

MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY, 24 JUNE 2015, AT 9 AM AT THE COUNCIL CHAMBERS, JAMESTOWN

Present	Mr Rodney Buckley Mrs Cathy Hopkins Mr Paul Hickling	Chairman Member Member
In Attendance	Mr Martin Hannah Mrs Karen Isaac	Head, Planning & Development Control Secretary
Apologies	Miss Rosemary Bargo Mrs Joan Peters Mrs Ethel Yon	Member Member Member
Off Island	Mr Gavin George	Member

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending.

There was 1 member of the public present in respect of application no: 2015/49 and 2 members in respect of application no: 2015/51. Some additional members of the public were also present.

2. DECLARATIONS OF INTEREST

Member, Mr Paul Hickling informed the Authority that he is a member of the Board of ESH but this did not affect the meeting from going ahead.

3. CONFIRMATION OF MINUTES OF 3 JUNE 2015

Minutes of the meeting held on 3 June 2015 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 3 JUNE 2015.

There were no matters arising from minutes of 3 June 2015.

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

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

Application No. 2015/17 – Proposed first floor extension to Ware house, Jamestown – W A Thorpe & Sons

This proposal is to convert an existing single storey Ware house building into a double storey ware house. The concrete walls are to be demolished and rebuilt using block work. The location for this proposal is in Jamestown between the Market on the east, the Livery Stables to the west and the White Horse Tavern to the south and the property of Anders Bowers to the north. The CPO informed the Authority that the tenant of Livery

Stables had expressed concern verbally but no written objection was received. Members were not happy with the situation of forklift movements in this area because of safety aspects and this was seen as a difficult application. It was noted that no comments was received from the Roads section.

Secretary

Approved as CPO's recommendations with an advisory note attach.

Application No: 2015/28 – Proposed refurbishment and alterations, Jamestown Market – ESH

This is a listed 1 building. The proposal involves external painting and installation of windows and fire escape stair and internal refurbishment. Partial demolition of existing outbuilding to permit rebuilding of new cold store room. The building sits in Market Street adjacent to several listed buildings. The CPO stressed that this application was received on 20 February and was held up as there were issues with the initial drawings. Amended drawings were submitted on 8 June and the scheme has now been modified. The following was noted:-

The toilet block is part of the market

The roof is not being changed

The fire escape shown

No door detail but it was made known that the door is a timber one

Why Perspex is being used and not glass as it could create a problem. It was stated that there could be a compelling reason to use perspex

Secretary

Approved as CPO's recommendations with an advisory note attach. Condition no. 2 to be modified.

Application No: 2015/33 – Proposed 2 Bedroom split level dwelling, Thompsons Hill – Natasha Stevens

This proposal is to construct a 2 storey split level dwelling house, septic tank and car parking. The site is of a steep slope and is in the Thompsons Hill area. It was highlighted by the CPO that the design is not a comfortable solution and the latest drawing submitted only on 19 June highlights potential tension with the adjoining house. The Authority saw this application as an uncomfortable solution. The CPO stressed that his intention was to negotiate with the applicant and deal with this application under delegated powers but the applicant insisted that the application be dealt with by the Authority. It was stressed that a simpler and straight forward approach would have been a lot better. It was noted that the site was not a comfortable one for a dwelling of this size. It was also noted that the retaining walls would be a tremendous cost to the applicant. However, there is a presumption that retaining walls or other form of lateral support will be required unless there is engineering advice to the contrary.

Secretary

Approved as CPO's recommendations subject to conditions with an advisory note attach and also submission of a site survey and the setting out of the development of a single house, can be supported.

Application N0: 2015/44– Proposed Fun Motor Track to include siting of 2 containers for storage and toilet and play area and sit out areas, Nr ESH Workshops, Half Tree Hollow – Christopher Bargo

This proposal is for a fun motor track and siting of 2 containers for storage and conversion to WC, play area, seating area and customer car parking. It was noted that

there were some objections to this development. The area is Half Tree Hollow, land west of ESH Work shop.

It was noted that the land is crown land but will be leased to the applicant pending planning approval. It was stressed by the Authority that if the business is not viable, the applicant will have to remove the tyres and containers. An additional condition to be added to reflect this.

Secretary

Approved as CPO's recommendations with an advisory note attach.

