

# **THE PLANNING AND BUILDING COMMITTEE**

## **Minutes**

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

**Thursday 7 January 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 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 7 January 2010  
8.30am  
Liberation Room, Secretariat

### Minutes

<b>Present:</b>	The Honourable Mrs S Halford MLA The Honourable Mrs J Cheek MLA	Chair
	Miss A King Mr G France Miss H Norman Mr B Summers	AK GF HN BS
<b>In Attendance:</b>	Mr A Payne Mr N Stephens Mr M Keenleyside Mr G Fiddes	EPO BA DPS CFO
	Ms D Hoy (for HBC) The Honourable Miss E Edwards MLA (for HBC)	DH EE
<b>Secretary:</b>	Mrs F Wallace-Nannig	Sec

### **Public & Press: 1**

#### **PART I**

*Chair explained that DH & EE were attending the Committee as members of the Historic Buildings Committee. HBC representatives are required to augment the Committee when planning applications relating to Listed Buildings are to be discussed. Chair requested that items 5.11 and 5.13 be discussed first for this reason. Members agreed.*

#### **1 Apologies for absence**

Members noted that apologies had been received from Miss A Inglis (SCC) and Mr R French.

#### **2 Declarations of interest**

CFO declared an interest in item 5.10 and GF declared an interest in items 5.17 and 6.12.

#### **3 Confirmation of the minutes of the meeting held on 4 December 2009**

The open minutes of the meeting held on 4 December 2009 were confirmed with no amendments.

#### **4 Matters arising from the minutes of the meeting held on 4 December 2009**

There were no matters arising.

## 5 Planning applications Decisions

Item	Ref	Site	Proposal	Key Policies
5.11	135/09	20 Drury Street, Stanley	Demolition of peat shed and erection of building for library archive for Ms J Brock	D2 & E1

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

1. The roof of the new building shall be of mono-pitch construction.
2. The cladding of the new building must be either flat iron or corrugated iron with a round profile, in a pale colour.
3. The windows of the new building shall have a sash appearance with small panes, details of which shall be agreed with the Environmental Planning Officer, and implemented as agreed.
4. The floor of the new building shall be as low as practicable relative to existing ground levels, details of which shall be agreed with the Environmental Planning Officer prior to the commencement of works, and implemented as agreed.

### **Reasons for Conditions**

1, 2 & 3 To ensure that the overall design of the building is in keeping with the dwellinghouse and other outbuildings which have been designated for their special architectural or historic interest.

4. To minimise the visual impact of the building.

*Members acknowledged the letter of support for the development from the neighbours. EPO reported that Historic Buildings Committee's view was that the proposed design was too modern. It proposed that traditional materials such as flat corrugated iron cladding be used instead of the proposed swish.*

*There was considerable discussion about the type of cladding that would be most appropriate, considering that the dwelling on the property is partly swish-clad and the other outbuilding at the north end of the garden is clad with corrugated iron. Chair argued that, taking this into consideration, there was no particular problem with using swish cladding on the proposed building. DH*

Item	Ref	Site	Proposal	Key Policies
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*advised that the aim is to protect the integrity of the designated buildings by ensuring that the new one used appropriate materials. BA also said that swish may not be acceptable in terms of the Building Regulations in regard to unprotected areas.*

*It was also suggested that the windows be of traditional design (i.e. sash appearance, with smaller panes), and that the building should be set into the landscape to reduce its impact.*

*DPS noted that the existing wash house is a lean-to construction and thus has a mono-pitch roof. He suggested that if this roof type was used on the new building, instead of the proposed dual-pitch, it would lessen the visual impact of the building. Members agreed*

*EE and CFO queried why a shower was needed in a library archive and EE queried whether planning permission would be required to change the use of the building to a dwelling. EPO advised that it would be required.*

*Ultimately, it was agreed that the roof shape should be mono-pitch; the windows could be as proposed, but with small panes and be of sash appearance, and the cladding would have to be either flat iron or corrugated iron (plastic coated in pale colour) with a round profile. It was also agreed that the original condition requiring that the level of the floor be no higher than that of the existing washhouse was impractical and the condition be reworded.*

5.13	137/09	Stanley Cottage, Ross Road, Stanley	Internal and external modifications and provision of off-street parking for FIG	D2, H8 & E1
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Planning Permission is **granted**, subject to the standard condition and the following conditions:

1. Two parking spaces shall be built off Yates Place, together with a pedestrian footpath/ramp, as shown in Option 3 of the submitted plans.
2. The two off-street parking spaces shall be provided prior to the occupation of the altered office.

#### **Reasons for Conditions**

- 1 & 2. In the interests of highway and pedestrian safety.

