

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY
06 AUGUST 2014, AT 9 AM AT THE ADULT & VOCATIONAL EDUCATIONAL CENTRE, JAMESTOWN**

Present	Mr Rodney Buckley Mrs Ethel Yon Mrs Cathy Hopkins Miss Rosemary Bargo Mr Paul Hickling	Deputy Chairman Member Member Member Member
In Attendance	Mr Martin Hannah Mr Alfred Isaac Mr Nicky Lawrence	Head, Planning & Development Control Planning Officer Secretary
Apologies		
Off Island	Mr John Styles	Chairman
Off Island	Mrs Karen Isaac	Secretary
Off Island	Mrs Joan Peters	Member

1. ATTENDANCE AND WELCOME

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

Two members of the public were in attendance.

2. DECLARATIONS OF INTEREST

There was one declaration of interest for Application No. 2014/38. However, the Deputy Chairman allowed the member to remain.

CONFIRMATION OF MINUTES OF 2 JULY 2014

- 3.** Minutes of the meeting held on 2 July 2014 were confirmed, signed and circulated.

MATTERS ARISING FROM MINUTES OF 2 JULY 2014.

4.1 Thompson's Wood

This matter is still being pursued by the Head of Planning and Building Control.

4.5 Development Plan for Rupert's Valley.

The Head of Planning and Building Control informed members that the matter is still ongoing and he has met with a number of Stakeholders and a retailer to discuss the development proposals for Rupert's. Meetings of the Steering Group have recommenced with Stakeholders and members of SHG and ESH attempting to drive the process forward. The next step will be the Public consultation and the review of any public representations received which will be used in the drafting of a master plan for the development of Rupert's.

A member asked what voice does the private sector have in the Steering Group and was told that the private sector is not represented. Another member asked if the public had been consulted and was told that there had been no further consultation yet.

15.1 Long term development plan for Jamestown.

The Head of Planning and Building Control anticipates it will take a 12 month programme to produce a plan ready for adoption.

15.4 Chairmanship

The Deputy Chairman undertook to follow up with H.E. the Governor.

Advisory leaflet.

The Head of Planning and Building Control advised of his intention to publish an Advisory leaflet for potential applicants for Development permissions.

This item is to remain on the Agenda for next meeting.

PLANNING OFFICER'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION

The following development applications were considered and determined as stated below. Planning Officer to process accordingly.

Application No. 2014/35 – Proposed Dining room and Garage extension – Peter Maggott, Clay Gut.

The proposal is to add as an extension to an existing single storey dwelling, a garage and dining room on the north elevation of the building.

The site is located in the intermediate zone and comply with principal planning policies and has an existing access.

This application was approved as PO's recommendations.

Application No. 2014/36 – Proposed excavation and access works – Myra Young for SHG, Bates, Nr Hutt’s Gate.

The application is to create an access from the main road to enable the use of machinery to harvest and extract forest products i.e. timber logs and firewood. The proposed works sited in the green heartland are to be permanent and comply with principal planning policies.

This application was approved as PO’s recommendations but will be monitored.

Application No. 2014/37 – Proposed 2 Bedroom Dwelling – Marion Leo, Levelwood.

This proposal is for a single storey dwelling comprising bedrooms, bathroom, kitchen, dining/lounge area and a patio. The site is within the intermediate Zone and is currently well landscaped. Any land affected by excavation will quickly recover with natural regeneration of vegetation.

The Head of Planning and Building Control expressed concern about the position of the Septic Tank which must be a least 5 metres away from the dwelling.

This application was approved as PO’s recommendations.

Application No. 2014/38 – Proposed Utility room and Garage extension – Chris Bargo, Half Tree Hollow.

A member declared a conflict of interest for this application.

The proposal is to add as an extension, a utility room and a garage to the SE corner of an existing single storey building. There is an existing access and no excavation works are required.

Concerns were raised by the Roads Section about water runoff onto the Highway but after discussion members felt it was not an issue for the LDCA.

This application was approved as PO’s recommendations.

Application No. 2014/39 – Proposed Utility Room and covered area extension – Tanya Scipio, Nr Pikes Cottage, Jamestown.

The proposal is to construct a utility room and covered verandah on the east side of an existing single storey building and a covered verandah on the south side. The site is in the Intermediate Zone and within a Conservation Area and there is direct access to the main road. These covered areas will not detract from the local setting.

This application was approved as PO’s recommendations.

Application No. 2014/40 - Proposed Garage/Storeroom and Verandah extension – Daniel Fowler, Bottom Woods.

This proposal is to construct as an extension to an existing single storey dwelling a verandah to the east elevation and a garage and store on the south east corner. The site is in the Intermediate Zone and has access directly unto the main road.

This application was approved as PO's recommendations.

Application No. 2014/41 – Proposed demolition of Building and construction of Flat and garages – Lauren Grobler, Brewery Yard, Jamestown.

The Planning Officer took members through the application defining the area concerned and outlining the proposed works. The building concerned is not a listed building but is situated within a Conservation area and was recommended for refusal on the grounds that the application is not properly supported and it does not comply with the Policy regarding demolition within Conservation areas.

The Deputy Chairman pointed out to members that there were discrepancies with the name of the applicant and also the property was registered in another name. He stated that these were not issues for the Building Authority.

There were different responses from the different departments and the Deputy Chairman told members he was unfamiliar with the area and would like to propose a Site visit of the area if members had no objections. Other members gave their views and agreed to have a Site Visit.

This application was postponed until a Site Visit takes place. PO to set a date.

Application No. 2014/42 – Proposed small building for Christian Worship – Diocesan Trust Board, Red Hill, Levelwood.

The location for this building and adjoining properties were shown on a map to members by the Planning Officer. The method of construction and materials to be used was explained.

The Deputy Chairman told members that he recollected there was a Spring in the area concerned. This is should be investigated by the applicant and if a Spring is present it will be dealt with by the developer. Add as an advisory to the decision notice.

There is a condition that requires the installation of insulation between ceiling joists within the roof space. The Head of Planning and Building Control explained that there is a requirement for all new building to be insulated under the Land Development Control Plan. The wording of the condition has been drafted to be more precise in its requirements.

There being no further comments the application was approved as PO's recommendations.

Application No. 2014/43 – Proposed 2 Bedroom Dwelling – Sharailyn Moyce, Nr Kennedy’s Cottage, Levelwood.

The proposal is to construct a single storey dwelling comprising of bedrooms, bathroom, kitchen/dining/lounge and a patio area. The site is with the Intermediate Zone and determined to comply with principal planning policies.

This application was approved as PO’s recommendations.

Application No. 2014/44 – Proposed 3 Bedroom Dwelling – Gareth Johnson, Red Hill, St Paul’s.

The Planning Officer informed the Authority that the applicant had requested that this application be held in abeyance pending redesign and substitution of drawings. The Deputy Chairman questioned why condition 2 was needed since the development would connect to the public sewer. The Head of Planning agreed the condition is not required in this instance.

MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER

There were no minor variations to report by the PO.

LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

The list of new development applications had been distributed and was noted.

STRATEGIC ISSUES AFFECTING DEVELOPMENT

There was nothing to discuss under strategic issues.

ANY OTHER BUSINESS

Member, Miss Rosemary Bargo informed the Authority that she will be off island from September through to November 2014.

The Deputy Chairman thanked members for their attendance. The meeting closed at 10.35 hrs.

Deputy Chairman

Date

NEXT MEETING TO BE ON WEDNESDAY 3 SEPTEMBER 2014, 9.00AM AT AVEC.