



Guidance on Local Review under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) to be considered by the Planning Committee sitting as Local Review Body: 2014/065/PPF – LR17: Extend opening in boundary wall and form vehicle access: 12 Bank Lane, Lerwick, Shetland, ZE1 0DT.

1 Introduction

- 1.1 The Planning Scheme of Delegations that has been approved by the Council, as well as that which has been approved by the Scottish Ministers, identifies the appropriate level of decision making to ensure compliance with the 1997 Planning Act.
- 1.2 The Scheme of Delegations, following the hierarchy of development introduced by the Planning etc. (Scotland) Act 2006 which is at the heart of the modernised planning system, provides that where a decision on an application for planning permission for a local development (as defined in the Hierarchy of Development) is to be taken it may, subject to certain exceptions, be so by officers as have been appointed by the planning authority.
- 1.3 A decision on an application for planning permission for a local development that is taken by an officer (the appointed person) under the Scheme of Delegations has the same status as other decisions taken by the planning authority other than arrangements for reviewing the decision. Sections 43A(8) to (16) of the 1997 Act remove the right of appeal to the Scottish Ministers, and put in place arrangements for the planning authority reviewing these decisions instead.
- 1.4 The Full Council resolved on 12 May 2011 (Minute Ref: 57/11) that the remit of the Planning Committee be extended to include the functions of the Local Review Body, who would review the decision taken.

2 Process

- 2.1 The procedures for requiring a review and the process that should then be followed are set out in regulations, and these have been followed in the administrative arrangements that have been carried out for support of this review in accordance with its being the intention that decision making by the Local Review Body will follow a public hearing. This however should be confirmed by the Review Body in each case before proceeding.
- 2.2 The Review Body is, where a decision has been taken that the review is to follow the public hearing procedure, required to follow Hearing Session Rules under Schedule 1 of The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013. In

doing so they are to confirm the matters to be considered and the order in which persons entitled to appear are to be heard.

- 2.3 It has been the intention that such hearing sessions will be held in a similar manner to the current Planning Committee, with the Planning Service Case Officer presenting on the matters to be considered, followed by those persons entitled to appear other than the applicant, followed by the applicant, with its being the case that Members of the Review Body can ask questions throughout the process. The hearing session can similarly proceed in the absence of any person entitled to appear at it. The Review Body should confirm this order and confirm the time each person entitled to appear is to be afforded beforehand.
- 2.4 The Hearing Session Rules prescribe that the hearing shall take the form of a discussion led by the local review body and cross-examination shall not be permitted unless the local review body consider that this is required to ensure a thorough examination of the issues. Persons entitled to appear are entitled to call evidence unless the local review body consider it to be irrelevant or repetitious. The local review body may also refuse to permit the cross-examination of persons giving evidence, or the presentation of any matter where they similarly consider them to be irrelevant or repetitious.
- 2.5 The matters that are attached for the purposes of consideration by the Review Body in this case comprise: the decision in respect of the application to which the review relates, the Report on Handling and any documents referred to in that Report (including: the planning application form, and any supporting statement and additional information submitted, consultation responses and representations received prior to the decision notice by the appointed person being issued); the notice of review given in accordance with Regulation 9; all documents accompanying the notice of review in accordance with Regulation 9(4); any representations or comments made under Regulation 10(4) or (6); and any 'hearing statement' served in relation to the review.
- 2.6 In order to be able to give notice of their decision in accordance with the regulations, the local review body must be clear on the details of the development plan and any other material considerations to which it had regard in determining the application, and, where relevant: include a description of any variation made to the application in accordance with section 32A(a) of the 1997 Act; specify any conditions to which the decision is to be subject; include a statement as to the duration of any permission granted or make a direction as to an alternative (and in the case of a planning permission in principle any substitute time periods to apply to approvals of matters specified in conditions); and if any obligation is to be entered into under section 75 of the 1997 Act in connection with the application state where the terms of such obligation or a summary of such terms may be inspected.

planning committee.doc
J R Holden
Planning Committee: 12/8/2014

Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Local Review Under Section 43A(8) of the Town and Country Planning (Scotland) Act 1997 (As Amended)

Regarding Planning Application Reference: 2014/065/PPF:
Extend opening in boundary wall and form vehicle access,
12 Bank Lane, Lerwick, Shetland, ZE1 0DT
By Mr & Mrs M Williamson

Tuesday 12 August 2014

Contents Page

Section1.	Original submission
Section 2.	Consultation process
Section 3.	Report of Handling, Decision Notice
Section 4	Notice of Review, Supporting Statement
Section 5	Representations

Tuesday 12 August 2014

Section 1. Original submission

Tuesday 12 August 2014

Planning Application

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997, AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006. TOWN & COUNTRY PLANNING (HAZARDOUS SUBSTANCES) (SCOTLAND) ACT 1997.

(PLEASE READ THE NOTES FOR GUIDANCE BEFORE COMPLETING THIS FORM. IT IS IMPORTANT THAT THIS FORM IS COMPLETED CORRECTLY TO AVOID DELAYS IN PROCESSING).

Separate forms must be completed for applications for House Alterations and Extensions, Listed Building Consent, Conservation Area Consent, Advertisement Consent and other categories of application.

FOR OFFICIAL USE ONLY

Reference No:

Associated Application No:

Registration Date:

1

I/We Apply To The Council For: Please tick relevant box

Full Planning Permission (FPP)

☒

Renewal of Temporary Permission

☐

Planning Permission in principle (PPP)

☐

Variation of a planning condition(s)

☐

Approval of matters specified in conditions (AMC)

☐

Reference number(s) of previous planning application(s)/permission(s) (if known) _____

Reference number(s) of proposal of Application Notice(s) (if applicable) _____

Have there been any pre-application discussions with planning? YES ☐ NO ☐

If yes, what type:

Telephone Letter Meeting:

Pre-application officer's name:

2

The Application is considered to be a:

National Development ☐Major Development ☐

Local Development

☒

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PLANNING**

27 FEB 2014

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ACTION

CSU

1601535

3

Applicant's Name only:

MR & MRS M WILLIAMSON

4

Full Address or Location of Proposed Development please include postcode

12 BANK LANE, LERWICK.

POSTCODE ZE1 0DT

5

Existing Use of Land and/or Buildings please give details

PAVED PATIO AND ACCESS STEPS

6

Description of Proposed Development please specify what is being proposed

EXTEND OPENING IN BOUNDARY WALL
AND FORM VEHICULAR ACCESS TO PATIO AREA

13/6 33 = 11142 hrs
55/6.

7 Residential Development

Number of dwelling houses proposed N/A Site Area (hectares) 0.012
OTHER OPERATIONS

8 Commercial/Industrial Development

	Existing	Proposed
(a) Site Area (gross)	_____ hectares	_____ hectares
(b) Manufacturing/Production area	_____ sq m	_____ sq m
(c) Storage Area	_____ sq m	_____ sq m
(d) Office/Ancillary Area	_____ sq m	_____ sq m
(e) Retail (Net Floor Area)	_____ sq m	_____ sq m
(f) Intended hours of Operation	_____ hrs	_____ days
(g) Types of vehicles and number of movements	No: _____	Type: _____
(h) Present and proposed staff numbers	Present: _____	Proposed: _____

9 Proposed Access Arrangements Please tick relevant boxes and note that such details are required for PPP applications

Do you intend to:

improve an existing access	<input checked="" type="checkbox"/>
use an existing access <input type="checkbox"/>	form a new access <input type="checkbox"/>

10 Parking

Number of existing parking spaces on site 1 Number of additional parking spaces proposed 2

11 Proposed Drainage Connections Please tick relevant boxes

Drawings indicating whether disposal method proposals are new or as existing should be submitted including location of outfalls, connections etc.

(a) Foul Drainage N/A to public sewer ☐ to existing septic tank ☐
to new septic tank with soakaway ☐ to new septic tank with sea outfall ☐

(b) Surface Water - Please give full details and drawings N/A - No change

Public Sewer ☐ Sustainable drainage system ☐
Other ☐

12**Proposed External Building Materials And Colour Finishes**

Outside walls and roof covering N/A.

Parking areas/Driveway surface NATURAL STONE PAVED ACCESS

Landscaping N/A

Windows / Doors N/A

Boundary treatment (fences, walls etc.) STONE WALL AS EXISTING

13**Hazardous Materials**

Does the proposal involve the use, storage or manufacture of hazardous materials? Yes ☐ No ☒

If the proposal involves the use, storage or manufacture of any "hazardous materials" (such as liquified Petroleum Gas, Hydrogen, Liquid Oxygen, or any explosive) please give details and the quantities in a covering letter.

14**Any other particulars to which the applicant wishes to draw attention**

THE PROPOSED FINISHED SURFACE LEVELS FOR THE VEHICULAR ACCESS WILL NOT HAVE ANY DETRIMENTAL AFFECT ON THE EXISTING SURFACE WATER DRAINAGE IN BANK LANE.

THE PROPOSAL WILL ALLEVIATE VEHICULAR ACTIVITY & PARKING IN THE UPPER PART OF BANK LANE

15 LAND OWNERSHIP CERTIFICATE

Regulations 15 (1), The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

You must fill in an appropriate certificate of land ownership.

If you do not own all of the land or property to which this application relates, you must notify all the owners and agricultural tenants at the same time as submitting this form.

If you are unable to identify relevant parties then please contact the Development Management Service within the Planning Service by using the details at the end of this form.

A I hereby certify that: Please tick **one** box

1. 21 days before the date of this planning application, the applicant owned **all** the land to which this application relates. ☒
- or
2. The applicant has given notice to all persons who, 21 days before the date of this planning application, owned any part of the land to which it relates. They are: ☐

NAME OF OWNER	ADDRESS	DATE NOTIFIED

B I further certify that: Please tick **one** box

1. 21 days before the date of this planning application, none of the land formed part of an agricultural holding ☒
- or
2. The applicant has given notice to every person who, 21 days before the date of this application, was a tenant of an agricultural holding, any part of which formed part of the application site. These persons are: ☐

NAME OF TENANT	ADDRESS	DATE NOTIFIED

or

3. The land forms part of an agricultural holding, but there are no tenants. ☐

16 CHECKLIST

Checklist *Please tick all relevant boxes*

- I enclose 1 copy of this form
- I enclose 4 sets of the necessary plans and drawings
- I have completed and enclosed the landownership certificates
- I enclose the necessary fee of £ 192
- I enclose 1 copy of a pre-application consultation report (if necessary)
- I enclose 4 copies of a design statement (if necessary)
- I enclose 4 copies of a design and access statement (if necessary)

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Your application cannot be registered until all these documents and fee are received.
Failure to submit a PAC report when necessary will result in the application being returned.