*EPO ran through the options provided for the parking provision and explained the disadvantages and advantages of them. He advised that Historic Buildings Committee were in favour of option 3, with the provision of two*

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*parking spaces off Yates Place and a footpath to the building. HBC were also concerned that the development should not affect the internal integrity of the building.*

*Members reviewed the options and concurred with HBC's view, opting for option 3 in terms of parking provision. The Committee also agreed the other minor alterations proposed.*

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*\*Members felt it appropriate to acknowledge the contribution made by the late Jane Cameron to the creation and running of Historic Buildings Committee and extended their sincerest sympathies to her family and friends at her sudden passing.*

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*\*(DH & EE left the meeting at 09.10).*

5.1	124/09	Plot 43, Lookout Industrial Estate, Stanley	Erection of storage building for Mr I Bury	D2 & B1
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Planning Permission is **granted**, subject to the standard condition.

*Members noted that this development would help tidy the area. Permission was granted without further comment.*

5.2	125/09	5 Capricorn Road, Stanley	Erection of sun lounge for Mr C Kirkham	D2 & H8
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Planning Permission is **granted**, subject to the standard condition.

*Permission was granted without further comment.*

5.3	126/09	3 Fitzroy Road East, Stanley	Erection of greenhouse for Mr J Jaffray	D2
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Planning Permission is **granted**, subject to the standard condition.

*EPO explained that planning permission was required because the development is within 10m of the neighbouring dwelling. Permission was granted without further comment.*

5.4	128/09	2 Anderson Drive, Stanley	Retrospective application for erection of fence over 1m on roadside boundary for Mr & Mrs R	D2
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Item	Ref	Site	Proposal	Key Policies
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Larsen

Retrospective Planning Permission is **granted**.

*GF commented that he felt that the wording of the description was good as it gave the public an indication of when planning permission is required for a fence i.e. over 1m on a roadside boundary. Permission was granted with no further comment.*

5.5	129/09	1 Felton Court, Stanley	Erection of garage for Mr V Sytchov	D2
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Planning Permission is **granted**, subject to the standard condition.

*Councillor Cheek commented that she liked the fact that a 3D colour illustration of the development was provided with the application as it made it easier to visualise the end result. Permission was granted with no further comment.*

5.6	130/09	Liberty Lodge, 1 Rowlands Rise, Stanley	Erection of 40ft flagpole and retrospective application for erection of fence over 1 m on roadside boundary for SAMA 82.	D2
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Planning Permission is **granted**, subject to the standard condition and retrospective planning permission is also **granted**.

*Permission was granted without further comment.*

5.7	131/09	24 Eliza Crescent, Stanley	Retrospective application for erection of fence over 1m on roadside boundary for Mr D McCormick	D2
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Retrospective Planning Permission is **granted**.

*EPO commented that he felt that this style of fence was better suited to a rear fence as opposed to a front fence, and if the style were to be copied by neighbours along the same road, it could have a detrimental effect on the visual amenity of the area. Members agreed but added that it was a tidier fence than others in the area. Permission was granted with no further comment.*

Item	Ref	Site	Proposal	Key Policies
5.8	132/09	5 Davis Street, Stanley	Provision of off-street parking for Mr A White & Ms J Jennings.	D2

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

*DPS suggested that a better site for the parking area would be to the west alongside the existing garage. Permission was granted with no further comment.*

5.9	133/09	Land east part of garden at 1 Fieldhouse Close, Stanley	Erection of dwelling for Mr J East	D2 & H5
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Planning Permission is **granted**, subject to the standard condition and the following condition:

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.

*EPO advised that the dwelling had a small footprint, occupying just 14% of the total area. Chair queried whether the dwelling would higher than the existing. This was confirmed but Chair and other Members acknowledged that it would be no more intrusive than other large dwellings in the area. Permission was approved with no further comment.*

5.10	134/09	17, 19 & 21 and area to east, Boxer Bridge Road, Stanley	Erection of fire training facility and area for Chief Fire Officer.	D2 & B5
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Planning Permission is **granted**, subject to standard condition and the following condition:

1. The facility shall be located towards the eastern end of the approved site.

#### **Reason for condition**

1. To minimise the potential loss of amenity to adjacent occupiers arising from the effects of smoke during training exercises.

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*Members were advised that the plans were indicative of the facility that was being proposed. EPO commented that his only concern was the possible loss of amenity in the area due to smoke. DPS queried whether the Committee really wanted to see a stack of smoke-blackened containers on the main route to and from Gypsy Cove. EPO stated that the area is designated for industrial use within the Stanley Town Plan. DPS suggested that the site of the asphalt plant would be more appropriate (the asphalt plant is due to be relocated this year). CFO agreed. EPO reminded Committee that they were being asked to approve the application in front of them and that alternative locations could also be investigated and applied for. If this application was approved, it would enable CFO to carry out further work regarding securing funding etc. It was agreed that the asphalt plant site warranted further investigation. Permission was granted with no further comment.*

5.12	136/09	1 a to 3b Hansen Hill, Stanley	Erection of 2 x pair semi-detached dwellings for FIG	D2 & H4
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Planning Permission is **granted**, subject to the standard condition and the following condition:

1. Two off-street parking spaces shall be provided for each dwelling hereby approved, prior to their occupation.

**Reason for Condition**

1. In the interests of highway and pedestrian safety.

*EPO advised that CFO had commented that the proposed buildings were closer than the minimum 4m allowed to the east and west boundaries as stated by the building licences for the area. However, this was not a planning concern and thus should not be considered by this Committee. It is a matter that will be addressed by Lands Committee. Permission was granted with no further comment.*

5.14	138/09	28 Hansen Hill, Stanley	Erection of dwelling for Mr & Mrs N Francis	D2 & H5
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Planning Permission is **granted**, subject to the standard condition and the following condition:

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

**Reason for Condition**

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1. In the interests of highway and pedestrian safety.

