

# Minute

## Planning Committee

Wednesday, 4 December 2024, 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, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

## Clerk

- Katy Russell-Duff, Committees Officer.

## In Attendance

- Roddy Mackay, Head of Planning and Community Protection.
- Jamie Macvie, Service Manager (Development Management).
- Derek Manson, Team Manager (Development Planning).
- David Barclay, Senior Planner.
- Donald Wilson, Roads Authority Officer.
- Paul Maxton, Solicitor.

## Observing

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.
- Isla McLeod, Graduate Planner.

## Declarations of Interest

- No declarations of interest were intimated.

## Chair

- Councillor Owen Tierney.

## 1. Planning Application 24/012/PP

### Change of Use from Part of Car Park to Parking for Haulage Vehicles (Retrospective) at Hoy Hotel, Hoy

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, the Committee:

Noted:

**1.1.** That a letter of objection relating to the application for retrospective planning permission in respect of the change of use from part of a car park to parking for haulage vehicles at Hoy Hotel, Hoy, had been received from Steven Tizzard, Treetops, Hoy.

After hearing a report from the Service Manager (Development Management), 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 3 – Biodiversity.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criterial for All Development.
  - Policy 3 – Settlements, Town Centre and Primary Retail Frontages.
  - Policy 14 – Transport, Travel and Road Network Infrastructure.

**1.4.** That retrospective planning permission be granted in respect of the change of use from part of a car park to parking for haulage vehicles at Hoy Hotel, Hoy, subject to the conditions attached as Appendix 1 to this Minute.

## **2. Planning Application 24/198/PPMAJ**

### **Proposed Change of Use from Agriculture to Golf Driving Range and Erect Building with Four Bays at Swartland Farm, Twatt, Sandwick**

Steven Wylie, representing the applicants, Mr and Mrs Steven Wylie, and Christopher Omand, the applicants' 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, the Committee:

Noted:

**2.1.** That, as the proposal for change of use from agriculture to a golf driving range and erection of a building with four bays at Swartland Farm, Twatt, Sandwick, was classified as a Major Development in terms of The Town Country and Planning (Hierarchy of Developments) (Scotland) Regulations 2009, in accordance with the Scheme of Delegation, the application required to be determined by the Planning Committee.

After hearing a report from the Service Manager (Development Management), and after hearing representations from Christopher Omand, agent representing the applicants, Mr and Mrs Steven Wylie, 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 26 – Business and industry.
  - Policy 29 – Rural development.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
  - Policy 4 – Business, Industry and Employment.
  - Policy 11 – Outdoor Sports, Recreation and Communities Facilities.
  - Policy 14 – Transport, Travel and Road Infrastructure Network.
- Planning Policy Advice:
  - Amenity and Minimising Obtrusive Lighting (2021.)
- Development Management Guidance:
  - Business Development Outwith Town Centres (2023).

**2.3.** That planning permission be granted in respect of the proposal for change of use from agriculture to a golf driving range and erection of a building with four bays at Swartland Farm, Twatt, Sandwick, subject to the conditions attached as Appendix 2 to this Minute.

### **3. Conclusion of Meeting**

At 10:13 the Chair declared the meeting concluded.

Signed: Owen Tierney.