

## Minute

### Planning Committee

Wednesday, 30 October 2019, 10:30.

Council Chamber, Council Offices, School Place, Kirkwall.



### Present

Councillors Robin W Crichton, John A R Scott, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Graham L Sinclair, Magnus O Thomson, Owen Tierney, Duncan A Tullock and Kevin F Woodbridge.

### Clerk

- Angela Kingston, Committees Officer.

### In Attendance

- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Peter Trodden, Solicitor.
- Donald Wilson, Roads Authority Officer.

### Observing

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

### Apology

- Councillor Alexander G Cowie.

### Chair

- Councillor Robin W Crichton.

## 1. Planning Application 19/100/MAR

### Proposed Creation of Salmon Farming Site with Feed Barge at Bay of Holland, Stronsay

Ben Johnson and Chris Webb, representing the applicant, Cooke Aquaculture Scotland Limited, and Susanne Davidson, representing the objectors, Susanne and James Davidson, 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:

**1.1.** That letters of objection relating to the application for planning permission in respect of the proposal for the creation of a salmon farming site with feed barge at Bay of Holland, Stronsay, had been received from the following:

- Orkney Fisheries Association, 4 Ferry Terminal Buildings, Kirkwall Pier, Kirkwall.
- Royal Society for the Protection of Birds (Scotland), Orkney Office, 12-14 North End Road, Stromness.
- Jean Stevenson and Elizabeth Stevenson, Mount Pleasant, Stronsay.
- Ms J G Gyskers and W Armstrong, Furrowend, Stronsay.
- Susanne Davidson and James Davidson, Greenfields, Stronsay.

After hearing representations from Susanne Davidson, representing the objectors, Susanne and James Davidson, and after hearing a statement from the Royal Society for the Protection of Birds (Scotland), which was read out by the Clerk, and after hearing representations from Ben Johnson and Chris Webb, representing the applicant, Cooke Aquaculture Scotland Limited, on the motion of Councillor Robin W Crichton, seconded by Councillor Owen Tierney, the Committee:

Resolved, in terms of delegated powers:

**1.2.** That planning permission be granted in respect of the proposal for the creation of a salmon farming site with feed barge at Bay of Holland, Stronsay, subject to the conditions attached as Appendix 1 to this Minute.

Councillor Stephen Sankey joined the meeting at this point.

## **2. Planning Application 19/124/MAR**

### **Proposed Creation of Salmon Farming Site with Feed Barge at Mill Bay, Stronsay**

Ben Johnson and Chris Webb, representing the applicant, Cooke Aquaculture Scotland Limited, and Susanne Davidson, representing the objectors, Susanne and James Davidson, 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:

**2.1.** That letters of objection relating to the application for planning permission in respect of the proposal for the creation of a salmon farming site with feed barge at Mill Bay, Stronsay, had been received from the following:

- Orkney Fisheries Association, 4 Ferry Terminal Buildings, Kirkwall Pier, Kirkwall.
- Royal Society for the Protection of Birds (Scotland), Orkney Office, 12-14 North End Road, Stromness.
- Susanne and James Davidson, Greenfields, Stronsay.

After hearing representations from Susanne Davidson, representing the objectors, Susanne and James Davidson, and after hearing a statement from the Royal Society for the Protection of Birds (Scotland), which was read out by the Clerk, and after hearing representations from Chris Webb, representing the applicant, Cooke Aquaculture Scotland Limited, on the motion of Councillor Barbara Foulkes, seconded by Councillor Owen Tierney, the Committee:

Resolved, in terms of delegated powers:

**2.2.** That planning permission be granted in respect of the proposal for the creation of a salmon farming site with feed barge at Mill Bay, Stronsay, subject to the conditions attached as Appendix 2 to this Minute.

### **3. Planning Application 19/191/PP**

#### **Change of Use of Shed from Storage to Men's Shed and Extend (Part Retrospective) at Maitland Place, Finstown**

Morgan Marcus, applicant, and Marie Nicolson, 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 (part retrospective) in respect of the change of use of a shed from storage to a Men's Shed at Maitland Place, Finstown, had been received from the following:

- Marie Nicolson, Cruanbreck, Finstown.
- Steven and Mandy Ward, Laharna, Finstown.
- S De Rees, 2A Maitland Place, Finstown.

After hearing representations from Marie Nicolson, objector, and from Morgan Marcus, applicant, Councillor David Dawson, seconded by Councillor Kevin F Woodbridge, moved that the application for planning permission, part retrospective, in respect of the change of use of a shed from storage to a Men's Shed and extend at Maitland Place, Finstown, be deferred to enable members of the Committee to undertake an unaccompanied site visit.

Councillor Owen Tierney, seconded by Councillor Barbara Foulkes, moved an amendment that the application for planning permission, part retrospective, be granted in respect of the change of use of a shed from storage to a Men's Shed and extend at Maitland Place, Finstown, as, in their opinion, although the potential road safety hazard that would result from intensification of use of the access to the development site was a legitimate consideration, there were no recorded accidents on the public road either side of the access resulting from vehicles entering/exiting the development site and any resulting intensification of the access arising from the change of use was not of such significance that it would create an unacceptable road safety hazard to merit refusal of the application, and was outweighed by other material considerations in favour of the development.

On a vote being taken 4 members voted for the amendment and 7 for the motion, and the Committee:

Resolved, in terms of delegated powers:

**3.2.** That consideration of the application, part retrospective, in respect of the change of use of a shed from storage to a Men's Shed and extend at Maitland Place, Finstown, be deferred to enable members of the Committee to undertake an unaccompanied site visit.

#### **4. Planning Application 19/318/PP**

##### **Proposed Erection of House with Air Source Heat Pump and Outbuilding at Breckan, Rousay**

Colin and Liz Lamond, applicants, and Shelagh Grieve, 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 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 outbuilding at Breckan, Rousay, had been received from Shelagh Grieve, Furse, Wasbister, Rousay.

After hearing representations from Shelagh Grieve, objector, and from Colin Lamond, applicant, on the motion of Councillor Robin W Crichton, seconded by Councillor John A R Scott, 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 outbuilding at Breckan, Rousay, subject to the conditions attached as Appendix 3 to this Minute.

#### **5. Conclusion of Meeting**

At 13:10 the Chair declared the meeting concluded.

Signed: Rob Crichton.