

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/01729/PP

Planning Hierarchy: Local Development

Applicant: Eilean Eisdeal

Proposal: Installation of Solar PV Panels and Air Source Heat Pump

Site Address: Easdale Island Community Hall, Easdale Island

SUPPLEMENTARY REPORT NO. 1

(A) Background

This application is due to be presented to the Planning, Protective Services and Licensing Committee meeting on 20 April 2011.

Since the original report was finalised it has been highlighted that there was a typographical error in Condition 2 attached to the report. The condition states that noise attenuation measures to the air source heat pump are required to provide a minimum of a 10 dB reduction in the level of the transmitted noise, however, this should read 20 dB.

The amended conditions are appended to this report.

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons set out in this report.

Author of Report: Fiona Scott **Date:** 25/02/11

Reviewing Officer: Stephen Fair **Date:** 28/02/11

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 10/01729/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence on site until full details of noise attenuation measures to the air source heat pump in order to provide a minimum of 20 dB reduction in the level of the transmitted noise have been submitted to, and approved in writing by the Planning Authority in consultation with the Public Protection Unit. Thereafter, the air source heat pump shall not be operated above the approved noise levels.

Reason: In order to protect the amenities of the area.

3. No development shall commence on site until full details, in plan form, of a form of screening for the air source heat pump has been submitted to, and approved in writing by the Planning Authority. Such details shall comprise a natural stone finish to match the community hall building.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building and its setting within the Conservation Area.

4. The development shall be implemented in accordance with the details specified on the application form dated 06/10/10 and the approved drawing reference numbers:

Plan 1 of 9 (Drawing Number 0931-PL-001)
Plan 2 of 9 (Drawing Number 0931-PL-002)
Plan 3 of 9 (Drawing Number 0931-PL-003)
Plan 4 of 9 (Drawing Number 0931-PL-004)
Plan 5 of 9 (Drawing Number 0931-PL-005)
Plan 6 of 9 (Drawing Number 0931-PL-006)
Plan 7 of 9 (Drawing Number 0931-PL-007)
Plan 8 of 9 (Drawing Number 0931-PL-008)
Plan 9 of 9 (Manufacturers Specification)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTE TO APPLICANT

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.

- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.