

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 1  
JUNE 2016, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN**

<b>Present</b>	Mr Paul Hickling	Member
	Mr Ralph Peters	Member
	Mr Raymond Williams	Member
<b>In Attendance</b>	Mr Martin Hannah	Head Planning & Development Control
	Mrs Riana Dewet	Senior Planning Officer
	Mrs Karen Isaac	Secretary
<b>Off Island</b>	Mrs Ethel Yon	Chairperson
	Mrs Cathy Hopkins	Member
	Mr Gavin George	Member

**ACTION**

**1. ATTENDANCE AND WELCOME**

Member, Mr Paul Hickling, in the absence of the Chairperson welcomed all present and thanked them for attending, with a special welcome to newly appointed member, Mr Ralph Peters.

There was 1 member of the public present in respect of application no. 2016/25.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. CONFIRMATION OF MINUTES OF 4 MAY 2016**

Minutes of the meeting held on 4 May 2016 were circulated, confirmed and signed.

**4. MATTERS ARISING FROM MINUTES OF 4 May 2016.**

**Application No. 2016/09 – Proposed development of a small housing estate encompassing 3 detached dwelling units with road access and other amenities – Half Tree Hollow – Alan and Deborah Benjamin**

This application was refused in the last meeting. However, it was resolved by the Authority that the issue of management of surface water and infrastructure provision be brought to the attention of SHG again. It was highlighted also that a group be established to work towards a sensible solution to the problems experienced in the Half Tree Hollow area. There was nothing further to report on this. This is a strategic matter affecting development.

**5. CHIEF/PLANNING OFFICER'S REPORT – DEVELOPMENT APPLICATIONS FOR DETERMINATION**

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

**Application No. 2016/25 – Proposed development of phase 1: 4 x Detached Dwelling Houses (4 of 8 units envisaged) with access roads as well as drainage schemes to be developed – along Cow Path road, below High Knoll Fort – Nigel George**

This application was presented by the Senior Planning Assistant. This proposed development, as described above falls within the intermediate zone. The SPO highlighted that this application was submitted in 2009 for the development of 8 dwelling units (4 at a lower elevation and 4 units above, at a higher elevation). This was not approved. A design brief was then submitted and the application has been amended to reflect the changes. There is no impact from High Knoll Fort. There is however, a water tank abutting the development site but this is only visible from the bottom of ESH Offices in Ladder Hill. It was noted that these developments will sit on much bigger site plots. There is a large communal bin to serve the resident developments and there are no problems encountered with the sewer connections as the applicant has been allowed to connect directly into the sewer system. Mention was made of how emergency services can access the properties. The provisioning for contour lines is being respected and any impact arising from this development can be managed.

SPA

Approved as SPA recommendations.

**Application No. 2016/44 – Proposed 2 x 3 Bedroom Dwelling Houses – Seaview – Melvyn and Christine Henry**

The SPO presented this case. This also sits within the intermediate zone. There were concerns regarding emergency services access as a fire engine cannot get to the properties if there was an emergency, due to narrowness of the track and switchback. There were no objections from Fire and Rescue. Taking other developments into consideration, it was felt that one has to be fair and consistent. The CPO advised that he had visited and photographed the site and commented that the new dwellings will be quite visible from Coffee Tree Turning and from the main road from Longwood because it is on a ridge. It was wondered also if the development would have been less intrusive if it wasn't a split level dwelling. The CPO advised that there had also been dialogue with Sure because of the proximity of their satellite receiver station but and they had no problem with the development.

An additional condition to be added quoting the GDO, 2013 in order to maintain planning control over future development that might otherwise be undertaken without express consent of the Authority and in the interests of visual amenities.

SPA

Approved as per recommendations.

**Application No. 2016/53 – Proposed change of use of land and related operations (Full) to provide a Holiday Park (120 bed spaces) and ancillary accommodation, access and car parking – Bradley’s Camp - Millennium Holiday Park Ltd**

The Head of Planning presented this application. An application for outline permission was recommended to Exco and approved in February 2016. Because of the extent of this development, being over and above 5 acres, the decision route will be through Exco. The H of P explained the categories for the benefit of the new member. There were late representations from EMD and the SHNT that were reported on the morning of the meeting. There were also late consultations from EMD and Air Access. It was noted that the principle for this development has been accepted already. The applicant had provided further information and proposes to upgrade the road and car parking. The applicant is also proposing a tennis court. The very large Sports building have been dropped. It was noted that on the site now there is a septic tank (50,000 litre), that is being pumped out 4 times a day and situated close to the mole spider habitat. Secondary treatment will be provided off site. The Water Management Strategy was seen to be quite good but more detailed information is needed. It was reported that some information in the planning statement does not match with the development notes. Subject to revised conditions and the late consultation responses from SHNT, EMD and Air Access, the report will now be updated. Condition 3 to be deleted and conditions 4 and 6 to be amended. Members to have sight of revised decision notice before submitting to Exco.

Secretary

Approved as CPO’s recommendations. To Exco for final determination.

**6. APPLICATIONS APPROVED BY THE CPO/SPA UNDER DELEGATED POWERS –**

Application No. 2015/148 – Proposed Loft extension above existing Garage with the aim to develop a single Bedroom Studio Apartment – Upper Jamestown – Mandy Constantine

Application No. 2016/02 – Proposed 3 Bedroom Dwelling House with Garage – Hutts Gate – Darrell Clingham

Application No. 2016/38 – Proposed extension of existing House with a Verandah and Conservatory and resultant change of roof profile – Ropery Field, Longwood – Robert Bedwell

Application No. 2016/39 – Proposed 3 Bedroom Dwelling House – Longwood Hangings – Darren Peters

**7. MINOR VARIATIONS APPROVED BY THE CHIEF PLANNING OFFICER/SENIOR PLANNING ASSISTANT**

Alteration to security fence design in order to omit wind attenuating mesh

previously approved by EXCO September 2011 – ADA – Air Access

Dwelling House layout plan – Red Hill, St Paul’s – Clint Knipe - application no.

2014/71 previously approved on 9 December 2014 refers

Dwelling House layout and resultant porch orientation – Red Hill, St Paul’s –

Layla Andrews – application no. 2015/131 previously approved on 14 January

2016 refers

**8. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED**

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

**9. STRATEGIC ISSUES AFFECTING DEVELOPMENT**

There was dialogue with Crown Estates on the selling of plots of land without infrastructure and services. The H of P is also trying to set up a meeting with Georgina Young and Councillor Brian Isaac had raised the issue of planning refusal on grounds of lack of infrastructure. It was noted that the Government were pushed very hard to release plots. It was wondered whether the Governor’s Discretionary Fund could be utilised for infrastructure. A briefing to elected members was seen as a way forward but the H of P had advised that most members are aware of the problems encountered already.

**10. ANY OTHER BUSINESS**

Member, Mr Paul Hickling will not be on island for the next meeting.

**11. CLOSED ITEMS**

There was nothing to report.

The Chairperson thanked Members for their attendance. The meeting closed at 11 am.

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Chairperson

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Date

**12. NEXT MEETING TO BE WEDNESDAY, 6 JULY 2016 AT THE EDUCATIONAL LEARNING CENTRE, JAMESTOWN**

