

# **THE PLANNING AND BUILDING COMMITTEE**

## **Minutes**

**These minutes are draft until confirmed by Chairman**

**Thursday 1 July 2010**

**8.30am in the Liberation Room, Secretariat**

Distribution List:-

**Hon Mrs S Halford**

**Hon Mrs J Cheek**

**Mr G France**

**Mr R French**

**Miss H Norman**

**Mr B Summers**

**Miss J Cotter**

**Environmental Planning Officer**

**Building Adviser**

**Director of Public Services**

**Senior Crown Counsel**

**Chief Fire Officer**

**Chief Medical Officer**

**Historic Buildings Committee**

**THE PLANNING AND BUILDING COMMITTEE**  
**Thursday 1<sup>st</sup> July 2010**  
**8.30am**  
**Liberation Room, Secretariat**

**Minutes**

<b>Present:</b>	The Hon S Halford , MLA The Hon J Cheek, MLA	Chair
	Miss J Cotter	JC
	Mr G France	GF
	Miss H Norman	HN
	Mr B Summers	BS
<b>In Attendance:</b>	Mr A Payne Mr C McLean Ms A Inglis	EPO For DPS SCC
<b>Secretary:</b>	Mrs F Wallace-Nannig	Sec

**Public & Press: 0**

**PART I**

**1 Apologies for absence**

Members noted that apologies had been received from Mr N Stephens (BA), Mr G Fiddes (CFO), Mr M Keenleyside (DPS) and Mr Robert French.

**2 Declarations of interest**

SCC declared an interest in item 5.1.

**3 Confirmation of the minutes of the meeting held on 3<sup>rd</sup> June 2010**

The open minutes of the meeting held on 3<sup>rd</sup> June 2010 were confirmed with two amendments from GF:

1. Page 4, Item 5.5 – the names of the applicants was not included in the description. These were Mr & Mrs R Short.
2. Page 4, Item 5.6 – the name of the applicant was not included in the description. This was Mr S Duncan.

**4 Matters arising from the minutes of the meeting held on 3<sup>rd</sup> June 2010**

**4.1 Stanley Cemetery – Erection of 1.8m fence on roadside boundary for PSD**

EPO reported that, at its meeting on 24<sup>th</sup> June, ExCo had agreed to endorse the P&BC's recommendation that this application be refused on the basis of its visual impact. Councillor Cheek added that Members had also suggested that fast-growing shrubs could be planted in strategic places and seating provided

within the Cemetery. It was hoped that the cost of such works would be met using the money that would have been used to erect the fence.

## 5 Planning applications Decisions

Item	Ref	Site	Proposal	Key Policies
5.1	45/10	49 Ross Road East, Stanley	Two storey extension to dwelling for Mr & Mrs P Roberts	D2 & H8

Planning Permission is **granted** subject to the standard condition.

*EPO provided a brief synopsis of the development, drawing attention to the unusual design of the extension relative to that of the existing dwelling. Members reviewed the plans and permission was granted with no further comment.*

5.2	46/10	Jetty Visitor Centre, Ross Road, Stanley	Siting and operation of mobile catering unit for Ms C McKay	B10 & B11
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Planning Permission is **granted** subject to the following conditions:

1. Permission is granted for a limited period only commencing on the date of this Notice and expiring on 30<sup>th</sup> June 2011 at or before which time, unless the permission is renewed, the mobile catering unit shall be removed from the site.
2. The maximum opening hours of the catering unit hereby approved shall be 8am – midnight.

### **Reasons for Conditions**

1. The mobile catering unit is a temporary structure for which a permanent planning permission would not be appropriate.
2. To ensure that noise and disturbance associated with operating the unit does not affect the night time amenity enjoyed by nearby residential properties.

*SCC queried whether permitting opening until midnight would encourage people to loiter around the area after the pubs were closed. JC commented that this was already happening to some extent as slightly further up the road Michelle's Café and Fred's Burger Van operate until after pub closing time. Permission was granted with no further comment.*

<b>5.3</b>	47/10	2 Boxer Bridge Road, Stanley	Erection of storage building with laydown area for Ian Stewart Construction	B5 & D7
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Planning Permission is **granted** subject to the standard condition and the following:

1. The internal layout of the site, including location of the storage building, siting of containers, external storage area and parking area are to be agreed with the Environmental Planning Officer prior to the commencement of any works, and implemented as agreed.
2. The stacking of containers is limited to only two containers high.
3. Details of boundary treatments, fencing and any external lighting must be agreed with the Environmental Planning Officer prior to the commencement of works, and implemented as agreed.
4. Details of construction of road access to the site from the adjacent track shall be agreed with the Roads Engineer, and implemented as agreed.
5. Only serviceable or seasonally operated vehicles and equipment shall be stored on site.
6. The size, design and finishes of all buildings, and the location and size of associated car parking areas within the site are reserved matters that require submission of a further detailed application.