Application No: 2015/49 – Proposed change of use of dwelling house (class C3) to C1 and related operations, Bertrand's Cottage – ESH

The CPO informed the Authority that the decision notice for this application was not issued after the last meeting. Further information was received which addressed the concerns, also new detailed construction drawings. The Authority was happy to approve with further conditions attach to the decision notice. It was noted that some conditions attach to this application has to be approved by the CPO and some by the Authority. Conditions 5, 8, 10, 11 and 12 to come back to the Authority and condition 7 for the CPO to deal with.

Secretary

Approved as CPO's recommendations with an advisory note attach.

Application No. 2015/51 – Proposed Commercial Camping Site with sanitary facilities and management accommodation, Hoopers Rock, Blue Hill – Andrew Hook and Loretta Coleman

This proposal is for a commercial camping site with sanitary facilities, management accommodation, sewerage treatment plant and access road. The applicant advised that the site is 4.9 acres and this has been verified by GIS. However, the boundary extends to incorporate track access and the area is measured at 5.096 acres. It was stated a development exceeding 5 acres should be referred to Exco for final determination. The application is also a departure from development plan policies. The site is in the national forest area and in the green heartland. The CPO had obtained an approved extract of the Exco minute. The application was screened for environmental assessment and a response received from EMD. The applicant provided a written statement but did not pinpoint where the trees are that might need to be cut down. It was stressed by the Authority that further information is required and that they were concerned about the development of the proposed house and the precedent it will set. The following was noted:-

Water is not existing

Car parking far from the camping site but this is to separate it from people and also as a safety aspect

Trees to be removed to provide further lighting

Planning agreement compatible with the lease

Responsibility for maintenance

No concerns from the SHNT and EMD have reached the applicant.

No endemics as far as the applicant are aware

The house development will not reach above ridge level and cannot be seen from the road

CPO

After a lengthy discussion the Authority agreed that permission be granted in outline and sent to Exco with conditions for their approval.

Approved as CPO's recommendations

Application No: 2015/54 – Sports Playing Field, Bottom Woods – NASAS

This application is for a change of use and operational development comprising regrading of land, formation of an access and car parking to form a sports playing field. It was noted that the area is closer to the Bottom Woods CDA. The land is adjacent to the main road, Bottom Woods west of road access to the Weather Station. Although this application is a departure from NH1 and CZ1 and lacking of information supplied by the applicant, the Authority agreed that planning permission be granted in outline with an advisory note attach.

Secretary

Approved as CPO's recommendations.

Application No. 2015/58 – Proposed 2 storey dwelling house, Bottom Woods – Katrina Youde

This proposal is to construct a small 2 storey dwelling house. The upper floor has a balcony. The proposal is light weight insulated structural steel frame clad with cement fibre board with metal roof sheeting. The site is close to the haul road and Bottom Woods east CDA.

Secretary

Approved as CPO's recommendations.

6. APPLICATIONS APPROVED BY THE CPO UNDER DELEGATED POWERS

Application No: 2015/50 – Internal refurbishment and renewal of roof, Wranghams House, Sandy Bay – Neil and Debbie Fantom

Application No: 2015/56 – Alterations to roof profile, installation of double door and verandah, Plum Tree Cottage, St Pauls – W A Thorpe & Sons

7. MINOR VARIATIONS APPROVED BY THE CHIEF PLANNING OFFICER

Application No: 2015/60 – Minor amendment to application no: 2014/86 – rain water storage arrangements, septic tank capacity of 2500L and stove flue to be painted black - Sophy Thorpe, Plantation Square, St Pauls

Application No: 2015/67 – minor amendment – internal and access configuration amendment, Sundale, Half Tree Hollow – Police Director.

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 nothing to report on strategic issues.

10. ANY OTHER BUSINESS

It was noted by the Authority that the CPO is leaving the island on 26 June 2015 until the

ending part of August 2015. The Authority wished the CPO well. In mid July a local Planning Officer will be appointed. Applications will be dealt with under delegated powers subject to no objections being received.

11. CLOSED ITEMS

There was nothing to report on closed items.

The Chairman thanked members for their attendance. The meeting closed at 12.45 hrs.

Chairman

Date

12. NEXT MEETING TO BE ON THURSDAY 10 SEPTEMBER 2015, AT 9 AM AT THE EDUCATION LEARNING CENTRE, JAMESTOWN