



**Isle of Man
Government**

Reillys Eilan Vannin

Minutes of a meeting of the Planning Committee, held on 10th August 2020, at 10.00am, in the Ground Floor Meeting Room of Murray House, Mount Havelock, Douglas.

Present: Mr M Perkins, MHK, Chairman of the Planning Committee
Mr I Cottier, Member
Mr P Young, Member
Mrs S Comish, Member
*Mr S Skelton, Member
Mr J M Cubbon, Member

In Attendance: Miss J Chance, Director
Miss S E Corlett, Principal Planner
*Mrs V Porter, Planning Officer
*Mr J Singleton, Planning Officer
*Mr P Visigah, Planning Officer
Mrs C Dudley, Deputy Secretary to the Planning Committee
Mr K Almond, Transport and Traffic Officer, Highway Services
*Part of the meeting only

1. Introduction by the Chairman

The Chairman welcomed members of the public in attendance to view the proceedings. He thanked the officers for their thoroughness in preparing and presenting the case with regard to PA20/00082/B which had been considered in his absence at the previous meeting.

2. Apologies for absence

Apologies were noted from Mr Kermode and Mr C Balmer, Principal Planner.

3. Minutes

The minutes of the 27th July 2020 were agreed and signed as a true record.

4. Any matters arising

None

5. The Members considered and determined the schedule of planning applications as follows.

Out of consideration for the members of the public present the Committee agreed to consider the following item out of sequence.

Item 5.2 Barn Adjacent Struan Thie Sulby Glen Sulby IM7 2BD PA20/00389/B	Conversion of barn to provide tourist living accommodation Applicant : Mr David Manser Case Officer : Mrs Vanessa Porter Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation. In response to a question from the Chairman, the case officer confirmed that the roof materials had been proposed as tin or slate, either of which would be suitable and fit within the street scene, but that her preference would be for slate.

In response to a question from the Members, the Highway Services representative confirmed that the reduction in height of the boundary wall to 1m was acceptable, and that there were no Highways concerns with the proposal.

The applicant confirmed that he was present at the meeting only to answer any questions the Members may have regarding the proposal.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. The barn conversion hereby approved shall be used only for family and friends of those occupying the main dwelling or as tourist accommodation. The building shall not be occupied as an independent dwelling unit.

Reason: To ensure proper control of the development and to avoid any future undesirable fragmentation of the curtilage.

C 3. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles associated with the development and shall remain free of obstruction for such use at all times.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety.

C 4. Notwithstanding the provisions of the Town and Country Planning (Permitted Development) Order 2012 (or any Order revoking and/or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling(s) hereby approved, other than that expressly authorised by this approval, shall be carried out, without the prior written approval of the Department.

Reason: To control development in the interests of the amenities of the surrounding area.

C 5. The development shall not be occupied or operated until the secure and covered bicycle storage has been provided to the Department and approved in writing. The secure and covered bicycle storage shall be retained and available at all times thereafter.

Reason: To promote sustainable travel in the interests of reducing pollution and congestion.

C 6. The walls and vegetation which is situated within the visibility splay shown on drawing no.20 1382 04, shall be reduced to a height of 1m and the splay shall thereafter be maintained at this height and free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway

Reason: For the interests of highway safety

N 1. It is recommended that the applicant contact DEFA Inland Fisheries with the regards to any impact on the ecology of the nearby Sulby River.

N 2. Please note the following regarding nesting birds,

All birds, their nests, eggs and young are protected by law (Wildlife Act 1990) and it is an offence to:

- o intentionally or recklessly kill, injure or take any wild bird
- o intentionally or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built
- o intentionally or recklessly take or destroy the egg of any wild bird
- o intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine up to 10,000 pounds.

The bird nesting season is usually between late February and late August or late September in the case of swifts, swallows or house martins.

Thorough checks for birds, their active nests and eggs should be undertaken prior to clearance of vegetation. If a nest is discovered while work is being undertaken, all work must stop and advice sought from the Ecosystem Policy Team, DEFA.