17

Applicant's Details

NAME MR & MRS M WILLIAMSON
ADDRESS 12 BANK LANE
LERWICK.

Please tick the box if the applicant is an Elected
Member of Shetland Islands Council

☐

POSTCODE ZE1 ODT
TELEPHONE
FAX
EMAIL

18

Agent's Details

NAME
ADDRESS

Please tick the box if the agent is an Elected
Member of Shetland Islands Council

☐

POSTCODE
TELEPHONE
FAX
EMAIL

19

Contact Details

NAME MR MAURICE WILLIAMSON
ADDRESS 12 BANK LANE
LERWICK.

POSTCODE ZE1 ODT
TELEPHONE
FAX
EMAIL

20 Declaration

You should check that you have completed questions 1-13 and the Land Ownership Certificates correctly.

You should now sign the declaration below.

I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature of applicant/agent (delete where inappropriate)

Date

**IMPORTANT: ANYONE WHO KNOWINGLY OR RECKLESSLY
TO A FINE OF CURRENTLY UP TO £2000.**

CONVICTION,

Completed applications should be sent to

Shetland Islands Council
Planning Service
Development Services
Grantfield
Lerwick
Shetland
ZE1 0NT

Telephone: 01595 744800

e-mail: planningcontrol@shetland.gov.uk

Visit: www.shetland.gov.uk

NEIGHBOUR NOTIFICATION

It is the responsibility of the Council to notify those with an interest in neighbouring land of the submission of a valid planning application. Neighbouring land is that which is within 20 metres of the boundary of the application site. An advert will be placed in the local paper if the Planning Service is unable to notify neighbouring land on which there are no premises, in which case the applicant is required to pay for this advert within 21 days; the decision cannot be issued until this is paid. Therefore, if you know of any person(s) who has any interest in the land neighbouring the site of the proposed development, whether this is the owner or occupier in relation to domestic property, or owner, lessee or occupier in relation to non-domestic property, this could help avoid delay in processing your application. Please use the Neighbour Information Notice.

1. Domestic Property

Address

1. The Owner: Mr. Peter Fenwick, 9, Bank Lane, LK.

The Occupier:

2. The Owner: Mrs Kathleen Hawick, 7, Bank Lane, LK

The Occupier:

3. The Owner: Mr. G. Murdoch 13. Bank Lane, Lerwick.

The Occupier:

4. The Owner: Ms Sandra Laurenson 13, Reform Lane LK.

The Occupier:

5. The Owner: LESLIE IRVINE, 14, REFORM LANE, LK.

The Occupier:

2. Non-Domestic Property

1. The Owner:

The Lessee:

The Occupier

2. The Owner:

The Lessee:

The Occupier:

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27 FEB 2014

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3. The Owner:

The Lessee:

The Occupier:

4. The Owner:

The Lessee:

The Occupier:

Please continue on another sheet as necessary and attach it to the application form.

Mr Maurice Williamson
12 Bank Lane
Lerwick
Shetland
ZE1 0DT

26/02/2014



Planning Department
Development Services
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ

For the attention of:
Mr Richard MacNeill

Dear Mr MacNeill,

We have lived at 12 Bank Lane since August 1994. In our time here, we've raised 3 children, 2 of which are now married and starting families of their own. When they come here with their cars, everything gets very congested and we then have to start using the communal parking square. Not only are there residents requiring access to the parking square, there is also the Emmanuel Christian Fellowship that use this as a parking area as there is not always parking space on the Hillhead.

We have decided to put in our application for planning permission as we have the required space to create more parking places in front of our house. This would then ease the congestion and leave the allocated spaces for the other residents of Bank Lane.

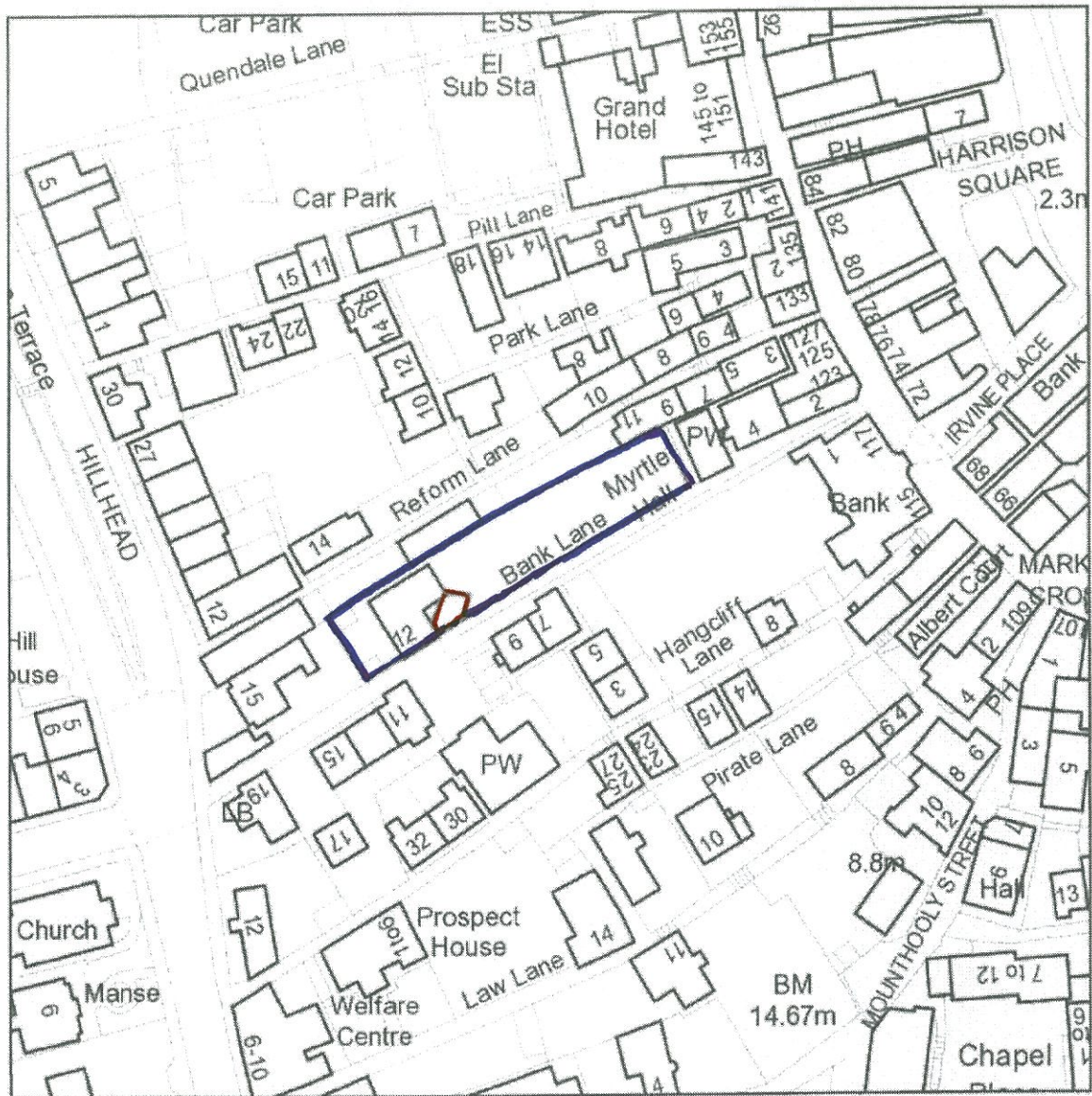
As you can imagine, the other residents aren't happy when they come home to see that their parking space has been occupied by one of our family cars. On numerous occasions, our neighbours have had to come and ask us to move our vehicle for them to gain access to their garage/parking space. Likewise, when they have visitors, we have to ask them to move their cars for us to get out from the back of the house.

We believe that by allowing us to create these extra parking spaces in front of the house, it will be of great benefit to both us and our neighbours as it will relieve the congestion problem that seems to be ever growing.

