



**Isle of Man
Government**

Resilys Ellan Vannin

Minutes of a meeting of the Planning Committee, held on 16th January 2023, at 10.00am, in the Ground Floor Meeting Room of Murray House, Mount Havelock, Douglas

Present: Mr D Ashford, MHK, Chairman of the Planning Committee
Mr S Skelton, Member
Mr J M Cubbon, Member
Mrs H Hughes, Member
Mr M Warren, Member
Miss A Betteridge, Member

In Attendance: Mr C Balmer, Principal Planner
Mr J Singleton, Principal Planner
*Miss L Kinrade, Planning Officer
*Mr P Visigah, Planning Officer
*Mr P Shen, Planning Officer
*Mr T Cowell, Planning Officer
Mrs C Dudley, Deputy Secretary to the Planning Committee
*Mr A Dunlop, Transport and Traffic Officer, Highway Services
*Part of the meeting only

1. Introduction by the Chairman

The Chair welcomed members of the public in attendance to view the proceedings.

2. Apologies for absence

Mr Young had sent apologies.

3. Minutes

The minutes from the sitting 19th December 2022 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.

The Chairmen advised that the Committee would hear the items in the order of the agenda, but would consider those with registered speakers first.

Item 5.1 Ballacroak Farm Mullinaragher Road St Marks Ballasalla IM9 3AQ PA22/00399/B	Proposed demolition of existing farmhouse and outbuildings and redevelopment to provide replacement dwelling Applicant : BYA Limited Case Officer : Mr Paul Visigah Recommendation : Permitted
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Subsequent to a deferral from the previous sitting in order that a site visit could be carried out, the case officer further reported on the matter. He confirmed the height of the proposed development and how it sat with the existing building, in that the difference in the overall building height between the existing and proposed building remains at 3.5m.

The Highway Services representative confirmed there was nothing further to add to their report.

A representative of the Antiquarian Society had registered to speak in objection to the application, and requested that a slide with the original landscaping proposal be displayed in order to better illustrate their key points. The case officer confirmed that such a slide did not form part of the visual presentation but was available for viewing online. The case officer confirmed the details of the gatepost and pillars for the benefit of those present.

The key points raised by the representative were:-

- Noted the site visit, reaffirmed the visibility and current agricultural use of the land in question, and the demolition of associated farm buildings. They expressed that the proposal could only be assessed against the existing landscape
- The principal two storey element of the proposed dwelling along the same alignment as the existing would be higher and over three times longer
- The proposed dwelling and accompanying earthworks would be highly visible within the landscape from close and far views. The loss of agricultural land to the hard surfaced parking area together with new wildflower planting would not be beneficial. The entrance to the area through two sets of 3.8m high stone pillars would not be a defined feature for the Manx landscape and would highlight the massive scale of the development
- The curtilage of the farmhouse would not include farm buildings that were not dependent on the farmhouse's existence so should not be included in the assessment of the residential curtilage for the proposed dwelling
- The Climate Change Act is not embodied in Planning legislation, and such assessment should include the effect of the release of embodied carbon through the demolition of existing buildings and the carbon release associated with the proposed landscaping works rather than solely on the proposed new building. Conditions relating to climate change may not be enforceable under existing Planning legislation
- The proposal is not supported by any substantial housing need. There are large houses available on the housing market
- The wildlife information provided is 3 years old and acknowledged to be out of date, and the proposed hedges are based on UK standards rather than standards for Manx hedgerows under circular 1/92
- Members are being asked to approve the proposal on the basis of exceptional circumstances contrary to Strategic Plan policy, ignoring the cultural, built environment and agricultural land use in favour of ecology and the ability to finance a large development for a single family. That is not sustainable
- The Island would benefit more by learning to renovate its built environment rather than demolish and replace it on a grand scale. This is the view of the Society

The agent, on behalf of the applicant, had registered to speak on the matter. The key points raised were:-

- Recapped on the site visit with clarification regarding the height to the ridgeline
- Indicated the viewpoints utilised during the site visit with reference to the visual presentation
- Outlined the proposed new planting, confirming there was to be no formal landscaping to the front of the dwelling with the proposed wildflower beds to be situated close to the front of the dwelling
- The intention is to re-use the existing building materials in the new dwelling
- The proposed drive utilises an existing track

- The proposed pillars are to be an abutment of the existing hedge and are to be Manx stone
- The intent of the overall scheme is to reinstate the hedges to Manx standards in order that they fit well within the landscape

The case officer confirmed that measures to achieve the proposed SAP rating would come under Building Control legislation rather than Planning legislation, although such details would need to be submitted to Planning to satisfy the condition. He confirmed that there were conditions proposed in order to deal with this matter.

