

MINUTE

‘Public’

Planning Committee
Council Chamber, Town Hall, Lerwick
Tuesday 14 May 2013 at 10am

Present:

F Robertson	M Bell
P Campbell	S Coutts
B Fox	A Manson
D Sandison	G Robinson

Apologies:

D Ratter

In Attendance (Officers):

I McDiarmid, Executive Manager - Planning
J Holden, Team Leader - Development Management
C Gair, Traffic Engineer
P Sutherland, Solicitor
L Adamson, Committee Officer

Also Present

G Cleaver

Chair

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

Circular

The circular calling the meeting was held as read.

The Executive Manager – Planning advised that since the last Planning Committee on 16 April 2013, 19 Completion Certificates had been accepted, 22 Building Warrants issued, 3 Amendments issued and 23 Planning Applications determined under delegated authority.

Declarations of Interest

None

12/13 **Minutes**

The Committee confirmed the minutes of the meeting held on 16 April 2013 on the motion of Mr Sandison, seconded by Mr Fox.

13/13 **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 Team Leader – Development Management [RECORD Appendix 1].

- **2012/392/PPF - Erect dwellinghouse, Nissetter, Ollaberry, Shetland, ZE2 9RU by Mr Peter Ratter**

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

- **2013/036/PPF - To construct a concrete skate park, The Knab, Knab Road, Lerwick, Shetland, ZE1 0AX by Shetland Skatepark Association**

Mr Robinson moved that the Committee approve the application, subject to the recommended conditions as listed.

In response to a request for clarification on the extent of the application presented to Committee for consideration, the Team Leader advised that assessment of the application as had been submitted was included within the Report of Handling. The Team Leader advised that Environmental Health has continued to request a Noise Assessment, which has not yet been provided by the applicant.

The Team Leader explained that subsequently, the applicant advised that the skate park may not be designed as per the details submitted, and therefore the Committee is asked to consider the proposals as submitted, but that the detail of the design, scale, landscaping and construction would be the subject of planning conditions, and would satisfy the concerns of Environmental Health in terms of noise impact.

Mr Fox advised of his concern that the Committee was being asked to approve the application without the full details being in place.

Mr Campbell said that he had a number of issues with the application. He stated that the full plans for the development should be presented before any decision is made, as he envisaged the possibility of the applicant progressing with the development to the concrete slab stage then no further progress being made and the site being left as an eyesore. He also commented on the Council supporting the application which will encourage people to the Knab area when proposals are to close the public toilet at the Knab. Mr Campbell moved that the Committee defer the decision until the full plans are presented. Mr Fox seconded.

The Executive Manager – Planning advised that the noise concerns raised by Environmental Health could be resolved through discussions with the developer. It was further suggested that should Members approve the application that the detailed conditions could be presented to Committee.

Mr Campbell confirmed that he stood by the terms of his motion, and his seconder concurred.

In referring to the recommendation in the Report of Handling, Mr Sandison said he considered that the decision was straightforward, as approval of the application was subject to the imposition of satisfactory conditions. Mr Sandison seconded Mr Robinson's earlier motion, which now became the amendment, that the application be approved with conditions.

In speaking in support of the application, Mr Robinson advised that closure of the public toilets at the Knab was not a planning consideration, and that a skate park would be very strictly designed and constructed to meet the required standards. He added that the actual site has been agreed, a rough design provided, and all health and safety conditions have to be met to the satisfaction of Environmental Health.

In response to comments from Mr Fox relating to the planning requirements in regard to the conservation area and to land ownership, the Team Leader said that it had been confirmed to the Planning Authority that the Council, as landowner, had been served the appropriate notice. He added that covenants were a separate matter to planning.

Following summing up, voting took place by a show of hands and the result was as follows:

Amendment (Mr Robinson)	2
Motion (Mr Campbell)	5

- **2013/097/PPF - Installation of vehicle electric charging point, Viking Bus Station, Commercial Road, Lerwick, Shetland, ZE1 0LX by Shetland Islands Council (Retrospective Application)**
- **2013/098/PPF - Installation of vehicle electric charging point, Infrastructure Services, Grantfield, Lerwick, Shetland, ZE1 0NT by Shetland Islands Council (Retrospective Application)**
- **2013/099/PPF - Installation of vehicle electric charging point, 8 North Ness Business Park, Lerwick, Shetland, ZE1 0LX by Shetland Islands Council (Retrospective Application)**
- **2013/100/PPF - Installation of vehicle electric charging point, Clickimin Leisure Centre, Lochside, Lerwick, Shetland, ZE1 0PJ by Shetland Islands Council (Retrospective Application)**
- **2013/101/PPF - Installation of vehicle electric charging point, Lerwick Health Centre, South Road, Lerwick, Shetland ZE1 0RB by Shetland Islands Council**

On the motion of Mr Robinson, seconded by Ms Manson, the Committee approved the applications.

In noting that 4 of the 5 applications were for retrospective permissions and referring to instances of retrospective applications in general, Mr Fox questioned whether there was need to raise awareness on planning procedures.

14/13 **Applications for Consent to Display Advertisements where Determination cannot be taken by Appointed Person under Approved Scheme of Delegations:**

The Committee considered a report by the Team Leader – Development Management [RECORD Appendix 2].

- **2013/122/ADV – Erect signboards, 11 Mounthooly Street, Lerwick, Shetland, ZE1 0BJ by Sheila Johnson**

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

The meeting concluded at 10.25am.

.....
Chair

