

THE PLANNING AND BUILDING COMMITTEE

Minutes

These minutes are draft until confirmed by Chairman

Thursday 3 June 2010

8.30am in the Liberation Room, Secretariat

Distribution List:-

Hon Mrs S Halford, MLA

Hon Mrs J Cheek, MLA

Mr G France

Mr R French

Miss J Cotter

Miss H Norman

Mr B Summers

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

Minutes

Present:	The Honourable S Halford, MLA The Honourable J Cheek, MLA	Chair
	Mr G France	GF
	Mr B Summers	BS
	Miss H Norman	HN
	Mr R French	RF
In Attendance:	Mr A Payne	EPO
	Mr G Fiddes	CFO
	Mr M Keenleyside	DPS
	Ms A Inglis	SCC
Secretary:	Ms B Reid	For Sec

Public & Press: 0

PART I

1 Apologies for absence

Members noted that apologies had been received from Mr Nick Stephens (BA), Miss Jackie Cotter and Mrs Fiona Wallace-Nannig (Sec).

2 Declarations of interest

None

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

The open minutes of the meeting were confirmed with the following amendments:

1. Apologies – HN wished her absence to be recorded.

Item 5.3 – the application was by *Mrs* J McKay and not *Mr*.

Item 6.1 – application should read *133/09* not *127/09*.

Item 6.3 – Status should read *Approved conditionally* not *Rejected*.

Item 6.16 – should refer to *39/10 12 Endurance Avenue Single storey rear extension*

Item 6.17 – should read *41/10 Government Print Office Alterations Awaiting information*.

9. *Helen* Norman should read *Heather* Norman.

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

- 4.1 Stanley Cemetery – Erection of 1.8m fence on roadside boundary - PSD – Page 7, Item 5.11. EPO

EPO advised Members that the Public Services Department had requested that a report on its application be put to Executive Council, which was likely to consider the matter at the 24 June meeting. EPO also reported that over 35 members of the public had contacted PSD, with 75% in favour of the fence.

Hon Mrs J Cheek said that this was the opposite of the feedback that she had received and will ask those that approached her to contact EPO or Glen Williams at PSD.

5 **Planning applications Decisions**

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

Planning Permission is **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.

EPO in reply to a query from the Chair about the expiry date on the application explained that this was not a mistake, that it was a retrospective application and that, while the container was not presently on site, it had been and was expected to return shortly. Members approved the recommendation.

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
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Planning Permission is **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

EPO advised Members that there was no planning policy covering the demolition of this property and that he had received no objections from the neighbours. He also observed that, as there was a mix of building heights around the area, he did not believe that a restriction on the height of the new dwelling was necessary.

SCC queried whether it was possible to require the approval of detailed plans before permitting the demolition to proceed to avoid the site being vacant for a long period. In reply EPO said that the approval of detailed plans would not guarantee that the new dwelling was built quickly and pointed out that the developer had only to undertake basic engineering works (e.g. access or footings) to ensure that the application was kept live and that it would be very difficult to then try and force the developer to complete the building. Members approved the recommendation.

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

EPO advised Members that the applicant proposed to replace a small front porch of 5m² with one of 18m². The new porch is to be finished in white cladding with red roof, the same as the rest of the house and that there had been no objections received from the neighbours. Members approved the recommendation.

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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Planning Permission is **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.
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.
5. To ensure that drainage and access arrangements are acceptable

EPO explained to Members the background on this application and said that outline permission had been granted in 2006, with detailed permission for three detached dwellings subsequently refused in September 2007. A smaller scheme for two detached dwellings was then approved in November 2007.

EPO then said that the current applicant had submitted an application for one bungalow and a pair of semi-detached houses that would overall develop the same floor area as the previous application which had been granted. No written representations had been received but one neighbour had verbally commented that they would support the requirement for screening around the new properties which had been a condition of the previous consent. Members agreed with the recommendation.

5.5 43/10 6 Davis Street East, Stanley Erect 1.5m high timber D2
batten boundary fence

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

EPO advised Members that the proposed fence was to be located to the north, east and south of the property and that the reason behind the fencing is that the boundary is not marked and people were cutting across it.

Members supported the recommendation.

5.6 44/10 2 Fieldhouse Close, Stanley Erect single storey side D2 & H8
extension and single

storey rear extension

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

EPO advised Members that the applicants are planning to extend 2.6m² to the east and to make a small extension to the kitchen on the south side. Members supported the recommendation.

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 facilities for Stanley Services Ltd	Awaiting information
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	Excavation, backfilling, bund construction, road access,	Awaiting

		Road, Stanley	culverts, security fencing and security lighting/floodlights. Outline for erection of warehouse and office units	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 extension	Approved
6.16	45/10	49 Ross Road East, Stanley	Two storey front extension	Approved conditionally

EPO advised Members that the BA has put in place inspections for any development that may need them in the next 6 weeks whist he is overseas.

7. **Date of next meeting**

The next meeting was confirmed as **Thursday 1 July 2010** at 8.30am in the Liberation Room, Secretariat.

RF, CFO G Fiddes and DPS M Keenleyside have advised that they cannot attend.

8. **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

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

The exempt minutes of the meeting held on 6 May 2010 were

confirmed with two amendments. Item 9 *Helen* Norman should read *Heather* and Item 11.2 the word *do* in the first sentence should be deleted

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

10.1 21 Fitzroy Road – Demolition of chimney

EPO

EPO advised members that he did not have much more to add from the last meeting. He is still awaiting a final response from Crown Counsel.

(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)

The meeting closed at 9.00 am

Confirmed this

day of

2010

Chairperson