The Members expressed that they found the site visit very useful and it had assisted them in their consideration of the matter. While they appreciated the design of the proposed dwelling, they had concerns over its size and scale within the existing landscape, the compliance of the proposal with HP12 as the existing buildings could potentially be renovated and re-used, the loss of agricultural land, and the issue of embedded carbon associated with the proposed development.

Following discussion, the Members agreed that the proposal was finely balanced and while overall the innovative design was appreciated and effort had been made in order that it would fit within the landscape, some of the Members felt it would still be too large for the site and would prefer to see the existing buildings renovated. They noted that the outbuildings had likely fallen into disrepair rather than being demolished. The loss of agricultural land was also an overriding concern for some of the Members.

DECISION

The Committee, with the exception of Mr Skelton and Miss Betteridge, 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. Prior to the commencement of any works an Energy Statement shall be submitted and approved in writing by the Department (planning) which demonstrates the new dwellings has a Standard Assessment Procedure (SAP) rating of at least 101 (or similar rating system) and prior to the occupation of the dwelling a further Energy Statement post completion shall be submitted to and approved in writing by the Department (planning) to demonstrate that the SAP rating of at least 101 (or similar rating system) has been achieved.

Reason: A reason why the application is considered acceptable is due to the overall environmental impacts as outlined in Housing Policy 14 and namely the eco efficiency credentials of the new dwelling.

C 3. The development shall be carried out in accordance with the plans and documents detailed below:

- o 218-P0001 Location Plan
- o 218-P0002 Existing Site Plan
- o 218-X1001 Rev A Existing Building A & B
- o 218-X1002 Existing Building C
- o 218-X1003 Existing Building D, G & H
- o 218-X1004 Existing Building E

- o 218-X1005 Existing Building F
- o 218-X1006 Existing Building J
- o 218-P0003 Proposed Site Plan
- o 218-P0004 Proposed Landscape Plan
- o 218-P0005 Proposed Retention Pond
- o 218-P1001 Proposed GF Plan
- o 218-P1002 Proposed FF Plan
- o 218-P1003 Proposed Roof Plan
- o 218-P2001 Proposed Elevations
- o 218-P2002 Proposed Elevations & Sections
- o 218-P2003 Proposed Walled Garden
- o 218/X/PN/220328 Rev A Planning, Design & Access Statement
- o 218-P0006 Access Details
- o 218-P0007 Proposed Additional Planting
- o Environmental Standards Statement prepared by Watt Energy and Consulting Engineers, and
- o Correspondence from Agent on Final SAP Rating received 8 November 2022.

Reason: The proposal has been assessed on the submitted documents and drawings, and any changes may have a different impact.

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 development shall be undertaken under the following classes of Schedule 1 of the Order at any time:

- Class 14 - Extension of dwellinghouse
- Class 15 - Garden sheds and summer-houses
- Class 16 - Fences, walls and gates
- Class 17 - Private garages and car ports

Reason: To control future development on the site.

C 5. The development hereby approved shall be undertaken strictly in accordance with the avoidance measures for Common Frogs and Common Lizards as stipulated in sections 5.20-5.22 & 5.25-5.27 of the Protected Species Report produced by the Manx Wildlife Trust dated December 2019.

Reason: To provide adequate safeguards for the ecological species existing on the site

C 6. Prior to commencement of the development hereby approved, a detailed plan, including species and methodologies, for the creation of the semi-natural habitat features - tree planting, wildflower areas, new boundary features and retention pond shall be submitted to planning for written approval. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interest of biodiversity within the site, the character and appearance of the development and the visual amenity of the area.

C 7. Prior to the commencement of the proposed development, the protective fencing to be erected between the construction site and the boundary features (hedges and sod banks) shall be erected on site, to ensure that the hedges and sod banks are not damaged during construction works. The protective fencing shall be erected and maintained throughout the works. Any fencing that becomes damaged must be replaced.

Reason: To provide adequate safeguards for the ecological species existing on the site

C 8. In the event that the development hereby approved is not commenced within 3 years from the date of the submitted ecological information provided in support of the application (before Winter 2022), and updated Preliminary Ecological Appraisal of the site shall be submitted to and approved in writing by the Planning Authority. The PEA shall identify matters of ecological interest within the site and measures to mitigate ecological impacts where appropriate, including a timetable for their implementation. The development shall not be carried out unless in accordance with the approved details.

