

THE PLANNING AND BUILDING COMMITTEE

Minutes

These minutes are draft until confirmed by Chairman

Thursday 4 February 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 A King

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 4 February 2010
8.30am
Liberation Room, Secretariat

Minutes

Present:	The Hon S Halford The Hon J Cheek	Chair
	Mr R French Mr G France Miss H Norman Mr B Summers	RF GF HN BS
In Attendance:	Mr A Payne Ms A Inglis	EPO SCC
Secretary:	Mrs F Wallace-Nannig	Sec

Public & Press: 0

PART I

1 Apologies for absence

Members noted that apologies had been received from Mr Nick Stephens (BA), Mr Gardner Fiddes (CFO), Mr Manfred Keenleyside (DPS) and Miss Anna King.

2 Declarations of interest

Councillor Cheek and GF declared an interest in items 5.2 and 6.11 respectively.

3 Confirmation of the minutes of the meeting held on 7 January 2010

The open minutes of the meeting held on 7 January 2010 were confirmed with no amendments.

4 Matters arising from the minutes of the meeting held on 7 January 2010

4.1 Demolition of peat shed and erection of new building for library archive at 20 Drury Street, Stanley (135/09/PB) for Miss J Brock (Page 2, Item 5.11) – EPO reported that the applicant has appealed against the first condition of the planning permission, requiring that the roof of the new building be mono-pitch. EPO will now write a statement of response for inclusion in the papers to go before Executive Council explaining why the Committee felt it appropriate to include this condition.

4.2 Lay Member (Page 10, Item 8) – EPO advised that ExCo had approved the appointment of Miss Jacqueline Cotter as a Lay Member on the Committee. She will be invited to attend her first meeting on 1st April 2010.

5 Planning applications
Decisions

Item	Ref	Site	Proposal	Key Policies
5.1	142/09	13 Biggs Road, Stanley	Erection of 1.8m fence on roadside boundary for Mr A Arkhipkin	D2

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

EPO advised Members that this fence would have an impact on the street scene as other fences currently in the area are generally smaller in height and are of an open (post and rail) design. Where taller solid fences occur they enclose rear gardens, whereas this fence would enclose both the front and rear. He informed Members that another application has been received for a similar tall fence enclosing a front garden in East Stanley (to be discussed at the March meeting). Members resolved to go with the recommendation for approval.

5.2	01/10	South/south-west of DOA green shed, Eliza Cove Road, Stanley	Erection of oiled wildlife rehabilitation facility for Miss S Crofts.	D2
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Planning Permission is **granted** subject to the standard condition and the following:

1. An interceptor is installed within the drainage system to trap oil wastes.

Reason for Condition

1. In the interests of environmental health.

BS contended that the amount of oil that actually comes off an oiled penguin is not the substantial quantities perceived and is considerably less than oil waste generated by a domestic kitchen (and disposed off in the sink). He felt that it was not enough to warrant the use of an interceptor. He was concerned that the cost of the interceptor itself may be prohibitive in terms of funding for the project. Chair responded that it is better not to lower the standard just because of current practice. Members noted that it was open to the applicant to object to this condition if they wished, and resolved to approve the recommendation.

5.3	02/10	19 Brandon Road, Stanley	Detailed plans for erection of a dwelling for Mr & Mrs K Grimmer	D2 & H4
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Planning Permission is **refused** for the following reason:

Item	Ref	Site	Proposal	Key Policies
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Reason for refusal: The proposed development is contrary to Policy D2 of the adopted Stanley Town Plan, as it will give rise to a significant loss of amenity and does not safeguard built heritage by virtue of its location and design relative to a designated building (15 Pioneer Row, Stanley).

Members noted that a letter of objection had been received.

EPO advised that outline planning permission had been granted for the principal of using the land for residential development. Conditions had been attached limiting the size of the house to 1-storey and with a footprint of no larger than 88m². The house before the Committee was a one and a half storey design, though the footprint was the required 88m². Members noted EPO's report (attached to the agenda) and agreed that the proposal was not acceptable. It was agreed that the application be refused and the applicant be reminded of the condition of the outline planning consent.

6 Building Permit Applications Reviewed by the Building Adviser

Item	Ref	Site	Proposal	Status
6.1	29/08/1	Stanley Services Ltd, Airport Road, Stanley	Erection of two-storey office extension for Stanley Services Ltd	Approved conditionally
6.2	27/09/1	Plot 11, Lookout Industrial Estate, Stanley	Erection of three retail units for Ian Stewart Construction Ltd	Approved conditionally
6.3	83/09/1	Rear of 7 Fitzroy Road, Stanley	Detailed plans for erection of dwelling for Mr & Mrs M Clarke	Approved conditionally
6.4	112/09/1	33 Coastel Road, Stanley	Construction of modularised office accommodation, creation of container lay-down area, erection of fence, car parking and bund for Byron Holdings Ltd	Resubmitted and Conditionally approved
6.5	122/09	15 Sullivan Street, Stanley	Erection of dwelling for Mr A Steen & Ms K McRae	Conditionally approved
6.6	124/09	Lookout Industrial Estate, Stanley	Erection of storage building for Mr I Bury	Conditionally approved
6.7	129/09	1 Felton Court, Stanley	Erection of garage for Mr	Awaiting

Item	Ref	Site	Proposal	Status
			V Stychoy	information
6.8	127/09	Land east part of garden at 1 Fieldhouse Close, Stanley	Erection of dwelling for Mr J East	Awaiting information
6.9	135/09/1	20 Drury Street, Stanley	Demolition of peat shed and erection of new building for library archives for Ms J Brock	Rejected resubmitted and approved conditionally.
6.10	136/09	1a to 3b Hansen Hill, Stanley	Erection of 2 x pair of semi-detached dwellings for FIG	Awaiting information
6.11	141/09	72 Davis Street, Stanley	Siting of static caravan for residential use by family member for Ms A Crowie	Exempt
6.12	02/10	19 Brandon Road, Stanley	Detailed plans for erection of dwelling for Mr & Mrs K Grimmer.	Awaiting information

7 **Off-street parking Grant application(s)**

Members resolved to approve the following application:

Mr G McGill – for works at 15 Brandon Road, Stanley

8 **Date of next meeting**

The next meeting was confirmed as Thursday **4 March 2010** at 8.30am in the Liberation Room, Secretariat. SCC passed on her apologies for this meeting.

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 7 January 2010**

The exempt minutes of the meeting held on 7 January 2010 were confirmed with no amendments.

11 Matters arising from the Exempt Minutes of the meeting held on 7 January 2010

- 11.1** 21 Fitzroy Road, Stanley – Demolition of chimney (Item 10 refers) – EPO advised that he still had one interview outstanding but was unsure whether this would happen as he has no powers to force the person to attend an interview. He is to seek further advice 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 0857

Confirmed this

day of

2010

Chairperson