

No: 02/2025

**Open/Closed Session:** Open Session

**Subject:** DEVELOPMENT APPLICATION 2024/48:

Proposed Construction of Water Storage Tank, Adjacent to Cason's Car Park, Blue Hill.

**Presented by:** Minister for Environment, Natural Resources and Planning Portfolio

**Decision Sought:**

Governor in Council is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for Proposed Construction of Water Storage Tank, Adjacent to Cason's Car Park, Blue Hill.

**Reason for Referral**

The Development Application is being referred to Governor in Council in accordance with the Direction issued under section 23(1) of the Land Development Control Ordinance 2013 which requires all applications for development of land for utilities infrastructure for public supply, whether in public or private ownership (including potable water...).

**Comments of Land Development Control Authority**

The 5<sup>th</sup> December 2024 meeting of the Land Development Control Authority (the Authority), considered the Officer Report on the development application seeking FULL Development Permission. This report to the Authority is included as Annex A to this Report and set out the relevant factors in relation to this proposal.

The Authority considered that an additional condition should be attached requiring details of the exact colour application for the new tank but deferred a decision to enable a site visit. Following the site visit, the applicants were asked to make amendments to the originally submitted proposal. The amended scheme was returned to the Authority meeting on 6<sup>th</sup> February 2025. An Officer Addendum Report is included as Annex B to this Report and sets out the relevant factors in relation to the "revised" application. To confirm, only the revised proposal is the subject of this recommendation to Executive Council/GiC.

The Authority agreed with the Officer's recommendation (including the additional condition

previously raised) to grant permission for the proposal which is considered to comply with the relevant policies in the Land Development Control Plan 2012, including Green Heartland, Water Supplies Policies and Emergency and Public Services Policies.

However, the Authority raised at the 6<sup>th</sup> February 2025 meeting, concerns about the need for the existing water tank to be removed and therefore requested an additional condition be added to enable this so that it is not retained in a likely increasingly dilapidated state.

Taking this into account, The Authority recommends Governor in Council grant development permission subject to conditions in the Planning Officer Addendum report and the addition of the following condition:

- 1) Within 6 months following the water tank (the subject of this approval) becoming operational, the existing water tank including its plinth and any foundations shall be completely removed from its existing position and disposed of at the landfill site (or suitably reused/recycled). The applicants are, prior to the water tank becoming operational, to confirm in writing the date for the removal of the existing water tank to the Chief Planning Officer.

**Reason:** to ensure that the undeveloped nature of the Green Heartland is not unnecessarily harmed by the retention of the redundant infrastructure in accordance with LDCP Policy GH1.

Christine Scipio

ENRP Minister