Reason: To provide adequate safeguards for the ecological species existing on the site and to ensure compliance with the CIEEM advice note on the Lifespan of Ecological Reports & Surveys.

C 9. No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Department.

The CEMP shall include, but not necessarily be limited to, the following;

- o risk assessment of potentially damaging construction activities.
- o Identification of "biodiversity protection zones.
- o Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- o The location and timing of sensitive works to avoid harm to biodiversity features.
- o The times during construction when specialist ecologists need to be present on site to oversee works.
- o Responsible persons and lines of communication.
- o The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- o Use of protective fences, exclusion barriers and warning signs.

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.

Reason: In the interests of protecting the biodiversity of the environment.

C 10. Prior to works commencing, plans should be submitted to Planning for written approval containing details of a couple of integrated house sparrow nest boxes (or starling nest boxes which would allow entry by either house sparrow or starling) to be built into the property on the north, west or east elevation, at least 2m above ground level. The development shall not be carried out unless in accordance with the approved details.

Reason: To provide adequate safeguards for the ecological species existing on the site.

C 11. Prior to the demolition of the buildings on site, suitable checks for nesting birds and roosting bats must be undertaken by a suitably qualified ecologist with report submitted to and approved in writing by the Department. If either are present then the works must stop and advice be obtained from the Ecosystem Policy Team.

Vegetation removal should ideally take place outside of nesting bird season. If this is not possible then thorough checks for nesting birds should be made first and if present then works must stop and can only recommence once the birds have finished breeding.

Reason: To provide adequate safeguards for the ecological species existing on the site.

C 12. No external lighting shall be installed except in accordance with a detailed external low level lighting scheme which is in accordance with the recommendations outlined in the BCT

and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018), has been submitted to and approved in writing by the Planning Department.

Reason: To provide adequate safeguards for the ecological species existing on the site.

C 13. The development hereby approved shall not be occupied or operated until all access arrangements, including visibility splays, vehicular and pedestrian areas have been provided in accordance with the approved plans (Drawing Nos. P0006, P0004 and P0003). Such areas shall not be used for any purpose other than for purposes 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 in the interests of highway safety.

C 14. Notwithstanding the details that have been submitted, the development hereby approved shall not commence until a detailed landscaping strategy has first been submitted to the Department in writing to be agreed.

The landscape strategy shall include details of hard surfacing materials, planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants (no non-native species), noting species, plant sizes and proposed numbers / densities and a programme for the implementation, completion and subsequent management of the proposed landscaping.

Any proposed planting should be in accordance with details contained within the Planting Palette provided as part of the Strategy.

The hard surfacing details shall include details of planters and samples showing the texture and colour of the materials to be used.

The development shall be carried out in accordance with the approved scheme and shall be retained as such thereafter.

Reason: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality environment.

C 15. No development shall take place before sample panels of all proposed materials demonstrating the colour, texture, bond and pointing of any stonework and render have been provided. The Department shall approve in writing the colour, texture, bond and pointing of the materials prior to development commencing and the development shall be carried out in accordance with the approved details.

The sample panel shall be retained on site until development is completed or removal is approved in writing by the Department.

Reason: To ensure that the development is carried out to the highest standards of materials, in the interests of the appearance of the development and the visual amenities of the area.

C 16. Notwithstanding the submitted details, no development shall take place other than works of demolition, until details of a Drainage Strategy/Foul Water Management System which includes works for the disposal of storm and surface water, including any required attenuation and/or storage, and SUD's, and maintenance scheme has first been submitted to the Department in writing to be agreed.

The Strategy shall also detail any on and / or off site works that may be needed to dispose of foul water from the development and to safeguard the development from foul water flooding

No part of the development shall be occupied until the agreed drainage strategy has been implemented.

The drainage system shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage/foul water management facilities are provided, and retained, in the interests of the amenity of the area.

C 17. No development in connection with the development hereby approved shall be occupied/brought into use until the off-site Additional planting within the Area of Additional Planting east of the new dwelling shown on drawing 218/P0007 received 22 August 2022 has been implemented in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area.

C 18. Within three (3) months of commencement of the development hereby approved, details of air source heat pump, ground source heat pump and solar panels, which form part of the development shall be submitted to and approved in writing by the Department. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the development meets the high innovative and environmental standards which allowed the development to be approved under the exemptions stipulated within Housing Policy 14 of the Strategic Plan.

C 19. Prior to the installation of the new gate indicated as part of the development hereby approved (on drawings P0003/00 and P0004/00), the proposed gate details shall be submitted to, and approved in writing by the Department. Prior to the occupation of the dwelling, hereby approved, the gate shall be installed in accordance with the approved details and shall be retained as such thereafter, unless otherwise approved by the Department.