N 3. If at any point during the works items are found that indicate the barn could have been a previous mill or if the location of any former or existing openings for mill machinery are found they should be carefully recorded with Manx National Heritage being informed.

Reason for approval:

The proposed barn alterations and conversion to tourist to comply with Strategic Policy 1, General Policy 3, Environment Policy 1, 2, 16 & 22, Housing Policy 11, Business Policy 11, 12 & 14 and Transport Policy 7.

INTERESTED PERSON STATUS

It was decided that Manx National Heritage should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations.

Out of consideration for the members of the public present the Committee agreed to consider the following item out of sequence.

Item 5.3 Carrick Sulby Glen Sulby Isle Of Man IM7 2AZ PA20/00396/B	Erection of detached building to provide triple and double garages with workshop to replace existing garage and storage buildings Applicant : Mr & Mrs Chris Higgins Case Officer : Mrs Vanessa Porter Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation. In response to a question from the Members the case officer reported further regarding flood mitigation measures undertaken by the applicant in this case. In response to a further question from the Members, the case officer

confirmed that no views had been received from MU with regard to this application. The Members expressed their disappointment that no such views had been received in this case and instructed the Director to write to MU to generally communicate their views.

The Highway Services representative confirmed that he was satisfied with the relocation of the pillars further from the highway, as proposed.

Mr Penketh, the agent, spoke in support of the proposal on behalf of the applicant. The points raised were as follows:-

As part of the planning submission the applicant provided a letter explaining the need and justification for the proposed detached garage and workshop building and this included for;

- 3 cars and a van with the eldest son also learning to drive.
- Sit on mower.
- Tractor with a topper.
- Mini digger, all used to maintain the large garden areas.
- General garden equipment, including strimmer's, chainsaws, tools, etc.

The proposed building is large enough to cater for the applicants needs and would provide both storage and shelter to such items, with the vehicles parked inside the garages and the smaller items of tools and equipment stored in the Workshop, rather than having vehicles and equipment both parked and stored in front of the dwelling in an ad-hoc manner.

The proposed detached building is to replace an existing garage and storage buildings, which can only be described as an eyesore and which currently creates a run down and dilapidated appearance alongside the newly extended property.

The proposed detached building is single storey in height with a pitched roof that is set down below the ridge level of the main dwelling. The building has been designed in such a manner and utilises external finishes that both compliments and matches in with the design ethos of the recently extended property. Creating one harmonious courtyard design concept.

All existing mature trees and hedgerow are to remain in place, which provides a well established and natural setting for the proposed detached building. Additional landscaping is also proposed and covered by condition of approval No 2.

As part of the proposed works the existing vehicular access is to be improved, which has received the support of the Highway Division.

There have been no objections lodged to the proposals from the Lezayre Parish Commissioners or any third party neighbours.

The applicant is happy to comply with the attached 8 conditions of approval and we acting as their agent are here today to answer any questions that any of the committee members might have.

We ask that the Planning Committee support the planning officer's recommendation and approve the application.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. No development shall take place until full details of soft and hard landscaping works have been submitted to and approved in writing by the Department and these works shall be carried out as approved. Details of the soft landscaping works include details of new planting showing, type, size and position of each and existing landscaping (i.e. roadside hedgerow). All planting, seeding or turfing comprised in the approved details of landscaping must be carried out in the first planting and seeding seasons following the completion of the development or the occupation of the dwelling, whichever is the sooner. Any trees or plants which die or become seriously damaged or diseased must be replaced in the next planting season with others of a similar size and species. Details of the hard landscaping works include footpaths and hard surfacing materials. The hard landscaping works shall be completed in full accordance with the approved details prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the provision of an appropriate landscape setting to the development.

C 3. The development hereby approved shall not be occupied until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles associated with the development, shall remain free of obstruction for such use at all times and shall be retained for the life of the development.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety.