Yours sincerely

DRAWING NR MW14-01 LOCATION

12 BANK LANE, LERWICK, SHETLAND, ZE1 0DT



Information

- ☐ Application Boundary
- ☐ Land in Ownership

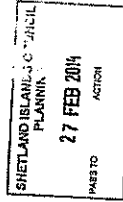
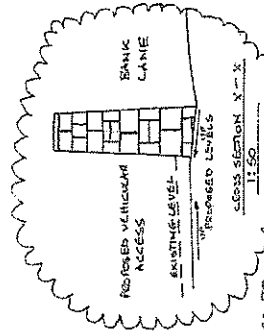
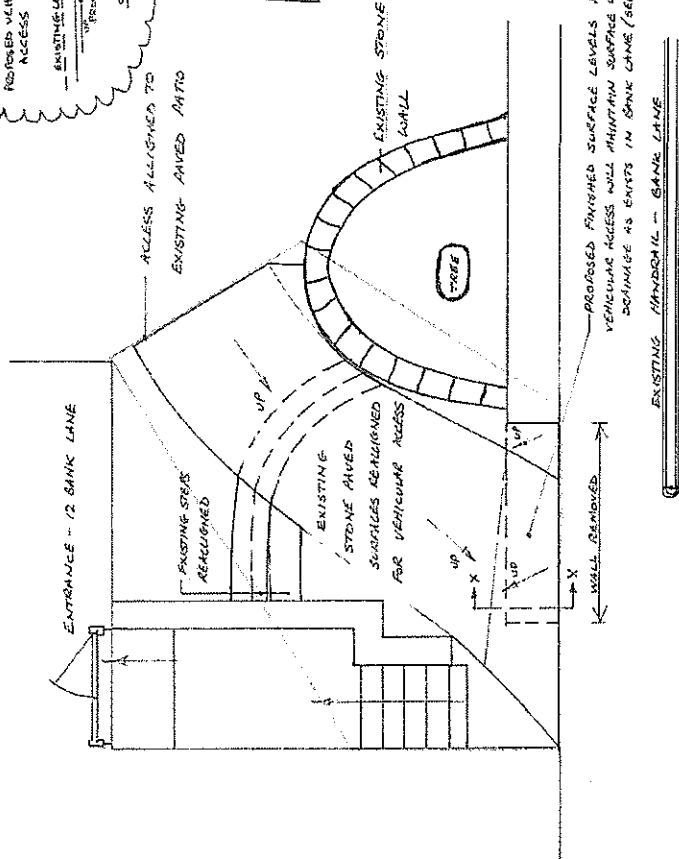
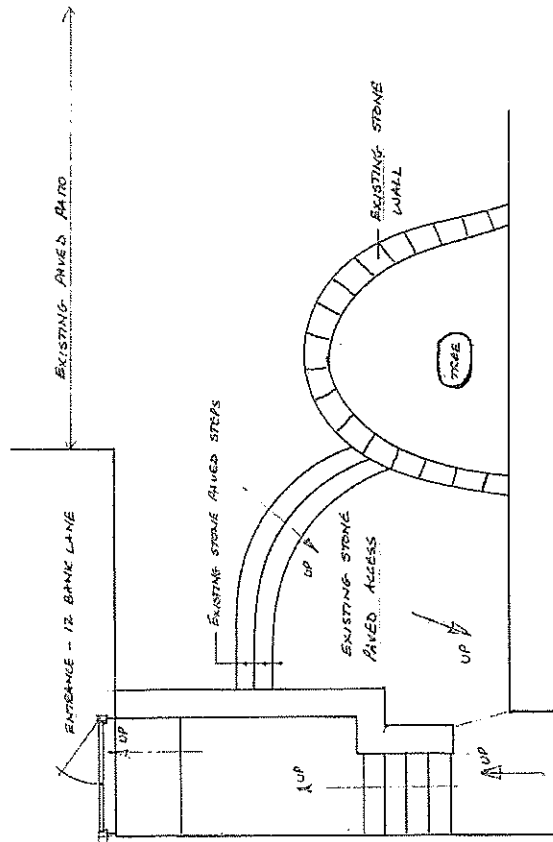
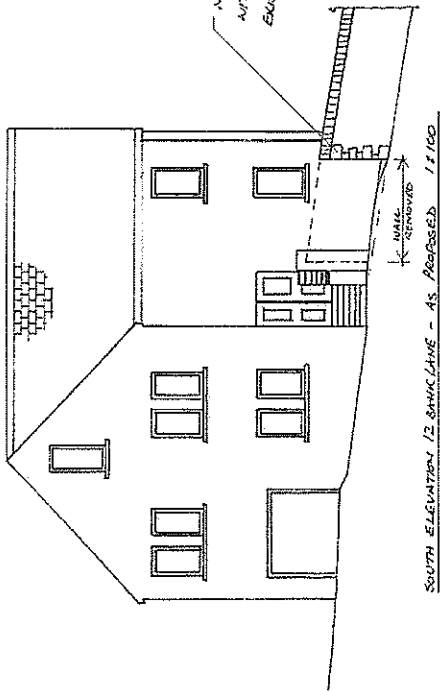
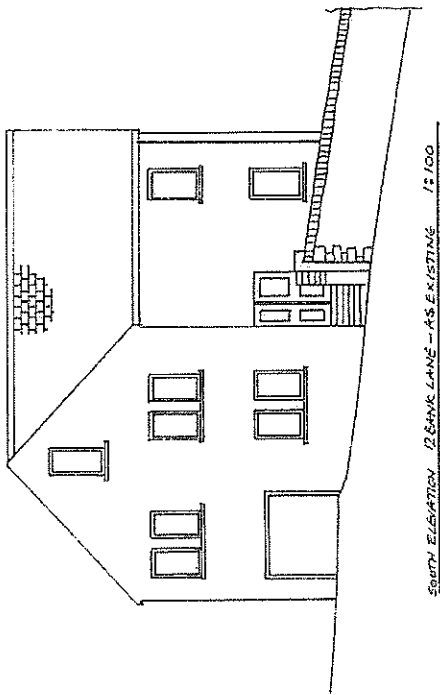
Online Ref:
000081982
Date: 6/2/2014

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27 FEB 2014
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Scale 1:1250 (4Ha)



Due to OS licensing conditions, you/your agent may only use this map for official Planning purposes. If you wish to



Section 2. Consultation process

Tuesday 12 August 2014



Shetland Islands Council

Executive Manager: Iain S McDiarmid
Director: Neil Grant

Mr & Mrs. M. Williamson
12 Bank Lane
Lerwick
Shetland
ZE1 0DT

Planning
Development Services
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ

Telephone: 01595 744293
www.shetland.gov.uk

If calling please ask for:
Mrs Claire Summers
Support Officer - Development
Management
Direct Dial:
01595 744814

Our Ref: 2014/065/PPF

Date: 3 March 2014

Dear Sir/Madam

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Development: Extend opening in boundary wall and form vehicle access
Address of Site: 12 Bank Lane, Lerwick, Shetland, ZE1 0DT
Applicant: Mr & Mrs. M. Williamson

I refer to your planning application for permission to Extend opening in boundary wall and form vehicle access, at 12 Bank Lane, Lerwick, Shetland, ZE1 0DT .

The Planning Service's assessment of the merits of your proposal is ongoing.

The Planning Service has had to undertake publicity on the application in the Shetland Times. This is on account of one of it having been considered that the application relates to development which does not accord with the provisions of the development plan.

The Town and Country Planning (Charges for Publication of Notices) (Scotland) Regulations 2009 provide for the recovery from the applicant of the cost of publicising a planning application as is required by regulation 20 of the above mentioned 2013 Regulations. Under the Town and Country Planning (Scotland) Act 1997 (as amended), the planning authority cannot determine the application until these costs have been recovered.

Accordingly, and until such time as the Planning Service receives from you payment of the sum of £140.00, a decision notice on your application cannot be issued.

Payment should be made either by cheque (made payable to the Shetland Islands Council), by credit/debit card at the office of the Planning Service, Grantfield, or by the exact amount of cash. To accord with the 2009 Regulations payment is requested within 21 days of the date of this letter. When making the payment please quote the planning authority reference number for your application.

Further information on the planning application procedures being followed can be obtained from the same address or by telephone on 01595 744800.

Yours faithfully

Executive Manager – Planning

Mareel Auditorium
Friday 14 March, 1-3pm

A chance to find out about developments within the Creative Industry sector in Shetland while you have a bite to eat.

Among the speakers there will be representatives from:

Skills Development Scotland
Shetland Arts Development Agency
Shetland College UHI
NB Communication Ltd
Laurence Odie Knitwear
Business Gateway
Atlantic Edge Music Services

Book your place please email/phone by Monday, 10th March:

Alicia Hunter or Fiona Mercer at Skills Development Scotland
on 01595 695791

alicia.hunter@sds.co.uk / fiona.mercer@sds.co.uk

Shetland LEADER Programme
promoting economic and community development within Shetland

HAVE YOUR SAY ON THE NEXT ROUND OF LEADER FUNDING

Workshops are taking place to get public involvement into the delivery of the Shetland LEADER Programme 2014-2020 which supports rural community projects.

Voe Hall, 12th March

Staney Hill Hall, Lerwick, 13th March

Workshops take place from 6.30-8.30pm but halls will be open from 5pm for participants to meet LEADER partner organisations.

Light refreshments will be provided.

For further information contact:

Sheila Tulloch, LEADER Co-ordinator
01595 744950

sheila.tulloch@shetland.gov.uk

www.shetlandleader.org



SANDWICK CARNEGIE HALL
AGM

Wednesday 19th March, 2014 at 15pm at the Sandwick Carnegie Hall. All welcome.

WHITEDALE SNOOKER CLUB
AGM

Will be held at Whitedale Snooker Club on Monday 10th March, at 7.30pm. All welcome.

Lerwick.

The proposed area for reclamation is centred on national grid reference HU46842 45271.

The area is bounded by the following points:

Point	Latitude	Longitude
1	60.190606	-1.1590131
2	60.190597	-1.1589051
3	60.190177	-1.1579241
4	60.189699	-1.1561331
5	60.189501	-1.1546776
6	60.189372	-1.1541940
7	60.188512	-1.1558029
8	60.188615	-1.1579641
9	60.189429	-1.1588088

A copy of the application and drawings, together with the Environmental Statement presenting an analysis of the environmental implications, are available for inspection free of charge during normal office hours at:

Shetland Islands Council,
Office Headquarters,
8 North Ness Business Park,
Lerwick,
Shetland,
ZE1 0LZ.

The Environmental Statement can also be viewed at Shetland Library at Lower Hillhead, Lerwick, Shetland ZE1 0EL; or the Scottish Government Library at Victoria Quay, Edinburgh, EH6 6QQ.

Copies of the Environmental Statement may be obtained from:

SSE Generation Ltd (email gavin.steel@sse.com, 01463 728109) at a charge of £150 hard copy and £10 on CD. Copies of a short non-technical summary are available free of charge.

Any representations regarding the application should be made by email to The Scottish Government, Marine Scotland Licensing Operations Team mailbox at ms.marinelicensing@scotland.gsi.gov.uk or by post to The Scottish Government, Marine Scotland, Marine Laboratory, PO Box 101, 375 Victoria Road, Aberdeen, AB11 9DB not later than 11th April 2014.

Representations should be dated and should clearly identify the proposal, the grounds for representation and the name and return email or postal address (in block capitals) of the person making the representations, otherwise they may be disregarded. Please quote reference: **FKB/B155**

SSE GENERATION LTD.,
Inverlmond House,
200 Dunkeld Road,
Perth,
PH1 3AQ,
UK,

Shetland Islands Council 7.3.14

These applications, associated plans and documents can be examined, 09.00-17.00, Mon-Fri, at: Shetland Islands Council, Development Services Department, 8 North Ness Business Park, Lerwick, ZE1 0LZ. Please call 744293 to make an appointment if you wish to discuss any application.

Town and County Planning (Development Management Procedure)
(Scotland) Regulations 2013

Format: Ref No; Proposal & Address

2014/014/PPF Erect 8 affordable dwellinghouses (4 semi-detached units); create associated road, parking and drainage, Marthas-ton, Aith.

2014/060/VCON Continue quarry extraction for 10 years, Cross Geo Talc Deposit, Clibberswick, Unst.

