

# MINUTES

# ‘A’ & ‘B’

## Planning Committee

Council Chamber, Town Hall, Lerwick

Tuesday 31 July 2012 at 10.00am

### Present:

F Robertson	M Bell
P Campbell	S Coutts
A Manson	D Ratter
G Robinson	

### Apologies:

B Fox

### In Attendance (Officers):

J Holden, Team Leader – Development Management

P Sutherland, Solicitor

M Taylor, Planning Officer

L Adamson, Committee Officer

### Chair

Mr F Robertson, Chair of the Planning Committee, presided.

### Circular

The circular calling the meeting was held as read.

### Declarations of Interest

None.

### 18/12 Minutes

The Committee confirmed the minutes of the meeting held on 3 July 2012 on the motion of Ms Manson, seconded by Mr Bell.

### 19/12 2012/156/PPF – Erect dwellinghouse with integral garage, Shalders Ayre, 2 Fogralea, Lerwick

The Committee considered a report by the Planning Officer [RECORD Appendix 1 (PL-19-12-F)]. The proposed site was illustrated by a PowerPoint display of photographs and key information.

The Planning Officer advised that the application was presented to Committee as, at this time, part of the development site is in the ownership of the Council.

In referring to the Site Plan, the Planning Officer explained to Members the proposed layout of the site, and highlighted the location of the 3 existing car parking spaces on the public road that are to be altered to form part of the development site.

The Planning Officer advised that 2 letters of representation had been received in response to the proposed development. The residents of the property to the north of the proposed development, at No. 1 Fogralea, objected with concerns relating to public parking provision. The residents at the south of the proposed site, at No. 4

Murrayston, objected with concerns relating to overlooking, and loss of daylight and privacy.

The Planning Officer explained that to partially compensate for the area of land of the 3 parking spaces that has to be purchased to serve their dwellinghouse, the applicants intend to provide an additional car parking space. He advised that the Council's Roads Service have no objections to the proposals, other than to recommend the standard conditions relating to roads, and the Planning Service has recommended a further condition that control of the land has to be proven prior to the development commencing.

The Planning Officer advised that the application site is a large garden area laid to grass, with a boundary of hedgerow, trees and a fence. The design of the proposed dwellinghouse is of a high standard, with good use of material, and with a light finish should assist to maintain or enhance the light to the neighbouring property to the south. Referring to the concerns with issues of privacy he advised that the proposed dwellinghouse has been designed to have no windows serving habitable rooms to the south, and that habitable room windows are in excess of the 18m minimum separation distance required.

After providing a summary of the key issues relating to the application, the Planning Officer concluded by confirming that the application was recommended for approval, subject to the conditions as listed.

In response to a comment from the Chair, the Planning Officer advised that the applicants have been in contact with the Council's Roads Service to discuss the release of the land of the 3 existing parking spaces and the Planning Service would be content with confirmation of the applicants' ownership or control of the land prior to the works commencing.

*(The Chair invited a representative of the objector to address the meeting).*

There was no representative of the objector present at the meeting.

*(The Chair invited a representative of the applicant to address the meeting).*

A representative of the applicant indicated that he had no further points to put to the Committee.

Mr Campbell commented on the Council's decision, approximately 30 years ago, to take account of the increase in car ownership and car usage, for each new dwellinghouse to provide 3 parking spaces. Mr Campbell then referred to the Site Plan and noted that the location of the new parking space, to be provided by the applicants, is near to the front door of No 2 Fogralea. He said that with the location and nature of the site, there would be an assumption that the new parking space was for private use and would not be obvious to motorists as being a public parking area. Mr Campbell stated that this issue would need to be addressed in some way.

The Planning Officer acknowledged that the existing parking provision was quite discreet, not being clearly indicated as public lay-by parking, and could easily be assumed as a private parking area. However he advised that there is an extensive amount of off-street parking available, and provided that motorists park safely and cautiously there should be no issues with access to Fogralea and Westerloch.

Mr Robinson suggested, as a solution not necessarily conditional to this application, that the Council's Roads Service could be asked to consider a better approach to draw motorists' attention to the public parking in the area. Mr Robinson added that he was not aware of a shortage of public parking in the area, and said that issues with public parking was more of a concern in older housing schemes when it had never been envisaged that houses would need more than one parking space, never mind three parking spaces as is currently required.

Mr Campbell advised that there is a gate access to the site adjacent to the existing property at No. 2 Fogralea, and he suggested that with an angled entrance to the gate, two parking spaces could be achieved. He said that this location would be more obvious to motorists as public parking, rather than near to the front door of the property. The Chair commented that advice would be required from the Council's Roads Engineers on any proposals to relocate the new parking space.

The Planning Officer said that the existing parking spaces in the area would still remain for public parking provision, however the parking is not readily apparent as public parking unless signage is provided. He added that as a number of the properties have off-street parking, he was of the opinion that the loss of 3 parking spaces would not compromise the parking provision in the area. The Planning Officer indicated that the application could be deferred to allow a representative from the Roads Service to be in attendance.

Mr Robinson said that he was satisfied with the application and the additional conditions imposed by the Planning Service, and would not be minded to defer the application for advice to be provided by the Roads Service. However, he proposed that the Roads Service be asked to consider some means to draw motorists' attention to the public parking provision in the area. In also commenting on the outstanding design of the proposed dwellinghouse, Mr Robinson moved that the application be approved, subject to the conditions listed in the schedule of recommended conditions. Mr Coutts seconded.

The Planning Officer confirmed that he would relay to the Council's Roads Service the Committee's observations regarding the need to better highlight public parking provision in the area.

20/12 **Applications for Planning Permission for Local Developments where Determination cannot be taken by Appointed Person under Approved Scheme of Delegation:**

The Committee considered a report by the Planning Officer [RECORD Appendix 2].

- **2012/199/PPF – Re-roof and reclad shed, Shed No. 2, Garthspool Road, Lerwick**

The Committee approved the application on the motion of Mr Robinson, seconded by Ms Manson.

- **2012/225/PPF – Create temporary lay down and storage area for pipes and fittings (Class 6 Storage and Distribution), fabrication yard (Class 5 General Industrial) including construction of two 1000 m2 buildings, office and welfare facilities, and associated fences and drainage, Scatsta Airport, Scatsta, Brae.**

The Committee approved the application on the motion of Mr Ratter, seconded by Ms Manson.

The meeting concluded at 10.20am.

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Chair