*EPO made Members aware of the fact that the design shows a fifth bedroom in the loft space. Permission was granted with no further comment.*

5.15	139/09	19 Sullivan Street, Stanley	Retrospective application for erection of greenhouse for Mr L Molkenbuhr	D2
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Retrospective Planning Permission is **granted**, subject to the following condition:

1. The structure shall be finished in shiplap cladding painted a teak colour within 6 months of the date of this Notice

**Reason for Condition**

1. In the interests of visual amenity.

*Members were informed by EPO that the applicant had stated in his application that the greenhouse would be finished in teak coloured shiplap cladding, to match the dwellinghouse. Obviously, this has not been done and he queried whether Committee wished it to be a condition of the permission that the greenhouse be finished as stated in the application. Members agreed.*

5.16	140/09	45 Davis Street (also known as 9A Philomel Street) Stanley	Retrospective application for erection of fence over 1m on roadside boundary for Mr J Halliday.	D2
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Retrospective Planning Permission is **granted**.

*Permission was granted with no further comment.*

5.17	141/09	72 Davis Street, Stanley	Siting of static caravan for residential use by family member for Ms A Crowie	D2 & H7
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Planning Permission is **granted**, subject to the standard condition and the following conditions:

1. The precise location within the plot of 72 Davis Street of the caravan hereby approved and two off-street parking spaces shall be agreed with

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the Environmental Planning Officer and implemented in accordance with that agreement.

2. The two off-street parking spaces shall be provided prior to the occupation of the caravan hereby approved.
3. Permission is granted for a limited period only commencing on the date of this Notice and expiring on 31 January 2012 at or before which time, unless the permission is renewed, the use shall cease and the caravan shall be removed from the site.

**Reasons for Conditions**

1. In the interests of visual amenity and pedestrian and highway safety.
2. In the interests of highway and pedestrian safety.
3. The caravan is a temporary structure for which a permanent planning permission would not be appropriate.

*EPO highlighted the fact that the proposed parking area for use by the occupants of the caravan was to the rear of 72 Davis Street, some 55m from where the caravan is to be sited. Both he (and DPS) were concerned that the inclination would be for the occupants to park on Davis Street and walk the comparatively short distance to the caravan as opposed to using the proposed parking area. Members agreed and concurred that they would prefer to either have parking provided near to the caravan, to the front of 72 Davis Street or have the caravan sited near the proposed parking area to the rear. The EPO should discuss and agree which of these options will be implemented with the applicant. Members, however, were not opposed to the principle of siting of the caravan within the property.*

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

Item	Ref	Site	Proposal	Status
6.1	25/09	10 Snake Hill, Stanley	Single-storey extension and internal alterations for Mr W Clement	Resubmitted and conditionally approved
6.2	104/09	30 Hansen Hill, Stanley	Erection of single-storey dwelling for Mr K Marsh	Conditionally approved
6.3	109/09	13 Sullivan Street,	Erection of dwelling for	Conditionally

Item	Ref	Site	Proposal	Status
		Stanley	Mr & Mrs S Toolan	approved
6.4	112/09	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	Rejected and resubmitted
6.5	119/09	23 John Street, Stanley	Change of use from retail to café with seating for 12 people and erection of new toilet facilities for Mrs S Knipe	Approved
6.6	122/09	15 Sullivan Street, Stanley	Erection of dwelling for Mr A Steen & Ms K McRae	Awaiting information
6.7	124/09	Lookout Industrial Estate, Stanley	Erection of storage building for Mr I Bury	Awaiting information
6.8	125/09	5 Capricorn Road, Stanley	Erection of sun lounge for Mr C Kirkham	Conditionally Approved
6.9	129/09	1 Felton Court, Stanley	Erection of garage for Mr V Stycho	Awaiting information
6.10	127/09	Land east part of garden at 1 Fieldhouse Close, Stanley	Erection of dwelling for Mr J East	Awaiting information
6.11	136/09	1a to 3b Hansen Hill, Stanley	Erection of 2 x pair of semi-detached dwellings for FIG	Awaiting information
6.12	141/09	72 Davis Street, Stanley	Siting of static caravan for residential use by family member for Ms A Crowie	Awaiting information

## 7 **Off-street parking grant(s)**

Members reviewed and approved the following application(s):

Mr L Morrison – for works at 108 Davis Street, Stanley.

## 8 **Lay member application(s)**

Members noted the only application received, from Miss