2014/065/PPF Extend opening in boundary wall and form vehicle access, 12 Bank Lane, Lerwick.

Written comments may be made to Iain McDiarmid, Executive Manager, at the above address, email planning.control@shetland.gov.uk by 21/03/2014.

MEMO

To: Development Control

From: Roads

If calling please ask for
Brian Halcrow
Direct Dial: 4883

Medium: email

Date: 11th March 2014

Our Ref: BH/SMG/R/G2/LB

Your Ref:

Application: 2014/065/PPF

Address: 12 Bank Lane, Lerwick, Shetland, ZE1 0DT

Proposal: Extend opening in boundary wall and form vehicle access

Date of Consultation: 4th March 2014

Comments:

ADDITIONAL INFORMATION REQUESTED/ REFUSED

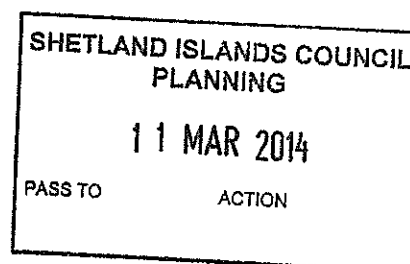
The access levels should be designed in accordance with Chapter 4 of our Access Guidance document

No details have been submitted regarding levels for the proposed access or parking area.

These are required in order that we can check that the proposals are both viable and in order to check that the design is safe and convenient.

Please note that the gradient of the access shall not exceed a 5% (slope of 1 in 20) for the first 6 metres from the edge of Bank Lane and will require to take into consideration the levels in respect to the steps leading to the door.

Executive Manager, Roads





Shetland Islands Council

Executive Manager: Iain S McDiarmid
Director: Neil Grant

Mr & Mrs. M. Williamson
12 Bank Lane
Lerwick
Shetland
ZE1 0DT

Planning Service
Development Services
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ

Telephone: 01595 744293
www.shetland.gov.uk

If calling please ask for:
Dawn Stewart
Planning Officer
Dawn.Stewart@shetland.gov.uk
Direct Dial: 01595 744817

Our Ref: 2014/065/PPF

Date: 18 March 2014

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 (as amended)

Development	Extend opening in boundary wall and form vehicle access
Location	12 Bank Lane, Lerwick, Shetland, ZE1 0DT
Applicant Name	Mr & Mrs. M. Williamson

I refer to the above planning application submission and write to inform that following consultation, Roads Services have requested additional information to be submitted for appropriate consideration.

A summary of their comments are outlined below:

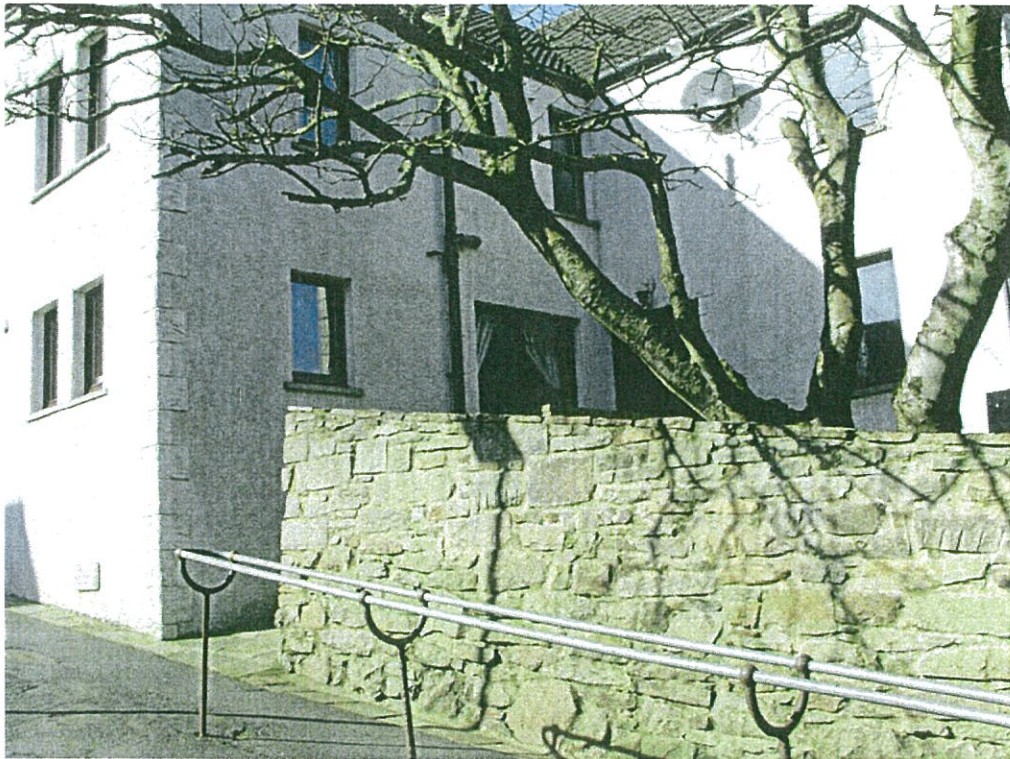
- Access levels should be designed in accordance with Chapter 4 of Roads Services Access Guidance document.
- No details have been submitted regarding levels for the proposed access or parking area. These are required in order that Roads Services can check that the proposals are viable and that the design is safe and convenient.
- The gradient of the access shall not exceed a 5% (slope of 1 in 20) for the first 6 metres from the edge of Bank Lane and will require to take into consideration the levels in respect to the steps leading to the door.

As such, I look forward to receiving the additional information requested in due course.

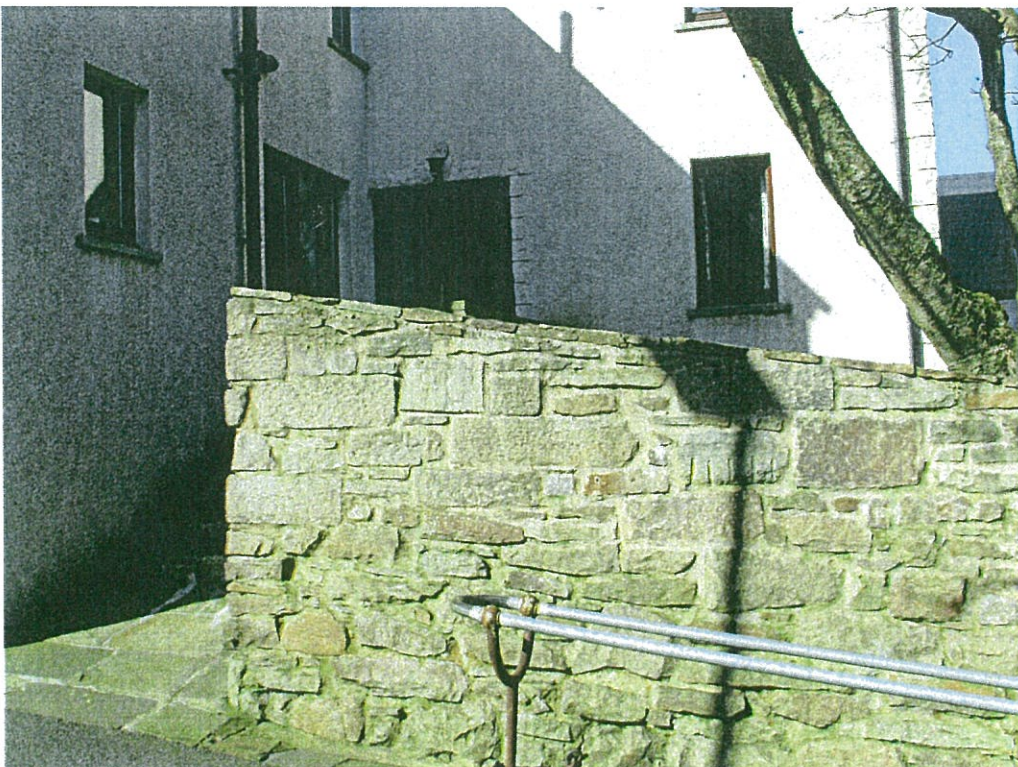
Yours faithfully

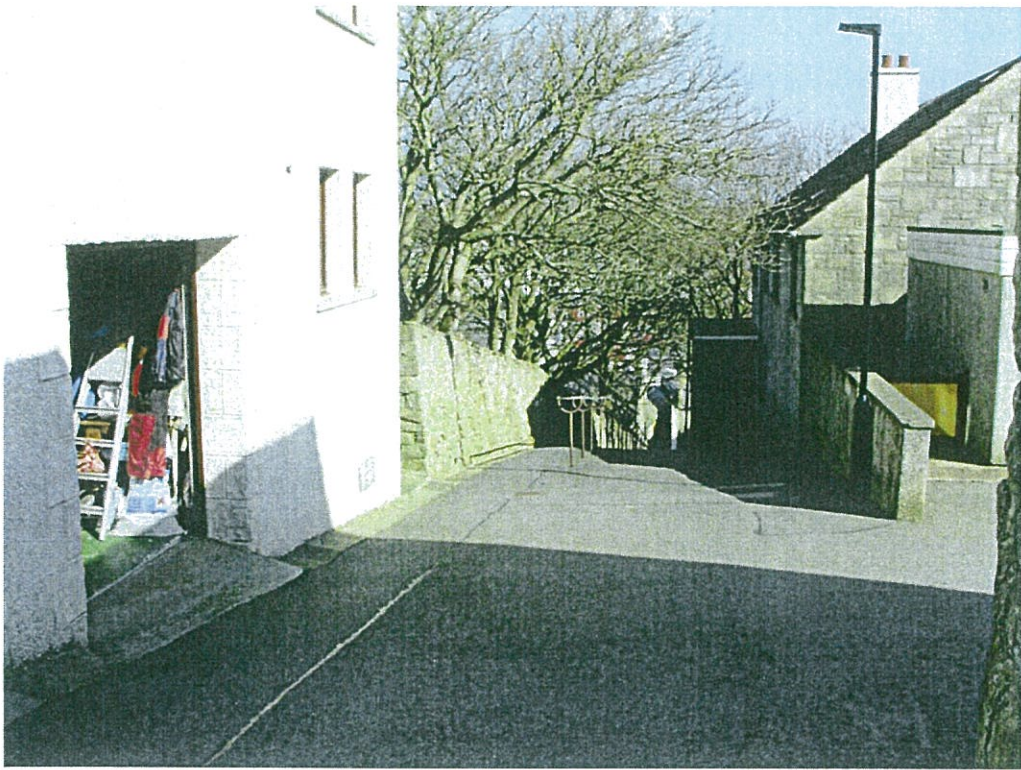
Dawn Stewart
Planning Officer – Development Management

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2014/065/PPF – To extend opening in boundary wall and form vehicular access, 12 Bank Lane, Lerwick by Mr and Mrs M Williamson







Shetland Islands Council

Executive Manager: Iain S McDiarmid
Director: Neil Grant

Mr & Mrs. M. Williamson
12 Bank Lane
Lerwick
Shetland
ZE1 0DT

Planning Service
Development Services
8 North Ness Business Park
Lerwick
Shetland
ZE1 0LZ

Telephone: 01595 744293
www.shetland.gov.uk

If calling please ask for:
Dawn Stewart
Planning Officer
Dawn.Stewart@shetland.gov.uk
Direct Dial: 01595 744817

Our Ref: 2014/065/PPF

Date: 7 April 2014

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 (as amended)

Development	Extend opening in boundary wall and form vehicle access
Location	12 Bank Lane, Lerwick, Shetland, ZE1 0DT
Applicant Name	Mr & Mrs. M. Williamson

I refer to the above planning application and to my previous correspondence dated 18 March 2014, requesting a plan to establish site level details for the proposed access and parking area.

