

THE PLANNING AND BUILDING COMMITTEE

AGENDA

Thursday 3 June 2010

8.30am in the Liberation Room, Secretariat

Distribution List:-

Hon Mrs S Halford MLA

Hon Mrs J Cheek MLA

Miss J Cotter

Mr G France

Mr R French

Mr B Summers

Ms H Norman

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 3 June 2010

8.30am

Liberation Room, Secretariat

AGENDA

PART I

1 **Apologies for absence**

Members are asked to note that apologies have been received from Mrs Fiona Wallace-Nannig (Sec).

2 **Declarations of interest**

3 **Confirmation of the minutes of the meeting held on 6 May 2010**

4 **Matters arising from the minutes of the meeting held on 6 May 2010**

5 **Planning applications**
Recommendations of the Environmental Planning Officer

Item	Ref	Site	Proposal	Key Policies
5.1	37/10	Lighthouse Seamen's Mission, FIPASS Road, Stanley	Siting of 20 ft container for storage for Lighthouse Seamen's Mission	D2 & D7

Recommend that: Planning Permission be **granted**, subject to the following condition:

1. Planning permission is granted for a limited period only, expiring on 30 June 2010 at, or before which time, unless the permission is renewed, the container shall be removed from the site.

Reason for condition:

1. The container is a temporary structure for which a permanent planning permission would not be appropriate. The time period reflects that requested by the applicant.

Item	Ref	Site	Proposal	Key Policies
5.2	38/10	6 John Street, Stanley	Demolition of existing dwelling and outline application for erection of new dwelling for Mr T McMullen	D2 & H4

Recommend that: Planning Permission be **granted**, subject to the standard condition and the following conditions:

1. The ground floor area of the dwelling hereby approved shall not exceed 88 square metres.
2. 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 visual amenity and the appearance of the area.
2. In the interests of highway and pedestrian safety.

5.3	40/10	5 Brandon Road, Stanley	Porch extension for Mr I Smith	D2 & H8
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.4	42/10	14 – 16 Goss Road, Stanley	Erect one single storey dwelling and a pair of semi-detached dwellings for Mr R Short	D2 & H4
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Recommend that: Planning Permission be **granted**, subject to the standard condition and the following conditions:

1. Notwithstanding the plans hereby approved, details of the car parking layout shall be submitted to and approved by the Environmental Planning Officer and implemented in accordance with the approved details prior to the occupation of the dwellings.
2. Details of the proposed boundary treatments shall be submitted to and approved by the Environmental Planning Officer and shall be implemented in accordance with the approved details prior to the occupation of the dwellings.
3. The finished floor levels of the dwellings hereby approved shall not exceed 1 metre above the existing ground level.

Item	Ref	Site	Proposal	Key Policies
			4. Details of sewer works and connections (including remediation to footpaths), provision of dropped kerbs and associated works for access to parking areas shall be agreed with the Director of Public Services and implemented as agreed by and at the cost to the developer.	

Reason for condition

1. In the interests of highway and pedestrian safety.
2. In the interests of residential and visual amenity.
3. In the interests of residential amenity.
4. To ensure that drainage and access arrangements are acceptable.

5.5	43/10	6 Davis Street East, Stanley	Erect 1.5m high timber batten boundary fence	D2
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.6	44/10	2 Fieldhouse Close, Stanley	Erect single storey side extension and single storey rear extension	D2 & H8
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Recommend that: Planning Permission be **granted** subject to the standard condition.

6. Building Permit Applications Reviewed by the Building Adviser

Item	Ref	Site	Proposal	Status
6.1	136/09/1	1a to 3b Hansen Hill, Stanley	Erection of 2 x pair of semi-detached dwellings for FIG	Approved conditionally
6.2	10/10/1	Land rear of 33A Davis Street, Stanley	Erection of two-storey dwelling from Mr & Mrs M Bloomfield	Resubmitted & conditionally approved
6.3	11/10	Land rear of 1 Goss Road, Stanley	Erection of bungalow for Mr & Mrs R Bryson	Resubmitted & approved
6.4	19/10	Malvina House Hotel, Ross Road, Stanley	Extension to rear to include new kitchen and ancillary facilities, meeting room and improved toilet	Awaiting information

Item	Ref	Site	Proposal	Status
			facilities for Stanley Services Ltd	
6.5	27/10	98 Davis Street, Stanley	Change of use of building from storage and music studio to food preparation area (for home delivery) and music studio for Mrs S Goss	Approved conditionally
6.6	28/10	1 Anderson Drive, Stanley	Erection of attached garage for Mr I Summers	BP requested but not received
6.7	29/10	Marmont Row, Ross Road, Stanley	Change of use of BAS premises to 2 x houses and improvements to house 7 for FIC Ltd.	Approved
6.8	32/10	7 Allardyce Street, Stanley	Extension to dwelling and internal alterations for Miss N Heathman	Approved conditionally
6.9	34/10	10 Brandon Road, Stanley	Erection of conservatory for Mr F Leyland	Approved conditionally
6.10	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
6.11	39/10	12 Endurance Avenue, Stanley	Single storey rear extension	Awaiting information
6.12	40/10	5 Brandon Road, Stanley	Porch extension	Exempt
6.13	41/10	Old Government Print Office, Secretariat, Ross Road, Stanley	Internal alterations	Approved
6.14	42/10	14 – 16 Goss Road, Stanley	Single storey detached and pair of single storey semi-detached dwellings	Approved conditionally
6.15	44/10	2 Fieldhouse Close, Stanley	Single storey side and single storey rear	Approved

Item	Ref	Site	Proposal	Status
			extension	
6.16	45/10	49 Ross Road East, Stanley	Two storey front extension	Approved conditionally

7. Date of next meeting

The next meeting will be held on Thursday 1 July 2010 at 8.30am in the Liberation Room, Secretariat (to be confirmed).

8. Exclusion of Press and Public

The Chairman to move as follows:

“I move that the press and public be now excluded on the ground that the next items to be considered are exempt within the terms of Part I of Schedule 2 of the Committees (Access to Information) Ordinance 2000”

PART II

9. Confirmation of the Exempt Minutes of the meeting held on 6 May 2010

10. Matters arising from the Exempt Minutes of the meeting held on 6 May 2010

10.1 21 Fitzroy Road – Demolition of chimney – Item 10.1 refers

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