C 4. The existing trees and hedges shall be retained in accordance with the approved details. Any retained tree or hedge which within five years of the approved development being occupied or completed (whichever is the later) dies, is removed or becomes seriously damaged or diseased shall be replaced by a similar species, of a size to be first approved in writing by the Department, during the next planting season or in accordance with a programme of replacement to be agreed in writing with the Department.

Reason: To safeguard the appearance of the development and the surrounding area.

C 5. Notwithstanding the provisions of the Town and Country Planning (Permitted Development) Order 2012 (or any Order revoking and/or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling(s) hereby approved, other than that expressly authorised by this approval, shall be carried out, without the prior written approval of the Department.

Reason: To control development in the interests of the amenities of the surrounding area.

C 6. No development shall commence until a bat survey has been submitted to and approved in writing by the Department. The bat survey shall identify impacts on bat species together with mitigation, where appropriate, including a timetable for its implementation. The development shall not be carried out unless in accordance with the approved details.

Reason: To provide adequate safeguards for the bats.

C 7. The garage(s) hereby approved shall be used for the parking of private cars only and shall not be used for the parking of commercial vehicles and/or for the repair/maintenance of commercial vehicles.

Reason: To safeguard the residential character and amenities of the area.

C 8. The flood risk mitigation detailed in the Flood Risk Statement received on the 9th April 2020 will be put into place prior to occupation of the garage and workshop and retained as such thereafter.

Reason: to mitigate against unnecessary damage

Reason for approval:

The proposed garage and workshop whilst not necessarily under GP3 is a structure which would be found with a domestic property.

INTERESTED PERSON STATUS

It is recommended that Manx National Heritage should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations.

Out of consideration for the members of the public present the Committee agreed to consider the following item out of sequence.

Item 5.5 Swallows Rest Gibdale Farm Bayrauyr Road St Marks Ballasalla Isle Of Man PA20/00473/B	Variation of condition 4 of PA 09/00703/B to remove agricultural tie Applicant : Mr & Mrs T Roberts Case Officer : Mr Jason Singleton Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation.

The Members expressed concern that this was another proposal before them to remove an agricultural occupancy condition allowing for profit to be made and effectively removing land from farming. The land remained agriculturally viable being suitable for grazing as per many Island farms. They felt that approving such a proposal would set an unfortunate precedent and noted that there were still a number of applications regularly submitted for new agricultural dwellings, suggesting that there was still a need for such accommodation on the Island. The value of many properties were outside the reach of many farmers. It was noted that the area was not zoned for development and it was therefore questioned whether approval would have been given for the property had an agricultural occupancy condition not been imposed.

In response to a question from the Members, the Director advised that any profit from such a sale would not be a legitimate planning consideration, but the availability of such agricultural workers dwellings would be.

The applicants were present at the meeting but had not registered to speak. They voiced their concern and displeasure with the view presented by the Members, stating that they felt the facts had been misrepresented, that the house was not a new one but a replacement one, and profit was not the purpose.

DECISION

The Committee **unanimously** refused the recommendation of the case officer and the application was **refused**.

R1. The proposal would result in the loss of an agricultural dwelling on land which could be used for agriculture and there remains insufficient evidence to demonstrate a lack of need for the original occupancy condition to be removed from the site. The proposal therefore does not accord with the exceptions to the presumption against residential development in the countryside set out in General Policy 3, Environment Policy 15, Housing Policies 7-10 in particular Housing Policy 8 and paragraph 8.9.4, of the Isle of Man Strategic Plan 2016.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

<p>Item 5.1 Brooklands Sir Georges Bridge Abbeylands Isle Of Man IM4 5EH PA19/01029/B</p>	<p>Conversion of existing redundant agricultural barn to residential property Applicant : Mr Roy Antony Stephenson Case Officer : Mr Paul Visigah Recommendation : Permitted</p>
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The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation.