Please note that until such time as these details have been provided, the Planning Service is unable to further progress with the handling of your application. As such, the 'clock' has stopped in terms of the time the Planning Service takes to process your application and will recommence when the required details are submitted.

Yours faithfully

Dawn Stewart
Planning Officer – Development Management

065-002.doc

Stewart Dawn@Development Service

From: Clerk to Lerwick Community Council
Sent: 09 April 2014 19:02
To: Planning Control@Development
Subject: no objections-2014/065/PPF - Extend opening & form vehicle access-12 Bank Lane

Planning Ref: 2014/065/PPF
Proposal: Extend opening in boundary wall and form vehicle access
Address: 12 Bank Lane, Lerwick
Applicant: Mr & Mrs. M. Williamson
Date of Consultation: 3 March 2014

2014/065/PPF – Extend opening in boundary wall and form vehicle access,12 Bank Lane, Lerwick

The above application was discussed at the March meeting of Lerwick Community Council, minute ref 04/14/14, item 14.1

I can advise that there were **no objections** with regard to the application.

Regards

Katrina Semple
Clerk
Lerwick Community Council

Tel:



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For more information please visit <http://www.symanteccloud.com>

PS

MEMO

To: Development Management

From: Roads

If calling please ask for
Brian Halcrow
Direct Dial: 4883

Medium: email

Date: 11 April 2014

Our Ref: BH/SMG/R/G2/LB

Your Ref: 2014/065

Planning Application 2014/065/ PPF

**Extend opening in boundary wall and form vehicle access, 12 Bank Lane, Lerwick,
Shetland, ZE1 0DT**

I refer to my consultation of 11th March concerning the proposed levels for the above scheme.

I can confirm that the applicant has been in contact with Roads Service regarding the existing and proposed levels for the access. Please find enclosed a copy of the plan provided by the applicant indicating the levels.

I am willing to accept these proposals for a driveway in this location as any solution is largely constrained by the gradient of the lane.

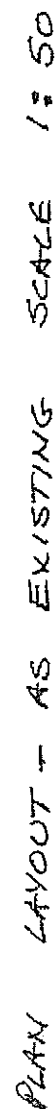
The only comments I would have are as follows:-

1. That the length of the access crossing the public footway must be constructed to the satisfaction of the Shetland Islands Council Roads Service. A Road Opening Permit must be obtained from the Shetland Islands Council Road Service prior to carrying out any works to for the access onto the public road.
2. The access should be surfaced in bitmac or another hard based material in consultation with Roads Service and Planning for at least the first 6 metres from the edge of the public road/ lane.

Executive Manager, Roads

[HM04081401.doc]

SHETLAND ISLANDS COUNCIL PLANNING	
11 APR 2014	
PASS TO	ACTION



Section 3. Report of Handling and Decision Notice

Tuesday 12 August 2014

Delegated Report of Handling

Development: Extend opening in boundary wall and form vehicle access

Location: 12 Bank Lane, Lerwick, Shetland

By: Mr & Mrs. M. Williamson

Application Ref: 2014/065/PPF

1. Introduction

This planning application seeks to remove a section of garden wall in order to accommodate an off-road parking space for the applicant at 12 Bank Lane, Lerwick.

2. Statutory Development Plan Policies

Shetland Islands Council Structure Plan (2000) Policies

SPNE1 - Design
GDS4 - General Development Policy Natural and Built Environment
SPBE1 - Built Heritage

Shetland Islands Council Local Plan (2004) (As Amended) Policies

LPNE10 - Development and the Environment
LPBE13 - Design
LPBE8 - Development in Conservation Areas
LPBE9 – Demolition in Conservation Areas
LPNE15 - Protection of Trees

3. Safeguarding

Main Areas of Best Fit - Main Areas of Best Fit: Lerwick

Conservation Areas - Conservation Area: Conservation Area

Land Capability Agriculture - code: 888

Zone 1 Modified - Zone 1 Modified: Housing Zone 1

4. Consultations

Roads Traffic was consulted on the 3 March 2014. Their comments dated 11 March 2014 can be summarised as follows:

ADDITIONAL INFORMATION REQUESTED/REFUSED

The access levels should be designed in accordance with Chapter 4 of our Access Guidance document.

No details have been submitted regarding levels for the proposed access or parking area.

These are required in order that we can check that the proposals are both viable and in order to check that the design is safe and convenient.

Please note that the gradient of the access shall not exceed a 5% (slope of 1 in 20) for the first 6 metres from the edge of Bank Lane and will require to take into consideration the levels in respect to the steps leading to the door.

Roads Traffic provided an amended consultation response on 11 April 2014 which can be summarised as follows:

I can confirm that the applicant has been in contact with Roads Service regarding the existing and proposed levels for the access. Please find enclosed a copy of the plan provided by the applicant indicating the levels.

I am willing to accept these proposals for a driveway in this location as any solution is largely constrained by the gradient of the lane.

The only comments I would have are as follows:-

1. That the length of the access crossing the public footway must be constructed to the satisfaction of the Shetland Islands Council Roads Service. A Road Opening Permit must be obtained from the Shetland Islands Council Road Service prior to carrying out any works to for the access onto the public road.

2. The access should be surfaced in bitmac or another hard based material in consultation with Roads Service and Planning for at least the first 6 metres from the edge of the public road/ lane.

Lerwick Community Council Clerk was consulted on the 3 March 2014. Their comments dated 10 April 2014 can be summarised as follows:

No objections.

5. Statutory Advertisements

The application was advertised in the Shetland Times on 07.03.2014

A site notice was not required to be posted.

6. Representations

None.

7. Report

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that:

Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise to be made in accordance with that plan.

There are statutory Development Plan Policies against which this application has to be assessed and these are listed at paragraph 2 above. The determining issues to be considered are whether the proposal complies with Development Plan Policy, or there are any other material considerations which would warrant the setting aside of Development Plan Policy.

The proposed development seeks to demolish a section of boundary wall to formulate a vehicular access to the applicant's patio area outside his dwellinghouse at 12 Bank Lane, Lerwick. The section of wall to be removed measures approximately 2.7 metres in length. The access will be aligned with the existing paved patio and the existing stone paved steps giving access into the property will be re-aligned to accommodate the parking area.

The site proposed for development lies within the Lerwick Lanes Conservation Area. Shetland Local Plan (2004) Policy LPBE8 stipulates that there is a presumption against development that does not preserve and enhance the character or amenity of an existing Conservation Area and as such, any new development within this location must be of the highest quality, respect and enhance the architectural and visual qualities that give rise to their actual designation, and conform to Appendix F of Shetland Local Plan (2004).

Roads Traffic initially requested level details in order to check that the proposal was viable and in order to check that the design is safe and convenient.

A site visit to the area was undertaken on 25 March 2014, at which point the Case Officer identified that the applicant's dwellinghouse has an integral garage built into the ground floor and that a parking area with garages is in existence immediately opposite this site proposed for development.

A historic iron hand-rail is also in existence, which is situated approximately 1.4 metres away from the applicant's boundary wall. The railing commences outside of the applicant's boundary wall and runs down the length of Bank Lane towards Commercial Street. Should the proposed development be approved therefore, it would appear that any vehicle accessing this site could technically pass within 0.6 metres of this railing.

It was also identified that the applicant has a large mature tree contained within his garden grounds that is situated to the west of his

dwellinghouse and immediately adjacent to the boundary wall. Having checked the applicant's drawings, a low oval-shaped stone wall exists around the base/canopy of this tree which measures 4 metres in length (along the extent of the boundary wall) and extends into the applicant's patio by 2.75 metres in width.

The section of the drystone wall that is proposed to be removed to accommodate the parking space was re-built by the applicant in the past.

Planning Permission (5/93/C) was granted to the applicant on 17 May 1993, to demolish an existing dwellinghouse and to construct a new dwellinghouse upon this site.

One of the controlling conditions attached to this consent stated:

"Any damage to the existing stone walls occurring during the course of demolition work shall be made good by the applicant to the satisfaction of the Director of Planning."

Reason: To ensure that these elements of the development are of a design appropriate to the Lerwick Lanes Outstanding Conservation Area."

Although no details of the historic wall, or measures/details for its subsequent replacement or re-construction appear to be included in the original planning application submission of 1993, it was evident at the site visit that the applicant has done an outstanding job in re-constructing the drystone boundary wall, as it looks as if it has always formed part of this site. The actual construction method of the wall and the materials used to re-build has given the boundary a definitive aesthetic quality, which I consider serves as a positive contribution to the character and visual appeal of the Lerwick Lanes Conservation Area.

Conservation Areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Shetland and therefore must be protected. Thus, when considering applications for new development in Conservation Areas, the Council's priority will be to have regard to the special architectural and visual qualities that are the reason for the area's designation.

The applicant submitted a new scaled site plan containing level details directly to the Roads Service on 11 April 2014. Roads Traffic forwarded this plan to the Planning Service with a revised consultation response stating that they were now willing to accept the proposal for a driveway in this location given that any solution is largely constrained by the gradient of the lane.

