

MINUTE

AB - Public

Planning Committee
Council Chamber, Town Hall, Lerwick
Tuesday 14 January 2014 at 10am

Present:

F Robertson	A Manson
P Campbell	B Fox
G Robinson	D Sandison

Apologies:

M Bell	S Coutts
D Ratter	

In Attendance (Officers):

I McDiarmid, Executive Manager – Planning
J Holden, Team Leader – Development Management
R MacNeill, Planning Officer
P Sutherland, Solicitor
L Adamson, Committee Officer

Chair

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

Circular

The circular calling the meeting was held as read.

The Chair reported that since the last Planning Committee on 10 December, 25 Planning Applications had been determined under delegated authority and 12 Building Warrants completed.

Declarations of Interest

None

01/14 **Minutes**

The Committee confirmed the minutes of the meeting held on 10 December 2013 on the motion of Mr Campbell, seconded by Mr Robertson.

02/14 **2013/403/PPF: Erect a 6kw wind turbine on a 9m high tower and excavation of associated trench for electricity cable, The Final Frontier, Noness, Sandwick, by Mr and Mrs Alan Smith**

The Committee considered a report by the Planning Officer – Development Management [PL-01-14-F: RECORD Appendix 1] for a decision following a hearing. The site was illustrated by a PowerPoint display of photographs and key information.

In introducing the application, the Planning Officer advised that the proposed turbine is to be positioned some 174 metres from the property it is intended to serve, and that the nearest dwellinghouse (classed as a non-associated noise sensitive receptor) is located 262 metres from the turbine location. He confirmed that no objection has been received from the Council's Environmental Health Service in relation to noise impacts.

The Planning Officer reported that one letter of objection has been received to the proposed development in respect of unknown health impacts that turbines may pose to people, pets, wildlife, livestock and other life forms; unacceptable cost to the economy due to increasing electricity bills required to support such developments and the negative impacts that turbines have on tourism. It is however considered that this objection relates to commercial wind farm developments in general and does not raise any specific issues relating directly to the site proposed for development.

The Planning Officer reported that the turbine site lies within an area designated within Supplementary Guidance as a Shetland Local Landscape Area (LLA), which is now the settled view of the Council and a material consideration in the determination of this proposal. However he explained that even though having designated the area as a LLA, it is not the intention of the Council to prevent development, but to encourage appropriate consideration of the landscape. He advised that the applicant has provided a Supporting Statement that outlines that the proposed site had been chosen to reflect the status of the landscape both in terms of the turbine size and site location. The 9 metre domestic scale mast coloured grey will minimise the impact within the landscape. The site of the proposed turbine is located fairly close to the building group of two dwellinghouses and associated outbuildings that delineate the end of the developed area, and so avoids encroachment of development taking place onto the headland of the peninsula. The Planning Officer said that the position of the turbine and its relationship with the surrounding landscape means that it will be visible in views, including those gained by visitors to the island of Mousa and its Broch, who will look towards the currently unspoilt east facing coastline of the No Ness headland. Taking into account the 9 metre mast height, which is lower than most for turbines that are proposed, and the finish in the light grey colour, these are details that will serve to minimise the adverse visual impacts of accommodating the turbine in the location proposed. It is considered that by virtue of the proposed turbine being some 1.9 kilometres from the Mousa Broch, the adverse impact will be outweighed by the environmental and economic benefits. The Planning Officer concluded by confirming that having assessed all the key issues relating to the proposed development, the application is being recommended for approval.

In response to a request for clarity from the Chair, it was confirmed that the distance of 262 metres between the proposed turbine and the nearest neighbouring property was well outwith the attenuation range for this particular model of turbine.

(The Chair invited a representative of the objector to address the meeting. There was no representative in attendance.)

(The Chair invited a representative of the applicant to address the meeting. There was no representative in attendance.)

Mr Fox commented that he had no problem with the application; however he enquired whether any consideration had been given to locating the proposed turbine on the shoulder of the hill rather than on the top of a hill and whether the proposals had included the requirement for a temporary test mast. The Planning Officer advised that there had been no negotiations in regard to any other location for the proposed turbine other than what had been submitted with the application, with the position being where it is technically feasible to operate the turbine. He said that the supporting statement submitted by the applicant gave assurance in that regard and also on proposals to minimise the impact on the landscape.

A comment was made that the letter of objection to the proposed development had not been included in full with the agenda, nor was it available online. The Executive Manager apologised for the omission, however he advised that the content of the objection letter was identical to that submitted for the wind turbine applications as considered at the previous meeting of the Committee and therefore Members would be familiar with its content. He confirmed that the objections did not relate in any way to this site.

In referring to the earlier confirmation that the proposals for this development meet the attenuation requirements, the Chair commented that in regard to applications for wind turbines generally, attenuation is the one factor where he has received most concerns. He added that having been at locations where attenuation is an issue he is aware that noise can be a severe irritant to neighbours.

Mr Sandison moved that the Committee approve the application. Mr Campbell seconded.

03/14 **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 2].

- **2013/384/PPF - Erect an external PIR light to entrance at the rear of building, Annsbrae House, Annsbrae Place, Lerwick, Shetland, ZE1 0BP by Housing Development Services Department**

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

- **2013/374/PPF - Demolish existing offices and erect 12 no. one bedroomed flats, Fort Road, Lerwick, Shetland, ZE1 0LW by Hjaltdland Housing Association**

The Committee approved the application on the motion of Mr Campbell, seconded by Mr Fox.

04/14 **Application for Listed Building Consent 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 3].

- **2013/383/LBC - Erect an external PIR light to entrance at the rear of building, Annsbrae House, Annsbrae Place, Lerwick, Shetland, ZE1 0BP by Housing Development Services Department.**

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

The meeting concluded at 10.20am.

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Chair