#### **Reasons for Conditions**

1. In the interests of visual amenity.
2. In the interests of visual amenity.
3. In the interests of visual amenity and safety.
4. In the interests of highway safety.
5. In the interests of visual amenity and to ensure that the site does not become a dumping ground for redundant or obsolete vehicles and equipment.
6. For the avoidance of doubt.

*EPO referred Members to the report attached to the agenda.*

*BS queried how condition 5 would be policed. EPO explained that without this condition there was a risk of ending up with a site, as elsewhere within Gordon Lines, littered with obsolete pieces of vehicles, machinery and equipment. The wording of the condition as presented ensured that there was little room for misinterpretation. In terms of policing any related activity on the site, EPO advised that it would rely on reporting from the public, which would then cause someone from the EPD to do a site inspection and to make a judgement on whether the activity accorded with the condition.*

*Members were in agreement that it was best to have this condition included and granted permission with no further comment.*

**5.4** 48/10 9 Coastel Road, Stanley Erection of warehouse B5 & D7  
and laydown area for  
Goodwin Offshore Ltd.

Planning Permission is **granted** subject to the standard condition and the following:

1. The internal layout of the site, including location of the warehouse, siting of containers, external storage area and parking area are to be agreed with the Environmental Planning Officer prior to the commencement of any works, and implemented as agreed.
2. The stacking of containers is limited to only two containers high.
3. Details of boundary treatments, fencing and any external lighting must be agreed with the Environmental Planning Officer prior to the commencement of works, and implemented as agreed.
4. Details of construction of road access to the site from the adjacent road shall be agreed with the Roads Engineer, and implemented as agreed.
5. Only serviceable or seasonally operated vehicles and equipment shall be stored on site.
6. The size, design and finishes of all buildings, and the location and size of associated car parking areas within the site are reserved matters that require submission of a further detailed application.

#### **Reasons for Conditions**

1. In the interests of visual amenity.

2. In the interests of visual amenity.
3. In the interests of visual amenity and safety.
4. In the interests of highway safety.
5. In the interests of visual amenity and to ensure that the site does not become a dumping ground for redundant or obsolete vehicles and equipment.
6. For the avoidance of doubt.

*Permission was granted with no further comment.*

<b>5.5</b>	49/10	South of Plot 25, Lookout Industrial Estate, Stanley	Outline application for erection of timber frame retail building for Ian Stewart Construction Ltd	B1, B6 & D2
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Planning Permission is **granted** subject to the standard condition and the following:

1. The footprint of the proposed development must be no larger than 110m<sup>2</sup> and be sited adjacent to the southern boundary of the plot shown in the approved plans.
2. The external colours of the roof and walls of the building must be in keeping with those of existing buildings in the area i.e. red roof and pale coloured walls.
3. The building hereby approved shall be single storey with a maximum height of 5.6 metres from ground level to the apex of the roof.
4. The relocation of any cables, lamp posts etc., and associated works shall be agreed with the Director of Public Services prior to commencement of development and implemented as agreed by, and at the cost, to the developer.

#### **Reasons for Conditions**

1. To prevent overdevelopment of the site.
2. In the interests of visual amenity.
3. In the interests of visual amenity.

4. To ensure that the development does not adversely affect existing services and infrastructure.

*EPO referred Members to the report in the agenda. He advised that DPS had not made any comments about the provision of additional parking, and added that the existing parking area is presently under utilised.*

*BS commented that he felt that any development should take place on the vacant area of scrubland across the road and not on the nicely mown green lawn to the south of the Computer Dept. He acknowledged, however, that the land on the other side of the road may be included in the land of the other businesses in that area. He added that he felt that consideration should be taken in regard to FIG's future expansion plans for the Computer Section but Chair reminded him that this was not a planning concern. EPO supported this adding that, as FIG is the landowner, it could refuse the application to lease/purchase this land in view of its future plans for the area.*