Whilst it is fully appreciated that there are other vehicles that are accessing and exiting Bank Lane, as people bring their parking closer to their residences, the applicant's property already accommodates an integral garage and there is a parking/turning area on the opposite side of this lane, which is immediately across from the applicant's property. Furthermore, Appendix D of Shetland Local Plan (2004) stipulates that only 1 parking space is required per residential unit in the Lerwick Conservation Areas. Shetland Local Plan (2004) Policy LPBE9 stipulates that development involving demolition of any structure which contributes to or enhances the character or amenity of the Conservation Area will not be permitted.

There is therefore, no justification or other material consideration which would warrant the granting of permission to demolish this important historic element which contributes significantly to the character of the Lerwick Lanes Conservation Area. On balance therefore, it is recommended that this application be refused as the proposed development is contrary to Shetland Local Plan (2004) Policies LPBE8 and LPBE9.

8. Recommendation

Application Refused

Reasons for Council's decision:

No justification or other material consideration has been identified that would warrant the granting of permission to demolish this important historic element which contributes significantly to the character of the Lerwick Lanes Conservation Area. The proposed development is contrary to Shetland Local Plan (2004) Policies LPBE8 and LPBE9.

9. List of refused plans:

- Location Plan Drawing No. MW14 - 01
Stamped Received. 27.02.2014
- Elevations & Sections Drawing No. MW14 - 02
Stamped Received. 27.02.2014

10. Further Notifications Required

None.

11. Background Information Considered

Planning Application 5/93/C - To erect dwellinghouse, Bank Lane, Lerwick by Mr R M Williamson. Approved subject to controlling conditions on 17 May 1993.

065_Delegated_Refusal_Report_of_Handling.doc

Officer: Dawn Stewart

Date: 1 May 2014



SHETLAND ISLANDS COUNCIL

Town and Country Planning (Scotland) Acts

With reference to the application for **Planning Permission** (described below) under the above Acts, the Shetland Islands Council in exercise of these powers hereby **REFUSE Planning Permission** for the development in accordance with the particulars given in, and the plans accompanying the application as are identified subject to the reasons specified below.

Applicant Name and Address

Mr & Mrs. M. Williamson
12 Bank Lane
Lerwick
Shetland
ZE1 0DT

Reference Number: 2014/065/PPF

Extend opening in boundary wall and form vehicle access: 12 Bank Lane, Lerwick,
Shetland, ZE1 0DT

Details of Refused Plans and Drawings:

- Location Plan Drawing No. MW14 - 01
Stamped Received. 27.02.2014
- Elevations & Sections Drawing No. MW14 - 02
Stamped Received. 27.02.2014

Reasons for Council's decision:

No justification or other material consideration has been identified that would warrant the granting of permission to demolish this important historic element which contributes significantly to the character of the Lerwick Lanes Conservation Area. The proposed development is contrary to Shetland Local Plan (2004) Policies LPBE8 and LPBE9.

6 May 2014

Executive Manager

IMPORTANT INFORMATION

If you are aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, you may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to: Shetland Islands Council, Planning, Development Services Department, 8 North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. The necessary form can be obtained upon request from the same address.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

You may only use material which is downloaded and/or printed for consultation purposes to compare current applications with previous schemes and to check whether developments have been completed in accordance with the approved plans. Further copies must not be made without the prior permission of the copyright owner.

NAME: _____

PHONE NUMBER: _____

ADDRESS: _____

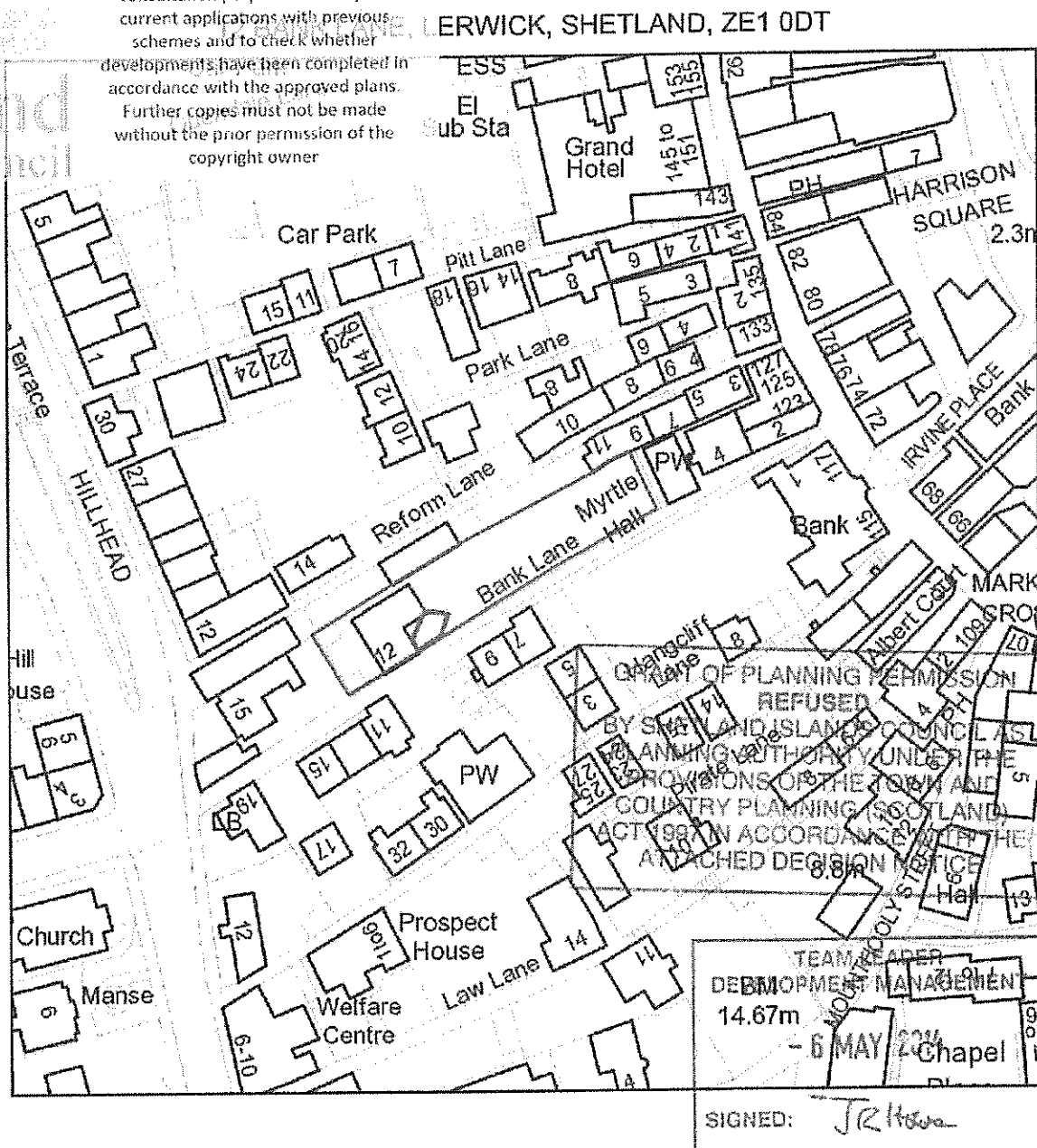
CITY: _____

STATE: _____

ZIP: _____

DATE: _____

SIGNATURE: _____



Information

Online Ref:
000081982

Date: 6/2/2014

 Application Boundary

☐ Land in Ownership

SKETLAND ISLANDS COUNCIL
PLANNING

27 FEB 2014

PASS TO

Scale 1:1250 (4Ha)

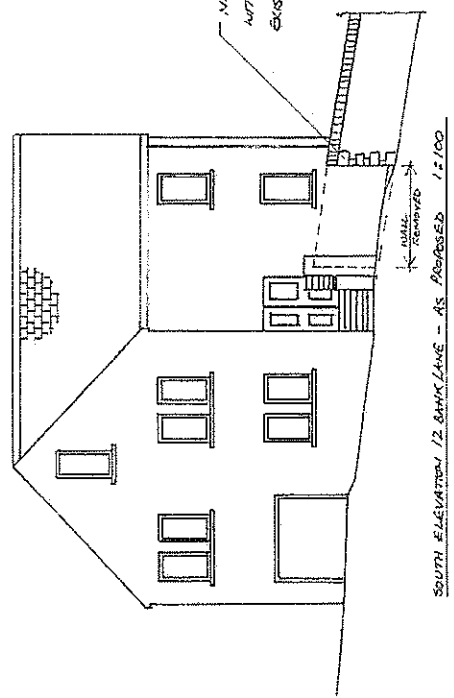
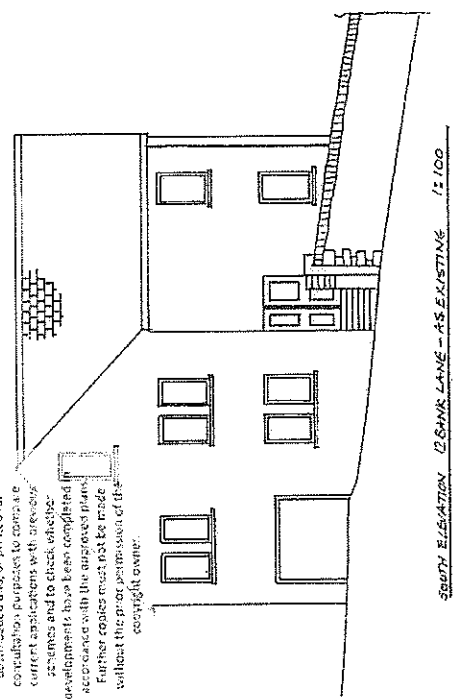
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100m



