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Special Infrastructure Committee
Council Chamber, Town Hall, Lerwick
Thursday 22 March 2007 at 10.30am

Present:

J C Irvine	B J Cheyne
R G Feather	F B Grains
J H Henry	J A Inkster
E J Knight	W H Manson
F A Robertson	W Tait

Apologies:

L Angus	A J Cluness
B P Gregson	L G Groat
I J Hawkins	Capt. G G Mitchell
J G Simpson	W N Stove

In Attendance (Officers):

I McDiarmid, Head of Planning
V Hawthorne, Development Plans Manager
B Barron, Planning Officer – Development Plans
L Gair, Committee Officer

Chairperson:

Mr J C Irvine, Chairperson of the Committee, presided.

Circular:

The circular calling the meeting was held as read.

Mr J C Irvine welcomed Members and Officers to the Special Infrastructure Committee, and advised that this would be the last meeting of this Council. He wished to take this opportunity to wish everyone well and gave thanks for the support he had received during his many years as a Council Member.

Mr J C Irvine wished to record his special thanks and appreciation to the Officers and Members who had supported him over the last 4 years, as follows:

Executive Directors, Heads of Service and Committee Services staff;
Mr A Hamilton for supporting the team working on the Transport Partnership, before taking up his post at Economic Development;
Mr A Inkster as Vice Chairman of Infrastructure Committee;
Mrs Iris Hawkins as Spokesperson for Planning;
Mr W Tait for his work with RoSPA, Police and Fire Board along with Mr J P Nicolson, Public Health and Consumer Protection and the work done in the run up to the opening of the landfill site;

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Mr J P Nicolson for his work as Chairperson on the Civic Government Licensing Board;

Mr J H Henry for his commitment to environmental issues and attendance at CoSLA's Environmental, Sustainability and Community Safety group;

Capt. G G Mitchell for his work on transport matters, and particularly the Transport Partnership.

Mr F A Robertson for his work on the New Planning (Scotland) Act, through CoSLA; and

Mr B P Gregson as Chairperson on the Inter-Island Ferries Board and their achievements following the findings of the Review Board.

22/07 **Housing Zone Review – Final Interim Proposals**

The Committee considered a report by the Head of Planning (Appendix 1).

The Head of Planning briefly introduced the report. The Development Plans Manager and the Planning Officer provided Members with a visual display of updated zoning plans for each area addressed in the report.

Delting

The Planning Officer advised that the Housing Service had aspiration to build 10-12 houses in Brae and said it proposed to change the zone boundary at Gallowburn. She advised that the Community Council had approved this suggestion, but the Grazing Committee expressed concerns regarding access at a surgery held by Councillor W A Ratter. The Planning Officer advised that these concerns had now been addressed by The Head of Housing and the Grazings Committee were happy.

In response to a query from Mrs B C Cheyne, the Planning Officer confirmed that the area shown on the map would support more houses than required by Housing.

Mrs Cheyne expressed concern that zoning was taking place without knowledge of who the landowners were. The Planning Officer said that zoning was the first stage in the process.

Mr J A Inkster expressed concern regarding the inflationary increase on land once it was zoned, stating that what once was classed as poor quality land worth £100/acre was suddenly worth £60,000. He was also of the opinion that it was nonsensical to zone land that the landowner would not be prepared to release and asked if there was a way in which that could be checked before zoning took place.

Mr W H Manson said that he believed that Busta Estate owned the land and that land had been released in Brae for other developments such as Ladies Myre. He said that in order to move ahead Members needed to agree that it was a good idea. Mr W H Manson moved that

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the Committee approved the proposed alterations as shown in the map in relation to Delting. Mr F A Robertson seconded.

