

**MINUTES OF THE LAND DEVELOPMENT CONTROL AUTHORITY MEETING HELD ON WEDNESDAY 4
FEBRUARY 2015, AT 9 AM AT THE CONFERENCE ROOM, THE CANISTER**

Present	Mr Rodney Buckley	Chairman
	Mrs Ethel Yon	Deputy Chairperson
	Mrs Cathy Hopkins	Member
	Mrs Joan Peters	Member
	Mr Paul Hickling	Member
	Mr Gavin George	Member
	Miss Rosemary Bargo	Member
In Attendance	Mr Martin Hannah	Head, Planning & Development Control
	Mr Alfred Isaac	Planning Officer
	Mrs Thelma Sim	Secretary

ACTION

1. ATTENDANCE AND WELCOME

The Chairman welcomed all present and thanked members for attending.

2. DECLARATIONS OF INTEREST

Mrs Cathy Hopkins declared her interest in respect of Application N0 2014/79.

3. CONFIRMATION OF MINUTES OF 17 December 2014

Minutes of the meeting held on 17 December 2014 were circulated, confirmed and signed.

4. MATTERS ARISING FROM MINUTES OF 17 December 2014.

4.1 Thompson's Wood – Enforcement Appeal, Mr Michael Roberts

The Head Planning & Development Control reported this matter for the AG's Office. In his view the matter is probably unenforceable but he would seek clarity from new AG.

H P&DC

4.5 Development Plan for Ruperts Valley

Presented as Agenda item 7.

Application No: 2013/56 – Proposed 3 bedroom dwelling, Seaview – Alberta Knipe

The CPO reported that the Building Inspector had undertaken some percolation tests and the matter was now resolved, subject to approval of retaining wall design.

H P&DC

5. 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. 2014/77 – Proposed 3 bedroom dwelling, near Half Way – April Lawrence

The proposal is to construct a split level 3 bedroom dwelling. The lower level to comprise of garage, utility room and stair access and the upper level a layout of bedrooms, bathroom, kitchen/dinning/lounge area and a patio area on the south west corner. PO

Approved as PO's recommendations.

Application No. 2014/79 – Proposed 3 bedroom dwelling, Bryant's Beacon – Helen Joshua

The proposal is to construct a 3 bedroom split level dwelling comprising of kitchen, dining, lounge area and bedroom with en-suite toilet on the lower level and 2 bedrooms, bathroom, utility room and balcony area to the west on the upper level. PO

Approved as PO's recommendations.

Application No. 2014/80 – Proposed 3 bedroom dwelling, Longwood – Tessa Roberts

It is proposed to demolish the dilapidated building on the existing residential property and to construct a single storey 3 bedroom dwelling. Layout comprises of bedrooms, kitchen/dinning, bathroom, toilet and lounge. PO

Approved as PO's recommendations.

Application No. 2014/81 – Proposed 3 Bedroom Dwelling, Half Tree Hollow – Stuart Williams

The proposal is to construct a 3 bedroom dwelling comprising of bedrooms, bathroom, kitchen/dinning and lounge, with a patio area on the southwest corner of the building on the upper level and a garage on the lower level. PO

Approved as PO's recommendations.

Application No. 2014/83 – Conversion of garage into 2 bedroom, 2 storey dwelling, Longwood – Sandi Walters

The proposal is to convert the present garage into a 2 bedroom, 2 storey dwelling within the curtilage of the residential property. Layout will comprise of kitchen and dining on the ground floor and bedrooms with en-suit facilities on the first floor. It is also proposed to construct a Sala at 1.5 distances from the northwest corner of the new building. PO

Following discussion the CPO explained in detail the importance of condition 9 that should be implied to this application as he considered the curtilage inadequate to accept a separate residence through subdivision. Members approved as PO's recommendations.

Application No. 2014/84 – Proposed extension and change of roof profile to dwelling at New Ground, - Deborah Benjamin

The proposal is to add an extension, a covered area to the existing dwelling and to

replace the roof sheets. The dwelling is a semi-detached building and will involve building works to a party wall therefore the roof will sit higher than the adjoining property.

Following discussion it was agreed that before any development could take place it was important for the applicant to evidence written agreement of the occupiers of the adjoining property together with submission of drawings showing the relationship and an acceptable tie-in between the roofs of the respective properties. PO

Approved as PO's recommendations and subject to additional condition requiring design details and receipt of written approval from adjoining neighbour.

Application No. 2014/85 – Proposed Garage, Lower Sandy Bay - Stedson Peters

To construct a garage using concrete block work with mono pitch roof of metal sheets on timber supports. PO

Approved as PO's recommendations.

Application No. 2014/86 – Proposed 3 bedroom Dwelling, Plantation Square – Sophy Thorpe

It is proposed to demolish the existing 'L' shaped building and to construct a new single storey rectangular 3 bedroom dwelling. The proposed new dwelling is to be a replica of the 'Olive Cottage' building at Francis Plain.

Following discussion Members agreed that with the demolition of the existing building and having a new house rebuilt, this would enhance and upgrade the environment. PO

Approved as PO's recommendation with an additional condition included stating that the derelict building should be demolished before any work is started on the building of the new dwelling.

Application No. 2014/76 – Bottom woods CDA - withdrawn.

CPO explained the design and technical reasons behind the withdrawal of the above application. This was for Members information only. A new application is anticipated.

6. Rupert's Development Plan, Presentation – CPO

CPO presented an overview of main changes advocated to the draft plan on Rupert's Development. He explained that the document was undergoing internal Government review and when this was complete the Plan would be circulated to members and a workshop could be convened. CPO

Members agreed that a workshop session would be worthwhile before approving the plan for submission to Governor in Council.

7. Tree Preservation Orders

CPO informed Members that there is a need to focus on the protection of trees in Jamestown and reminded members that his predecessor had presented a report regarding the introduction of a Tree Preservation Orders. He said that Section 42 of the Land Development Control Ordinance 2013 makes provision for a Tree Preservation

Orders and explained the reasons for the Orders.

PO showed members a plan of the affected areas and sought their approval for interim orders to be adopted. A member asked if this included all trees or how would you ascertain what trees should be classified.

CPO/PO

Following discussion it was agreed that :

- an interim TPOs for Jamestown should be adopted.
- proprietors/occupiers should be notified in accordance with ordinance
- interim TPO also to be gazetted and advertised
- representations received within one month of publication should be brought back to Authority for consideration
- any member of the public could make representation to have tree(s) included under a TPO.

The TPOs would be further discussed after one month of issue.

8. MINOR VARIATIONS APPROVED BY THE PLANNING OFFICER

CPO informed Members that a request had been received from Air Access Directorate for a minor variation with regards to the re-siting of the Fire Training Rig. He informed Members that he declined to process this request as minor and that he had advised the Air Access Directorate that full development permission should to be sought.

9. LIST OF NEW DEVELOPMENT APPLICATIONS RECEIVED

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

10. STRATEGIC ISSUES AFFECTING DEVELOPMENT

There was nothing to report on strategic issues; however the CPO said that he was aware that the Market was to be refurbished as soon as consultations had taken place with the tenants. An application for 1, 2, 3 Main Street was anticipated very soon.

11. ANY OTHER BUSINESS

The Chairman said there was a requirement by law that an end of year report had to be submitted to His Excellency and asked if a report could be finalised for the March meeting for onward submission.

CPO/PO

The Chairman thanked members for their attendance. The meeting closed at 11.20 hrs.

Chairman

Date

NEXT MEETING TO BE ON WEDNESDAY 4 March 2015, 9.00AM - VENUE TO BE CONFIRMED