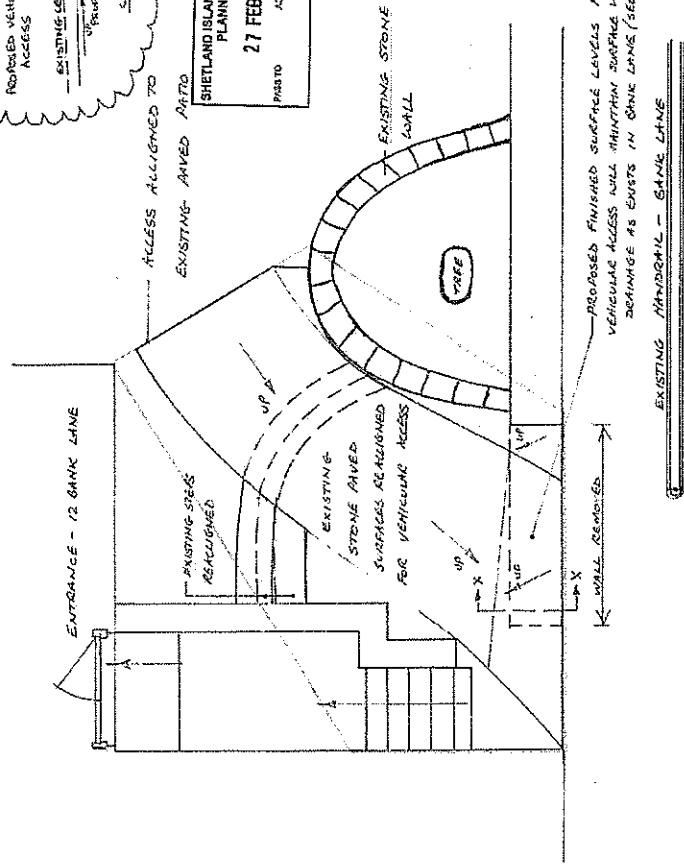
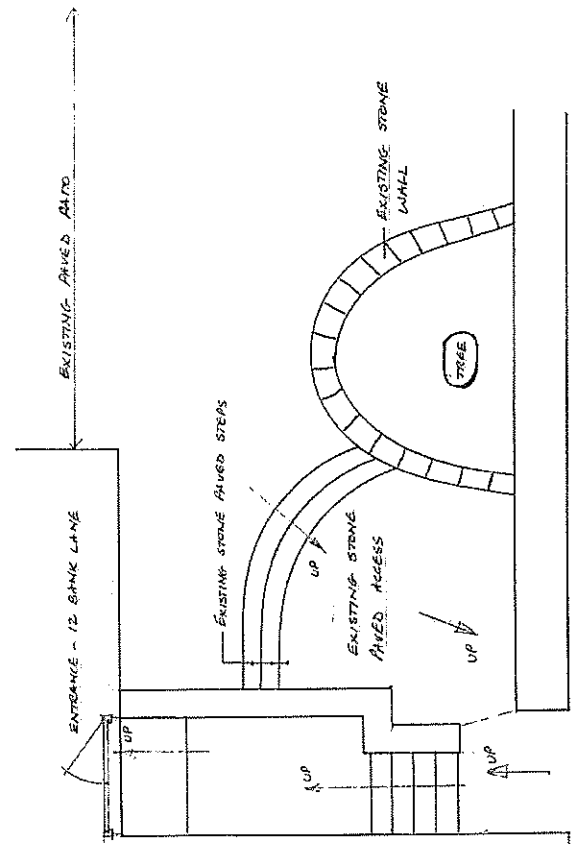
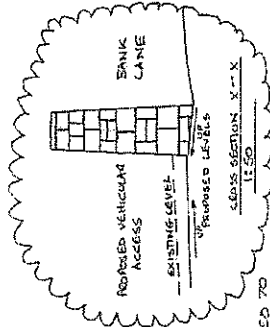
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TEAR LEADER
DEVELOPMENT MANAGEMENT
- 6 MAY 2014
SIGNED J. C. HALL

NEW WALL AND SUIT
WITH SCENES OF THE EMISSION
REFUSED
BY SHETLAND ISLANDS COUNCIL AS
PLANNING AUTHORITY UNDER THE
PROVISIONS OF THE TOWN AND
COUNTRY PLANNING (SCOTLAND)
ACT 1997 IN ACCORDANCE WITH THE
ATTACHED DECISION NOTICE



SHETLAND ISLANDS COUNCIL
PLANNING
27 FEB 2014
PASS TO ACTION

MR & MRS M. WILLIAMSON 12 BANK LANE LERWICK

PROPOSED VEHICULAR ACCESS BANK LANE

DRAWING NR MW14-02

Section 4. Notice of Review, Supporting Statement

Tuesday 12 August 2014



Infrastructure Services Department
Shetland Islands Council

SHETLAND ISLANDS COUNCIL PLANNING		
15 MAY 2014		
PASS TO CSU	ACTION 101918	FOR OFFICIAL USE ONLY Ref No:

Date of Receipt:

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
This form is only to be used in respect of decisions on proposals in the local development category. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

1. Applicant(s)

Name **MAURICE WILLIAMSON**

Address **12 BANK LANE**

LERRICK

SHETLAND

Postcode **ZE10DT**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

2. Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☐ No ☒

3. Application Details

Planning authority's application reference number

2014/065/PPF

Site address

12 BANK LANE LERWICK, SHETLAND

Description of proposed development

EXTEND OPENING IN BOUNDARY TO EASE CONGESTION.

Date of application

24.2.14

Date of decision (if any)

04.5.14

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

5. Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

6. Review procedure

The Shetland Islands Council Planning Local Review Body will determine your review by the holding of one or more public hearing sessions.

In the event that the Local Review Body decides to inspect the review site during the determination of your review, in your opinion:

1. Can the site be viewed entirely from public land? ☒ Yes ☐ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☒ Yes ☐ No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

7. Statement of Grounds of Review

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Shetland Islands Council Planning Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

see attached.

8. New Matters

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

9. List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☐ Full completion of all parts of this form
- ☐ Statement of your reasons for requiring a review
- ☐ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/~~agent~~ [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

14.5.14

Please send this completed form to:

Shetland Islands Council Planning Local Review Body, c/o Planning, Infrastructure Services Department, Grantfield, Lerwick, Shetland ZE1 ONT

Telephone: 01595 744800

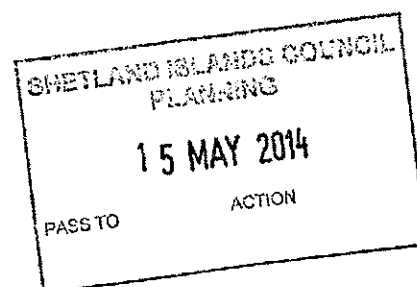
e-mail: planningcontrol@shetland.gov.uk

Visit: www.shetland.gov.uk

Statement of Grounds of Review - Ref No. 2014/065/PPF

Reasons for Appeal

- Congestion of traffic in Bank Lane.
- 10 cars trying to park near their homes.
- No parking at Hillhead - parking in Lerwick as a whole is at a premium e.g. try Burgh Rd - some residents have to park in St Sunniva St, King Haakon St or further afield.
- We would open up 5 parking spaces at front of house which would accommodate immediate family as well as neighbours.
- Three homes in Bank Lane, the Church and one house in adjacent lane need access by the domestic fuel truck which has great difficulty manoeuvring - the same applies to emergency services.
- We (historically!) erected this wall to be in keeping with the surrounding area at our own expense 18 years ago at the cost of £1700.
- There would be no damage to any trees (we love them!) or council property in demolishing 6ft of dyke.
- Dyke immediately opposite our house is concrete and (badly) harled - it actually makes a farce of the conservation area.
- New streetlights have also been installed - very modern and certainly nothing similar to the previous lighting of the lane.
- Planning permission has been granted to build a house in Reform Lane which will make the parking in the Hillhead even more chaotic when it goes ahead plus when it is completed there will be additional competition for parking spaces.
- To grant planning permission to us would be an act of basic common sense. It would help the area, be an asset - and all our neighbours thoroughly approve!!

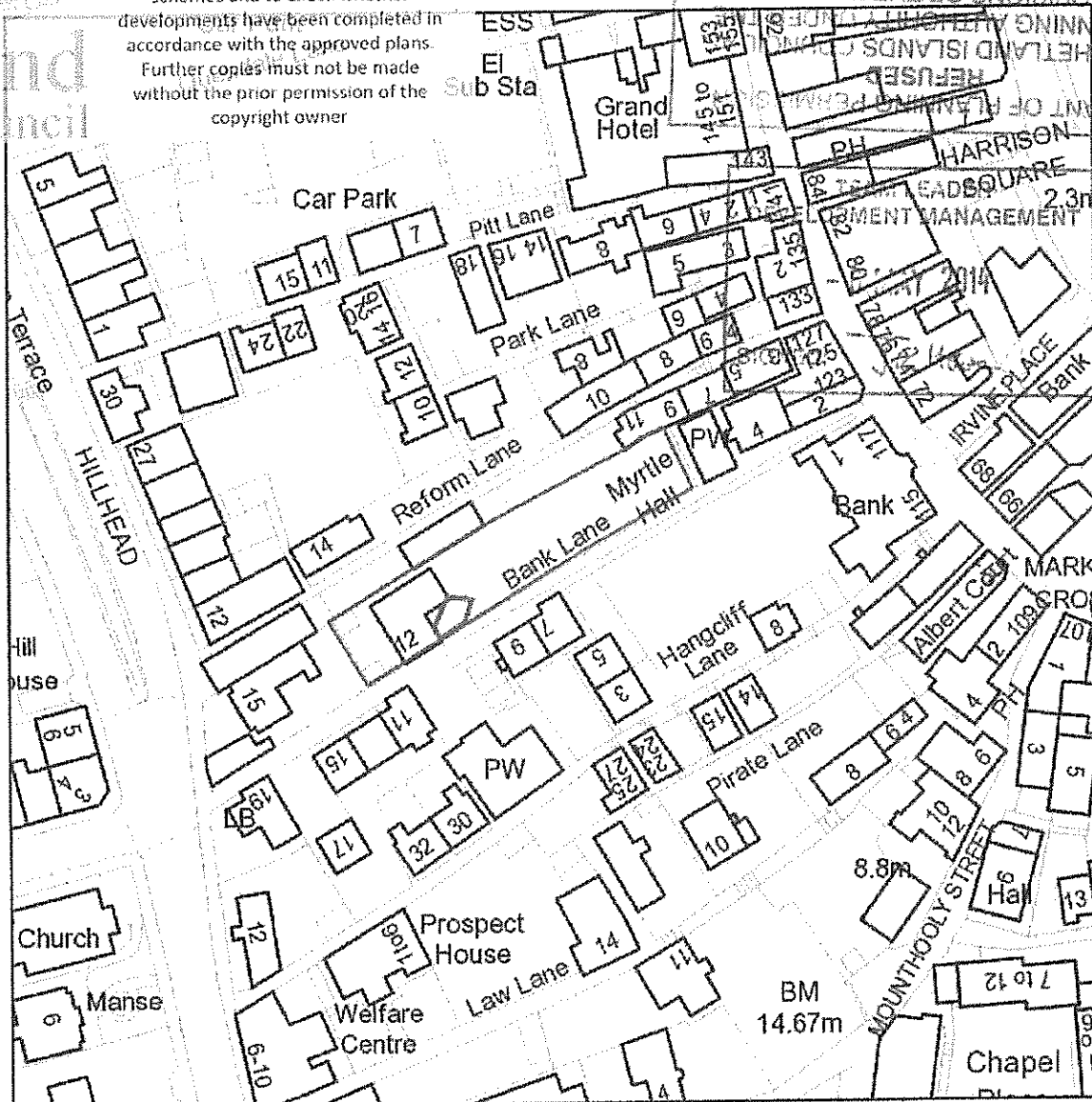


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W19-01 LOCATION

Shetland Islands Council



Application Boundary



Land in Ownership

SHETLAND ISLANDS COUNCIL
PLANNING

27 FEB 2014

PASS TO

ACTION

0

Scale 1:1250 (4Ha)