*Members were in agreement with BS when he stated that any development in this area should be single storey in order to be in keeping with the existing buildings and a condition should be added to the permission stating this.*

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|------------|-------|--------------------------------|---|-------------|
| <b>5.6</b> | 51/10 | 10 Racecourse Road,<br>Stanley | Erection of bungalow for<br>Mr P Jonas & Miss C<br>Bonner | H4, H6 & D2 |
|------------|-------|--------------------------------|---|-------------|

Planning Permission is **granted** subject to the standard condition and the following:

1. Two off-street parking spaces shall be provided on site prior to the occupation of the dwelling hereby approved.

#### **Reason for Condition**

1. In the interests of highway and pedestrian safety.

*Members were advised that the dwelling occupied 26% of the plot area. Permission was granted with no further comment.*

- |            |       |                           |   |                       |
|------------|-------|---------------------------|---|-----------------------|
| <b>5.7</b> | 52/10 | Bleaker Island Settlement | Erection of single-storey<br>dwelling for use as tourist<br>accommodation for Mr M<br>Rendell | Structure Plan<br>BE9 |
|------------|-------|---------------------------|---|-----------------------|

Planning Permission is **granted** subject to the standard condition.

*Chair queried whether all dwellings on islands required planning permission. EPO advised that planning permission was required in this case because the dwelling was to be used for tourist accommodation. Had it been for private*

*occupation, planning permission would not be required providing it was sited more than 500 metres from a designated road. He also said that a building permit was always required for erection of dwellings in Camp.*

## **6 Building Permit Applications Reviewed by the Building Adviser**

<b>Item</b>	<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Status</b>
<b>6.1</b>	19/10	Malvina House Hotel, Ross Road, Stanley	Extension to rear to include new kitchen and ancillary facilities, meeting room and improved toilet facilities for Stanley Services Ltd	Awaiting information
<b>6.2</b>	28/10	1 Anderson Drive, Stanley	Erection of attached garage for Mr I Summers	BP requested information but not received
<b>6.3</b>	36/10	11/13 Boxer Bridge Road, Stanley	Excavation, backfilling, bund construction, road access, culverts, security fencing and security lighting/floodlights. Outline for erection of warehouse and office units	Awaiting information
<b>6.4</b>	39/10	12 Endurance Avenue, Stanley	Single storey rear extension for Mr W McCormick & Miss A Baker	Awaiting information
<b>6.5</b>	45/10	49 Ross Road East, Stanley	Two storey extension to dwelling	Awaiting information
<b>6.6</b>	50/10	Rightlines, MPC	Alterations to retail complex	Awaiting information
<b>6.7</b>	52/10	Bleaker Island Settlement	Erection bungalow	Awaiting information

## **7 Off-street Parking Grants**

Members approved the following application

Mr J Stephenson 87A Davis Street, Stanley - £750

## **8 Date of next meeting**

The next meeting was confirmed as Thursday **5<sup>th</sup> August 2010** at 8.30am in the Liberation Room, Secretariat. EPO gave his apologies for this meeting and advised that SEC will probably report on applications to the Committee in his absence, with someone else taking the minutes.

Councillor Cheek also gave her apologies.

## **9 Exclusion of Press and Public**

The Chairman moved that the press and public be excluded on the grounds that the next items to be considered were exempt within the terms of Part 1 of Schedule 2 of the Committees (Access to Information) Ordinance 2000.

## **PART II**

## **10 Confirmation of the Exempt Minutes of the meeting held on 3<sup>rd</sup> June 2010**

The exempt minutes of the meeting held on 3<sup>rd</sup> June 2010 were confirmed with no amendments.

## **11 Matters arising from the Exempt Minutes of the meeting held on 3<sup>rd</sup> June 2010**

- 11.1 21 Fitzroy Road – Demolition of chimney** (Item 10.1 refers) – EPO advised that he had now heard back from Crown Counsel, who had concluded that there was insufficient evidence to provide a realistic prospect of conviction and also that prosecution would not be in the public interest. The matter was therefore closed.

*Not for publication by virtue of Paragraph 13 of Part 1 of Schedule 2 of the Committees (Access to Information) Ordinance 2000 for reason that enforcement action might be taken*

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***The meeting closed at 0915 hrs***

***Confirmed this***

***day of***

***2010***

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*Chairperson*