The Members appreciated that the building was being sympathetically converted, and enquired regarding the proportion of the building to be finished with external render. The case officer confirmed that the part proposed to have external render within the public view is the middle section of the southeast elevation, and that the rest of the building that can be viewed from the highway would be retained as whitewashed stone. He illustrated this with reference to the visual presentation. In response to a query from the Members, the case officer proposed that his recommendation be amended to include a further condition to address and control the external appearance in response to the Members' concerns. Following discussion, the members agreed that such a condition be appended.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. The hard and soft landscaping works shall be completed in full accordance with the approved details hereby permitted. Any hard landscaping material used to make up the parking and turning area within the application site shall allow for permeable spaces to enable infiltration unless otherwise agreed in advance with the Department.

Reason: To ensure the provision of an appropriate landscape setting to the development.

C 3. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles associated with the development and shall remain free of obstruction for such use at all times.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety.

C 4. The development shall be undertaken strictly in accordance with the mitigation, avoidance, compensation and enhancement measures identified in Section 7 of the Protected Species Report November 2019 by Manx Wildlife Trust Consultancy Services. The identified measures shall be adhered to and implemented in full and maintained thereafter.

Reason: To comply with Environment Policy 4 of the Isle of Man Strategic Plan 2016 and the Wildlife Act 1990.

C 5. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Planning Directorate. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife in accordance with the recommendation outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.

Reason: To comply with Environment Policy 4 of the Isle of Man Strategic Plan 2016 and the Wildlife Act 1990.

C 6. The means of vehicular access to and from the site and the pedestrian areas within the site shall be only as shown on the approved plan Drawing No's. 10853-001 rev B; 10853-002 rev A and 201 rev A.

Reason: To ensure the free and safe use of the highway.

C 7. Prior to any works commencing on site the access and visibility splays on drawing nos. 10853-001 rev B; 10853-002 rev A date stamped 28/05/2020 shall be constructed and remain free from obstruction thereafter.

Reason: In the interests of Highway Safety

C 8. Prior to the use of the access hereby approved the surface of the access and hardstanding measured back from the carriageway shall be properly formed of a consolidated and sealed material with surface water drained into the site.

Reason: In the interests of highway safety and to ensure the proposed development does not result in flooding of the abutting highway.

C 9. Notwithstanding the provisions of the Town and Country Planning (Permitted Development) Order 2012 (or any Order revoking and/or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling(s) hereby approved, other than that expressly authorised by this approval, shall be carried out, without the prior written approval of the Department.

Reason: To control development in the interests of the amenities of the surrounding area.

C10. For the avoidance of doubt no approval is hereby given for additional rendering of the external walls other than that shown on the approved drawings (1813-WS-201-B) dated 28 May 2020. The external treatment of the remainder of the building shall be stone, or white washed or painted stone.

Reason: To clarify the approval and to preserve the fabric of the existing building in the interests of the character and appearance of the site and surrounding area.

N 1. In order to provide the proposed accesses the developer will need to enter into a Section 109A Highway Agreement with the Highway Authority.

Reason for approval:

Overall and on balance, it is considered that the proposal, subject to a condition relating to parking provisions, landscaping of the site, and species protection complies with General Policy 3, Housing Policy 11, Environment Policy 1 and Environment Policy 16 of the Isle of Man Strategic Plan 2016.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

Mr Skelton declared an interest in the following application and left the meeting during its consideration.

Item 5.4 Manesca Building The Quay Port St. Mary IM9 5EA PA20/00459/B	Installation of two containers for storage of shellfish Applicant : Island Seafare Ltd Case Officer : Miss S E Corlett Recommendation : Permitted
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The Members noted that this application had been deferred from the Planning Committee meeting 13th July to accommodate receipt of amended plans.

The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation. In response to a question from the Members, the case officer confirmed that the proposed refrigeration units were sufficiently distant from nearby residential properties to not affect them detrimentally, and that no objections had been received therefrom with regard to the proposal or since their installation a number of years ago.