50m

100m

Information

Online Ref:

000081982

Date: 6/2/2014

15 MAY 2014

PASS TO

ACTION

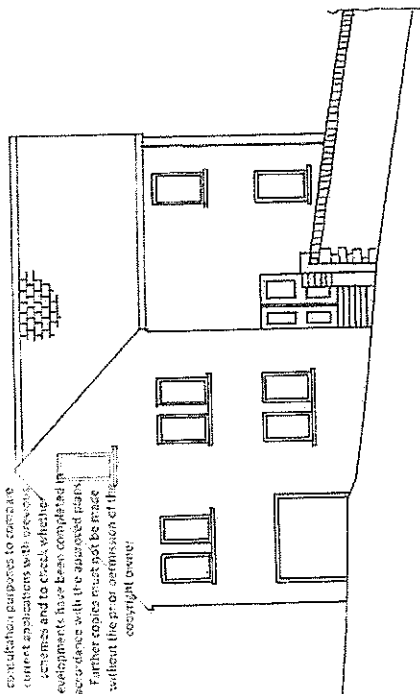
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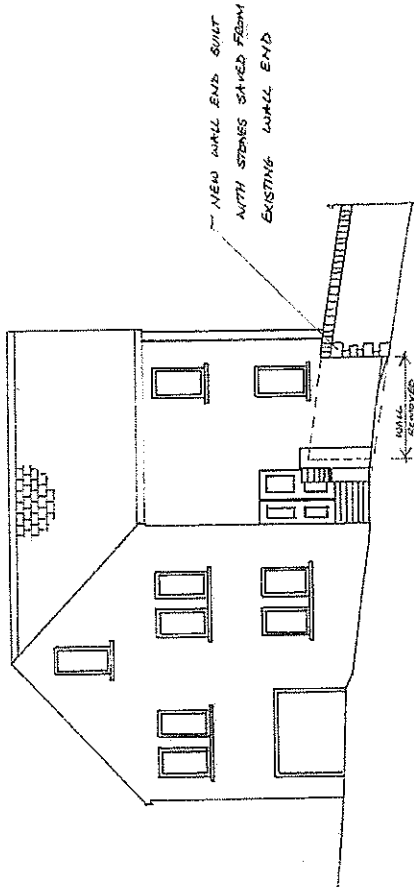
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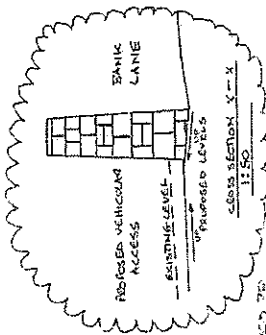
Shetland Islands Council



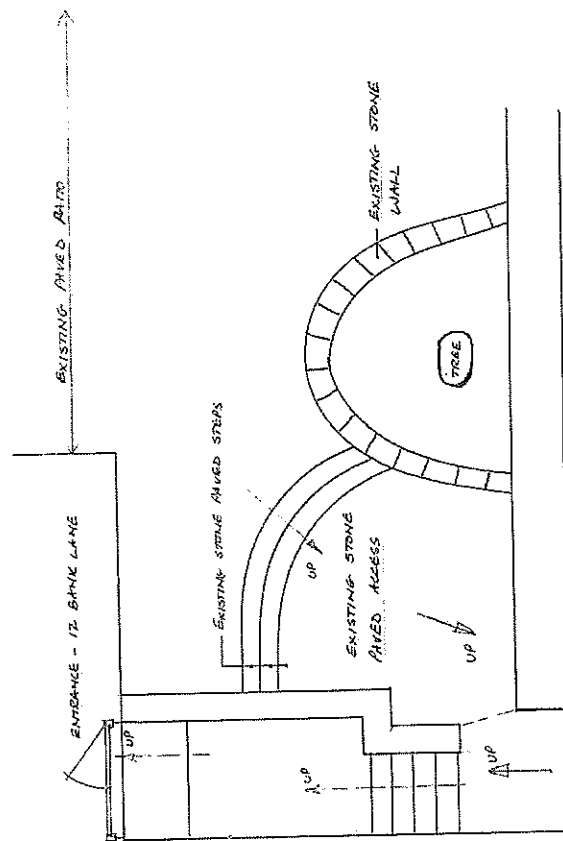
SOUTH ELEVATION 12 BANK LANE - AS EXISTING 1:100



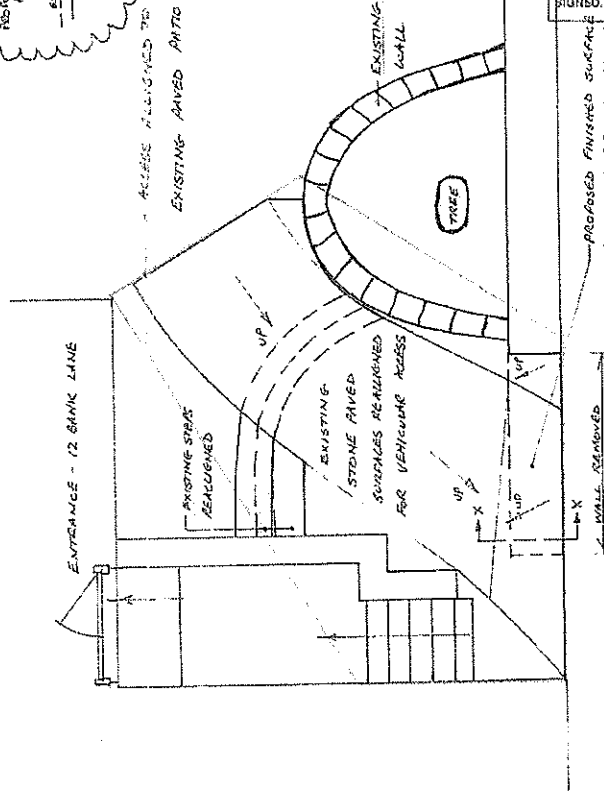
SOUTH ELEVATION 12 BANK LANE - AS PROPOSED 1:100



CROSS SECTION X-X 1:50



PLAN LAYOUT - AS EXISTING SCALE 1:50



PLAN LAYOUT - AS PROPOSED SCALE 1:50

SHETLAND ISLANDS COUNCIL
PLANNING
27 FEB 2014
PASSED
ACTION

SHETLAND ISLANDS COUNCIL
PLANNING
15 MAY 2014
PASSED
ACTION

GRANT OF PLANNING PERMISSION
REFUSED
BY SHETLAND ISLANDS COUNCIL AS
PLANNING AUTHORITY UNDER THE
PROVISIONS OF THE TOWN AND
COUNTRY PLANNING (SCOTLAND)
ACT 1987 IN ACCORDANCE WITH THE
ATTACHED DECISION NOTICE

GRANT OF PLANNING PERMISSION
REFUSED
BY SHETLAND ISLANDS COUNCIL AS
PLANNING AUTHORITY UNDER THE
PROVISIONS OF THE TOWN AND
COUNTRY PLANNING (SCOTLAND)
ACT 1987 IN ACCORDANCE WITH THE
ATTACHED DECISION NOTICE

DRAWING NR MINI/19-02

PROPOSED VEHICULAR ACCESS BANK LANE

MIR & MRS M WILLIAMSON 12 BANK LANE LERWICK

Section 5. Representations

Tuesday 12 August 2014

Holden John@Development Service

From: Clerk to Lerwick Community Council
Sent: 04 June 2014 16:44
To: Holden John@Development Service
Subject: 2014-047 Support of 2014 065 PPF 12 Bank Lane-Extension to Wall Opening
Attachments: 2014-047 support of 2014 065 PPF 12 Bank Lne-Exnt Opening.pdf

Dear John

2014-047 Support of 2014 065 PPF 12 Bank Lane-Extension to Wall Opening

I attach for your attention, a letter with regard to the above.

Kind regards

Katrina Semple
Clerk
Lerwick Community Council

Tel:



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For more information please visit <http://www.symanteccloud.com>



LERWICK COMMUNITY COUNCIL

CHAIRMAN
Mr Jim Anderson
66 Breiwick Road
Lerwick
Shetland ZE1 0DB

CLERK
Mrs Katrina Semple
Community Council Office
1 Stouts Court
Lerwick
Shetland ZE1 0AN

Mr John Holden
Team Leader-Development Management
Development Services
8 North Ness Business Park
Lerwick
ZE1 0LZ

3 June 2014

Our ref 2014-047/KS

Dear Mr Holden

2014/065/PPF – LR17 - 12 Bank Lane, Extend Opening in Boundary Wall

I write with reference to our email of 9 April 2014 with regard to the above application, and your subsequent letter of 16 May 2014.

At the June meeting of Lerwick Community Council, minute ref 06/14/07, item 7.5, members again discussed the application and unanimously concurred to reinforce their support. It was agreed that by extending the opening in the boundary wall, vehicle access to the property would be much safer.

It is our hope that any objections to the application will be withdrawn allowing Mr & Mrs Williamson to progress with their plans.

Yours sincerely

Katrina Semple

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Clerk