

MINUTE

‘A’ & ‘B’

Planning Board
Council Chamber, Town Hall, Lerwick
Friday 14 March 2003 at 10.30 a.m.

Present:

F B Grains	R J Anderson
R I Black	M U Colligan
C B Eunson	F B Grains
J C Irvine	P Malcolmson
W H Manson	G G Mitchell
J P Nicolson	F A Robertson
J Simpson	T W Stove
W N Stove	W Tait

Apologies:

L Angus	C M Begg
A J Cluness	I J Hawkins
W A Ratter	

In Attendance (Officers):

I McDiarmid, Service Manager, Development Control
J Atkinson, Planning Officer, Development Control
J Pottinger, Committee Officer

Chairman:

Mrs F B Grains, Chairman of the Board, presided.

Circular:

The circular calling the meeting was held as read.

Minutes:

The minute of the meeting held on 24 January 2003 (previously circulated) was confirmed.

2/03

Planning Applications for Decision

The Board considered reports by the Head of Public Protection Services (RECORD Appendix 1).

1. Application Ref: 2003/26/PCD – To erect 4 workshops (Class 4 Business Use), adjacent to Sellafirth Hall, North Yell by Shetland Enterprise Co. Ltd

The Board, resolved to approve conditionally, on the motion of Mr J P Nicolson, seconded by Mr J M Ritch.

2. Application Ref: 2003/24/PCD – Reapplication to extend health centre including amended car parking details, Health Centre, Mid Yell by Shetland NHS Board

(A map was circulated at the meeting which is attached to the appendices)

The Service Manager, Development Control explained the background to this application.

Mr J P Nicolson, the Member for the Area, said that although the Community Council had no objections and that this was an important facility for the community, he would like to express his concern and disappointment that the Health Board had not adhered to the proper procedures regarding neighbourhood notification etc

The Service Manager, Development Control said that there had been a frank robust discussion with the agents on this matter.

(Mr W H Manson attended the meeting)

Mr J P Nicolson moved that the application be approved conditionally, but with the addition that the Health Board should be encouraged to adhere to the proper procedures for planning applications. Mr T W Stove seconded.

3. Application Ref: 2003/009/PCD - To demolish existing dwellinghouses and erect 1½ storey dwellinghouse, Sands of Sound, Lerwick by Alison & Martin Ramsay

The Board, on the motion of Mr P Malcolmson, seconded by Mr R J Anderson, approved the recommendation in section 10 of the report.

4. Application Ref: 2003/006/PCD – To erect a dwellinghouse, South Voxter, Cunningsburgh by Mr G McLatchie

The Board resolved to approve conditionally, on the motion of Mr T W Stove, seconded by Mr F A Robertson.

5. Application Ref: 2002/461/PCD – To construct waste transfer and scrap vehicle recycling facility, Sullom Quarry, Clothister Hill, Sullom by Nicholson Plant Ltd

The Board resolved to approve conditionally, on the motion of Mr W H Manson, seconded by Mr J M Ritch.

7. Application Ref: 2002/447/PCD – To change use from dwellinghouse (Class 9) to Hostel (Class 7), Northouse, Papa Stour by Mr A Holt & Mrs S Holt-Brook

The Chairman said that she had been handed a petition signed by 175 signatures Shetland wide, including Papa Stour, who were against the application.

The Service Manager, Development Control summarised the main points of the report and explained why they had come to the decision to recommend refusal of this application.

Mr F A Robertson, the Member for the Area, spoke in support of the recommendation. He said that what was being proposed by the applicants was very commendable but the question that had to be addressed was Papa Stour the proper place for a facility such as this. He said that consideration had to be given to the strength of the public concern generated by this application in the island and added that unless "peoples minds could be put at rest" this concern would continue to exist. He said that there was also the question of response times from the various agencies if assistance was required, considering the services would have to be brought into the island. In his view, this was an unique case and had to take into account the impact on the amenity of Papa Stour as a whole and its affect on nearby residents.

During the discussion which followed the Service Manager, Development Control answered Members' questions on the proposed application. In response to a question in relation to response times in the event of an incident on the island, he said that the Department had had a significant number of discussions with external agencies including the police and explained to the Board that it was not possible through the planning process to tie down these agencies to any particular response times.

Other Members shared the views of the Member for the Area. The view was generally expressed that this kind of project should be welcomed but required co-ordination between all the agencies already involved with drug rehabilitation in Shetland and that a remote island such as Papa Stour would not be the appropriate location.

Mr F A Robertson moved the recommendation in section 10.1 of the report, namely, that permission be refused. Mr P Malcolmson seconded.

10. Application Ref: 2002/341/PCO – To erect dwellinghouse (in outline), Near Uphouse, Bressay by Mr William Kirkpatrick

The Service Manager, Development Control summarised the main points of the report.

The Member for the Area, Mr R I Black, referred to section 6 and said that there was considerable local concern to these proposals. He questioned the accuracy of the map and said that on drawings he had done there would not be enough room for this development on this particular site as it would breach the policy of 25 metres between houses. The Service Manager, Development Control explained that the 25 metre criteria applied to overlooking windows rather than the distance between houses.

Mr R I Black moved that the application be refused. Mr J C Irvine seconded.

During the discussion which followed some Members were of the view that there seemed to be enough uncertainty surrounding this application to warrant re-examination by the planning officials and for that reason a decision should be deferred. Reference was made to the time scale and it was agreed that it would still be within the time limit if it was deferred until the next meeting of the Planning Board before the Council.

Mr W H Manson moved as an amendment that a decision on this application be deferred until the next meeting of the Planning Board and that in the meantime a site visit should take place. Mr R I Black seconded.

After more discussion and summing up, voting took place by a show of hands and the result was as follows:-

Amendment (W H Manson)	-	4
Motion (R I Black)	-	8

The reasons given for the refusal of the application were as follows:-

- The development does not relate sympathetically to the scale of the area and will have significant adverse effect on nearby residents.

CHAIRMAN