The Members expressed that they were minded to support such a proposal which would be of such benefit to the local fishing industry.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The containers hereby approved may remain in situ in accordance with the approved drawings until 10th August, 2024 and thereafter must be removed from the site.

Reason: the application is for the temporary retention of the containers which are not designed to be a permanent feature in any area and this is situated within a proposed Conservation Area.

Reason for approval:

The development is considered to comply with General Policy 2 and Environment Policy 35 of the Strategic Plan and Planning Policy Statement 1/01.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

Mr Skelton returned to the meeting

Items 5.6 and 5.7 relate to the same property and so were considered together

Item 5.6 Tudor Lodge 18 Stanley Terrace Douglas Isle Of Man IM2 4EP PA20/00565/B	Demolition of rear outlet / garage and erection of detached building to provide bedroom accommodation Applicant : Emerald Assisted Living Limited Case Officer : Mr Chris Balmer Recommendation : Permitted
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And

Item 5.7 Tudor Lodge 18 Stanley Terrace Douglas Isle Of Man IM2 4EP PA20/00566/CON	Registered Building consent for the demolition elements relating the application 20/00565/B Applicant : Emerald Assisted Living Limited Case Officer : Mr Chris Balmer Recommendation : Permitted
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In the absence of the Case Officer Miss Corlett summarised the key issues as set out in the report, and with reference to the submitted documents. The Director advised that this application was being brought before the Members as the recommendation of the case officer could not be agreed with the delegated decision makers at officer level. Although approval had been granted to similar schemes on this site under delegated authority, it was felt that this scheme was sufficiently different that the application ought to be considered afresh.

In clarification of the key issues the Members enquired as to the nature and arrangement of the proposed accommodation. It was noted that the facility provided a range of sheltered accommodation for different needs, and that in some cases, a more independent living area may be more appropriate. Concerns were expressed about the proposed level of amenity and living conditions of those who would live in the proposed accommodation and what would happen to the items stored in the existing building. The Members noted that there was insufficient information provided to adequately support this supposition, and therefore determined to defer consideration of both the applications in question in order that further information be sought.

DECISION for PA20/00565/B and PA20/00566/CON

The Committee **unanimously** determined to **DEFER** consideration of the applications in question in order that further information be sought.

Item 5.8 Cedar Lodge Glen Mona Loop Road Glen Mona Ramsey IM7 1HG PA20/00571/C	Change of use from bed and breakfast to apartment with additional tourist use Applicant : Mr John & Mrs Jo Roebuck Case Officer : Mr Jason Singleton Recommendation : Permitted
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The Chairman noted that although the proposal was in his constituency, he had not taken part in any discussion pertaining to it and was not familiar with the applicants. He was therefore satisfied that it was appropriate for him to consider the application in question.

The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation.

In response to questions from the Members, the case officer confirmed that no further extension of the property had been proposed as part of the application under consideration, and that such a proposal would require a further application to be submitted. He confirmed that it was likely that such a proposal would not comply with EP2, and would therefore be unlikely to be supported.

The Members requested that a suitably worded condition be appended controlling the occupation of the apartment, limiting any stay therein to a duration of no longer than 28 days.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. The change of use hereby approved shall be used only for family and friends of those occupying the main dwelling or as additional self contained tourist accommodation. The building shall not be occupied as an independent dwelling unit.

Reason: To ensure proper control of the development and to avoid any future undesirable fragmentation of the curtilage.

C3. In any one year period the tourist accommodation hereby approved must be used only for individual letting not exceeding four weeks in duration. For the avoidance of doubt, no approval is granted nor should be inferred by this approval for the use of the accommodation as a separate private dwelling.

REASON: to ensure that the development is used for the purposes which justifies the approval as an exception to planning policy.