Cunningsburgh, Aithsetter
Fladdabister and Ocraquoy

The Planning Officer advised that at Aithsetter there had been concerns about the loss of sea views and said that Community Council decided to confirm the proposed Local Protection Area and changed land at Aithsetter from Housing Zone 2 to Housing Zone 4. The Planning Officer advised that Fladdabister and Ocraquoy was still outstanding but could be dealt with by an alternative route. She said that the Design Statement created by the Fladdabister and Ocraquoy Settlement Design Statement Steering Group had been approved by the Council and allowed them to call a public meeting at any time if there were disagreements among residents. In response to concerns expressed by Mrs F B Grains, Mr F A Robertson advised that the Housing Zone Review was the foundation for a new Local Development Plan, which would go into considerably more detail. Mr Robertson said that the design statement was a very healthy document and other communities should be encouraged to think about this for their areas.

Mr W Tait moved the Committee approve the proposed re-zoning in Aithsetter. Regarding Fladdabister and Ocraquoy Members agreed the need for further discussion with the local community. Mr W H Manson seconded.

Tingwall, Whiteness and Weisdale

The Planning Officer advised Members that a Planning Application had recently been approved for a development of 13 houses. She advised that residents had been concerned at the prospect of more developments. The Planning Officer said that a public meeting had been held at which the landowner said he had been approached by Elphinstone and Howarth for building affordable housing for Hjaltland Housing Association. The Planning Officer said that an area behind the school known as the "Show Field" had been protected for community developments such as an agricultural museum, playgroup and gym. Residents were also advised that affordable housing land had been identified behind the houses at Strand but there was a drainage area that would provide a 50 metre buffer between the two housing schemes. The Planning Officer was of the view that residents were content, once they had been provided them with the information.

Mr J C Irvine moved that the Committee approve the proposals in relation to Tingwall, Whiteness and Weisdale. Mr W Tait seconded.

Nesbister/Wormadale

(Mrs F B Grains declared a non-pecuniary interest in Wormadale and Nesbister).

The Planning Officer advised that there were 15 unimplemented planning consents in the area. She explained that in the past there had been objections to further housing for many different reasons, but these had all been resolved. The Planning Officer said that existing zones boundaries had been tightened up and taken to the back of the existing houses and pointed out the area of land for affordable housing that had been identified.

(Mr E J Knight and Mr F A Robertson left the meeting)

Mr W H Manson moved that the Committee approved the proposals in relation to Nesbister/Wormadale. Seconded by Mr W Tait.

Burra and Trondra

Mr A J Inkster said that he had been involved in the process over a long period of time and was of the opinion that the Community Council was satisfied. He said however, that he did not see the point of zoning where the land would not be made available, and said that the availability of land should be identified before zoning took place.

The Planning Officer said that she had written to the Community Council regarding the open, undeveloped space in Hamnavoe that residents would like to remain. She said that she had suggested a meeting to identify these areas.

Mr J A Inkster said that he was comfortable with the summary and noted that the Community Council wanted a bigger area to be zoned at Ludi than the planning service had suggested.

Mr J A Inkster said that there was not much good land in Burra and Trondra and requested that development should not happen on the better land, and on that basis Mr J A Inkster moved that the Committee approve the proposals relating to Burra and Trondra. Mr J C Irvine seconded.

The Development Plans Manager said that in terms of the public enquiry and the process gone through to get the Housing Zone Review the Council had achieved a greater understanding of the zones by the Community Councils. He said that what was important now was developing the communities and the quality of life they could offer. He said that the work gathered would lead into the next generation of the development plan. The Development Plans Manager said that there was now a greater mutual understanding of what could be achieved with Community Councils to develop future healthy, vital and vibrant communities.

Following a query from the Mr J C Irvine, the Development Plans Manager advised that from start to finish the development plan would take 3 years to complete. He said that they would continue to work with Community Councils and advised that Community Councils now

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understood that the development plan was a live document, that was not set in stone and could change if something was not working.

Mr J C Irvine moved that the Committee approve the recommendation in the report at paragraph 8.1. Mr W H Manson seconded.

Mr A I Inkster wished to compliment the planning staff who had dealt with this and the Development Plans Manager and the Planning Officer for attending, often difficult, public meetings.

Members thanked the Mr J C Irvine for his contribution to the Council during his long service as a Member.

The meeting ended at 3.20 pm.

CHAIRPERSON