heat pump, (two for one) near Windwick, South Ronaldsay, subject to the conditions attached as Appendix 2 to this Minute.

## **5. Conclusion of Meeting**

At 13:15 the Chair declared the meeting concluded.

Signed: Rob Crichton.

**Appendix 1.****Proposed Erection of Detached Garage at Aurora, Burray  
(20/027/HH)****Grant subject to the following conditions:**

01. No development shall commence until a detailed specification for the proposed roofing material for the development (including samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the development shall be carried out in accordance with these approved details. For the avoidance of doubt the roof finish shall be in a recessive matt colour.

Reason: To ensure that the development is sensitive to, and compatible with, its context and for the avoidance of doubt.

02. The external finish materials used in the development, excepting roof finish materials as considered by condition 01, shall match those of the existing host property.

Reason: To ensure that the development is sensitive to, and compatible with, its context.

03. The garage hereby approved shall not be constructed on land raised above its existing level, and all foundations shall be excavated into, and not built on top of, any slope. No underbuilding to compensate for any gradient is permitted.

Reason: To ensure that underbuilding is kept to a minimum and that the development is sensitive to, and compatible with, its immediate and wider context in interests of visual and residential amenity.

04. The garage hereby approved shall be situated no less than 1 metre from the east boundary of the property, as stated in drawing reference OIC-02(2).

Reason: In order to ensure that the development is built in accordance with written detail on approved plans and for the avoidance of doubt.

05. Throughout the lifetime of the development hereby approved, surface water must be treated in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and be compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage run-off onto the road or adjacent land.

Further information on SUDs may be found on SEPA's website at: [www.sepa.org.uk](http://www.sepa.org.uk) and [http://www.susdrain.org/resources/SuDS\\_Manual.html](http://www.susdrain.org/resources/SuDS_Manual.html).

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems (SuDS) of Orkney Local Development Plan 2017, Scottish Planning Policy – Managing Flood Risk and Drainage.

06. 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 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.

07. Throughout the lifetime of the development hereby approved, the garage shall be restricted to private domestic use incidental and ancillary to the enjoyment and use of the dwellinghouse at Aurora, Burray. No commercial activity shall be carried out in, or in association with, the garage.

Reason: To protect the residential amenity of the area and for the avoidance of doubt in relation to the extent of the permission.

**Appendix 2.****Proposed Erection of House, with Air Source Heat Pump and Integral Garage, and Conversion of Redundant Building to House, with Air Source Heat Pump, (Two for One) near Windwick, South Ronaldsay (20/046/PP)****Grant subject to the following conditions:**

01. A new passing place shall be constructed on the Windwick Road. No development shall commence until the location and details of the passing place have been submitted to, and agreed in writing by, the Planning Authority, in conjunction with Roads Services. Thereafter, and prior to any development within the approved site, that passing place shall be completed fully in accordance with approved details.

Reason: In the interest of road safety.

02. The junction of the access hereby approved with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-01 Typical Access for Single Development (2 to 4 houses)', 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 first occupation 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.

03. Prior to the commencement of any construction within the application site hereby approved, the existing buildings, indicated to be demolished on the approved plan, shall be entirely demolished and any material resulting from demolition not required in the construction of the approved development shall be removed from site and disposed of in a licensed waste disposal facility or used for purposes for which planning permission is either not needed or has been granted.

Reason: To protect the appearance of the area and as the demolition of the building is required as part of the overall development.

04. Prior to commencement of development of the new house hereby approved, the existing historic building subject to conversion shall be retained and made fully wind and watertight in accordance with the approved details on drawing OIC-04(3). Thereafter, the building shall be retained in the wind and watertight condition throughout the lifetime of the development.

Reason: To ensure the retention and protection of the building of historic merit and to comply with the requirements of Orkney Local Development Plan 2017 policy 5E and Supplementary Guidance 'Housing in the Countryside'.

05. For the avoidance of doubt, the mortar used for the wet harl and re-pointing of the stone walls of the existing building shall be a traditional lime mortar mix only, with no cement. The lime pointing shall also match the existing flush finish.

Reason: For visual amenity and to protect the historic fabric of the building.

06. No building or structure within the application site hereby approved shall be constructed on land raised above its original level, and all foundations shall be excavated into and not built on top of any slope. No underbuilding to compensate for any gradient is permitted.

Reason: To ensure that underbuilding is kept to a minimum and that the development is sensitive to, and compatible with, its immediate and wider context.

07. 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.

08. Throughout the lifetime of the development hereby approved, surface water must be treated in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and be compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage run-off onto the road or adjacent land.

Further information on SUDs may be found on SEPA's website at: [www.sepa.org.uk](http://www.sepa.org.uk) and [http://www.susdrain.org/resources/SuDS\\_Manual.html](http://www.susdrain.org/resources/SuDS_Manual.html).

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems (SuDS) of Orkney Local Development Plan 2017, Scottish Planning Policy – Managing Flood Risk and Drainage and in the interests of road safety.

09. 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 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.