Reason for approval:

This planning application is recommended for approval as it is concluded that the scope of works would not harm the use and enjoyment of neighbouring properties or the wider environment in accordance with those planning policies of the Isle of Man Strategic Plan 2016.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

Item 5.9 51 Castlemona Avenue Douglas IM2 4EB PA20/00633/C	Use of one room within property as a therapy room Applicant : Mrs Gillian Dwyer Case Officer : Mr Chris Balmer Recommendation : Permitted
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In the absence of the Case Officer Mrs Porter summarised the key issues as set out in the report, and with reference to the visual presentation.

In response to a question from the Members, the case officer confirmed that the therapy provided was likely to be physiotherapy. In response to a further query, the case officer demonstrated that there would be sufficient parking provision contained within the double

garage and apron indicated within the application documents, and that such parking would not impede the public highway. Following discussion and an instruction from the Members, the case officer amended her recommendation to include a further condition stating that the indicated parking provision must be available for use by clients at all times.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. The use hereby approved shall only be for the benefit of Mrs Gillian Dwyer while she is resident at 51 Castlemona Avenue, Douglas and no staff may be employed and/or work at the premises.

Reason: Although the specific details of this application have been found acceptable, any change to its operation will require fresh assessment.

C3. The driveway and access in front of the garage shall be kept available and unobstructed for parking at all times. The driveway shall be available for the parking of vehicles associated with the dwelling and therapy business, and shall remain free from obstruction at all times.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety.

Reason for approval:

It is concluded that the planning application is in accordance with the referenced policies of the Isle of Man Strategic Plan 2016.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

Item 5.10 13 Pickard Close Castletown Isle Of Man IM9 1BB PA20/00635/B	Rendering works to front elevation Applicant : Emma Louise Quinn Case Officer : Miss S E Corlett Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report, and with reference to the visual presentation.

The Director advised the Members that applications such as this may become more common as householders seek to address climate change issues by way of insulation of their properties. Such proposals may be more acceptable in some areas than in others. She indicated that she understood the Members views in this case, but wished to bring attention to the likely increase in such applications. Members expressed the view that the proposed rendering would enhance the appearance of the property.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. This approval relates to the rendering of the front elevation of the property to match that already undertaken to the side and rear, as illustrated in the submitted photographs.

Reason: to clarify the extent of the approval.

Reason for approval:

The proposed change from brick to render is not considered to conflict with General Policy 2 of the Strategic Plan.

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

Item 5.11 Mizpah Ballafesson Road Port Erin IM9 6TX PA20/00642/B	Erection of replacement three bedroom dwelling Applicant : Mr Stephen Edwards Case Officer : Miss S E Corlett Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report and with reference to the visual presentation. In response to a question from the members, the case officer confirmed that the proposed boundary hedge was to be hawthorn, which would be beneficial to local wildlife.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **approved** subject to the following conditions.

C 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

C 2. All planting, seeding or turfing comprised in the approved details of landscaping must be carried out in the first planting and seeding seasons following the completion of the development or the occupation of the dwellings, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of a similar size and species.

Reason: The landscaping of the site is an integral part of the scheme and must be implemented as approved.

C 3. The dwelling hereby approved may not be occupied until such times as the access and car parking provisions shown in drawing PA/02 and PA/04 must be provided in accordance with these drawings and available for use.

Reason: in the interests of highway safety.

C 4. The garage must be laid out as shown in drawing PA/03A.

Reason: to ensure that the garage is of a sufficient size to accommodate a full sized vehicle.

N 1. The applicant is advised of the provisions of the Wildlife Act 1990 which protects nesting and breeding birds.

Reason for approval:

The proposed development is considered to accord with General Policy 2 and Environment Policy 1 of the Strategic Plan

INTERESTED PERSON STATUS

No representations were received from anyone whom the Planning Committee was required to consider for the affording of Interested Person Status

7. Site Visits

None

8. Any other business

None

9. Next meeting of the Planning Committee

The Committee noted that the next Planning Committee had been set for 24th August 2020.

There was no further business and the meeting concluded at 11.05am.

Confirmed a true record



**Deputy Secretary to the
Planning Committee**



**Mr M Perkins, MHK
Chairman of the
Planning Committee**