



# MINUTES

## Of Land Development Control Authority Meeting

Date : Wednesday 29 November 2017  
Time : 9am  
Venue : The Education Learning Centre, Jamestown

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<b>Present</b>	Mr Paul Hickling	Deputy Chairperson
	Mr Raymond Williams	Member
	Mr Ralph Peters	Member
	Mr Karl Thrower	Member
	Mrs Riana de Wet	Chief Planning Officer (CPO)
	Mr Shane Williams	Trainee Planning Officer (TPO)
	Mrs Janice Young	Secretary (S)
<b>Apologies</b>	Mr Gavin George	Member (off Island)
	Mrs Ethel Yon	Chairperson (foot injury)

### A. Attendance and Welcome

The Deputy Chairperson welcomed all present and thanked members for attending.

There was one Member of the Public present.

### B. Declarations of Interest

The Trainee Planning Officer declared a personal interest in Development Application 2017/124 stating it is an Application submitted by his father.

### C. Confirmation of Minutes

The 15<sup>th</sup> of November 2017 LDCA Minutes were circulated, confirmed and signed during the 29<sup>th</sup> of November 2017 LDCA Meeting.

### D. Matters Arising

There were no matters arising.

## E. Current Applications Received & Awaiting Determination

<p>LDCA Members were given a list of Current Development Applications.</p> <p>22 Applications awaits determination at this time – some of which are still awaiting more information or within the advertisement period.</p>	<b>CPO</b>
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## F. Applications for LDCA Determination

<p>The following Four (4) Development Applications were considered by the Authority on <b>29<sup>th</sup> of November 2017</b> following perusal of the Planning Officer's Handling Reports and Recommendations with the following outcomes:</p>		
<p><b>1)</b></p>	<p><b>Application 2017/113 – Permanent Siting of a 20ft container for Household items – Gilbert Peters, Guinea Grass</b></p> <p>This application was briefly explained by means of a PowerPoint presentation, illustrating the siting of the container in relation to other buildings. One member made reference to the existing outbuilding and following deliberation it was agreed that the Applicant be required to extend the roof to cover all structures on the property.</p> <p><b>Resolution:</b> The Application was Approved with Conditions as Recommended by the CPO with the condition as proposed by the Authority. Correspondence to be sent to Applicant.</p>	<b>CPO</b>
<p><b>2)</b></p>	<p><b>Application 2017/124 – Proposed 1 Bedroom House –Two Gun Saddle – Barrie Williams</b></p> <p>The CPO presented the Application together with photographs and pointed out the access roads as well as the proposed Septic Tank (which will be upgraded) and Soakaway which would be shared with the existing house. It was agreed that the proposed application meets all objectives of the policies.</p> <p><b>Resolution:</b> The Application was Approved with Conditions as recommended by the CPO. Correspondence to be sent to Applicant.</p>	<b>CPO</b>

<p>3)</p>	<p><b>Application 2017/114 – Proposed Alterations and Extension to Existing House (addition of a garage and second floor)– Alarm Forest – Sarah Hudson</b></p> <p>The CPO presented the application and pointed out that there was an application during 2016 which was withdrawn. Since then the Applicant had revised the plans to ensure a more effective layout and usage of space both internally as well as on the site itself. The Authority agreed. No objections were received.</p> <p><b>Resolution:</b> The Application was Approved with Conditions as recommended by the CPO. Correspondence to be sent to the Applicant.</p>	<p>CPO</p>
<p>4)</p>	<p><b>Application 2017/118 – Proposed Alteration and Extension of Existing House (garage, second floor bedroom and raised roof) – Delsha Stevens, Oaklands, St Pauls</b></p> <p>The CPO presented the Application. It is proposed that the house be extended to accommodate a double garage at ground level and a second storey above to accommodate a Master Bedroom.</p> <p>The existing access road to be slightly diverted and the retaining wall not affected – limited excavation required. No Objections received and meet all the objectives of the policies. The Authority agreed.</p> <p><b>Resolution:</b> The Application was Approved with Conditions as Recommended by the CPO. Correspondence to be sent to the Applicant.</p>	<p>CPO</p>

### G. Approvals by CPO under Delegated Power

<p>The following two (2) Development Applications were approved under Delegated Power by the Chief Planning Officer.</p>	
<p><b>Application 2017/116:</b></p>	
<p>– Requested</p>	<p>:Full Development Permission</p>
<p>– Proposal</p>	<p>:Driveway to Main Road</p>
<p>– Location</p>	<p>:Longwood Road</p>
<p>– Applicant</p>	<p>:Reginald Yon</p>

– Official	:R de Wet (CPO)
<b>Application 2017/117:</b>	
– Requested	:Full Development Permission
– Proposal	:Alteration and extension to existing house
– Location	:Cleughs Plain
– Applicant	:Belinda Henry
– Official	:R de Wet (CPO)

## H. Minor Variations

The following Request for Minor Variation was approved by the Chief Planning Officer.	
<b>Application 2017/04/MV1:</b>	
– Requested	: Minor Variation
– Proposal	: Partitioning in Garage
– Location	: Red Hill, St Pauls
– Applicant	: Alfreda Yon
– Official	: R de Wet (CPO)
– Status	: Approved on 20 November 2017

## I. Any Other Business

1)	The CPO thanked members for attending all the extra meetings this month. She said this was necessary because of the large number of Applications received during October and November and that she was also going on leave.	
2)	<p><b>Container at Hutts Gate Store</b></p> <p>The CPO showed pictures of a container situated adjacent to the Hutts Gate Store and explained that there were complaints from the neighbour regarding its status. Although Development Permission was given some years ago, it was never completed and used as intended. It has now become an eyesore and nuisance and as such the CPO requested permission to prepare an Amenity Notice in order to get it removed by relatives as the owner is deceased. One member requested if the container would still be usable, but it was agreed that the container seems to be in poor condition and rusted. Authority</p>	CPO

	agreed that an Amenity Notice be prepared and delivered.	
<b>3)</b>	<b>Container at Longwood belonging to Mr Andy Pearce</b>  The CPO indicated that the Planning Office was approached by members of the public regarding two containers owned by Mr Pearce and sited on his property (LWS0383). These containers are placed at random and visible from the main road and thus not meeting the objectives of the relevant policy.  It was further established that no Development Permission has ever been obtained for siting of these two containers although it has been sited for a number of years.  The CPO noted that Mr Pearce confirmed that he is aware that no Development Permission was ever requested or obtained however indicated that he is now in the process of selling them.  The CPO noted that Mr Pearce should make the new owners aware that they should obtain Development Permission to site these containers elsewhere.	<b>CPO</b>
<b>4)</b>	<b>Lights at Mantis Hotel</b>  The CPO reported on a site visit with Authority Members who were able to visit the Mantis Hotel on Friday evening 24 November 2017. The various alternatives were considered on site and the best outcome agreed. The Authority is now satisfied.	

**J. Closed Items**

**K. Next Meeting**

The next meeting of the LDCA will take place in 2018. Members would be notified of the date nearer the time.	<b>CPO / S</b>
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**L. Closing**

The Deputy Chairperson thanked Members for their attendance. The meeting closed at 10.15 hrs.	
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**Signed by the Deputy Chairperson of the Authority, as a true reflection of the Meeting.**

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**Chairperson to the LDCA**

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**Date**