Reason: To ensure that the proposed gate is suitable visually for both the rural location and the dwelling on site.

Reason for approval:

Overall, whilst the development would not comply fully with General Policy 3 as it does not comply fully with Housing Policy 12 (given that it seeks to replace an existing dwelling of architectural or historic interest) nor does it comply fully with Housing Policy 14 (although it is considered to be innovative and of high quality design, it would not result in the replacement of a building of poor form with one of a more traditional character), it is considered that the proposal would be acceptable; albeit a finely balanced decision, having acceptable visual impacts upon the landscape, with no adverse impacts upon private or public amenities and it would result in net gain for biodiversity for the site (Environment Policies 1 and 4).

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

Department for Enterprise
Manx Utilities Authority Gas
Manx National Heritage

It was decided that the following organisation should not be given Interested Person Status as they are not considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

The Isle of Man Natural History & Antiquarian Society, as they do not own or occupy property that is within 20m of the application site and the development is not automatically required to be the subject of an EIA by Appendix 5 of the Strategic Plan, in accordance with paragraph 2B of the Policy and they have not explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

<p>Item 5.2 Field 431570 Mullinaragher Road St Marks Ballasalla Isle Of Man IM9 3AQ</p> <p>PA22/00524/B</p>	<p>Erection of equestrian facilities and erection of staffing accommodation with associated access</p> <p>Applicant : BYA Limited Case Officer : Mr Paul Visigah Recommendation : Refused</p>
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative reported that there was no formal response to the additional information as such, as it was linked to the previous application. They confirmed that Highway Services were satisfied with proposal

A representative of the Antiquarian Society had registered to speak in objection to the application, the key points raised were:-

- Wished to reemphasise their earlier submission
- Ridgeline would still be visible above the top of the hill despite substantial earthworks to lower the ground level
- Would be visible over a wide area including the St Marks to Ballasalla Road to the west. No buildings currently interrupt the skyline in this location
- The sand floor areas of the arena and paddock together with the glaze areas will make the complex stand out visibly as seen from other directions
- No justification for the proposal. The land is agricultural at present with no horses on it. Another body has stated independently there is no need for additional horsicultural development on this scale
- The proposal incorporates a residential unit with no justification for it, there is potential for the creation of an unneeded livery business unrelated to any existing development with further severing off and diminishing the supply of agricultural land needed for the Island's farming industry

The agent, on behalf of the applicant, had registered to speak on the matter. The key points raised were :-

- Most equestrian facilities on the Island are private with the existing commercial ones having long waiting lists
- Seek to develop a suitable commercial facility to industry standards
- The building is intended to house all the facilities within one building rather than have multiple buildings. Feel that would be less visually intrusive
- The height of the proposed building could be lowered
- The building is proposed to be black with a dark green roof in order to lessen the visual impact
- There is a separate smaller building proposed to house motorised vehicles such as quad bikes, which is proposed to have living accommodation in the roofspace

- The building is designed to utilise as much natural light as possible. Blackout blinds could be fitted in order to limit light pollution
- The proposed building was sited in order to minimise the visibility of its roofline in the landscape

The case officer questioned the need for the proposed development, and felt that the orientation and length of the proposed building would make it very visible in the landscape. In his opinion this was not the best site for the proposed building, and it did not comply with policy.

The Members expressed that the site visit had also been useful in the assessment of this application. They felt the size, height, more industrial appearance and massing of the proposed building to be visually intrusive within the landscape and that the siting of the building would not allow for the best utilisation of natural light. The Members also expressed concern regarding the loss of agricultural land. They concurred with the case officer's view that the proposal was contrary to policy.

DECISION

The Committee **unanimously** accepted the recommendation of the case officer and the application was **refused** for the following reason(s).

R 1. The Department is not satisfied that there is sufficient justification for the proposed development to warrant setting aside the presumption against development outside areas zoned for development. As such, the proposal is concluded to represent unwarranted development that is detrimental to the amenity of the countryside contrary to the provision of General Policy 3, Environment Policy 1 and Paragraph 7.15.1 of the Isle of Man Strategic Plan 2016.

R 2. The siting, design and scale of the proposed development would result in an unacceptable visual impact on the countryside and an unwarranted spread of development across the landscape contrary to Environment Policy 1 and Strategic Policy 4 of the Isle of Man Strategic Plan 2016. The visual impact of the proposed development is also contrary to the landscape character strategies set out for this site in the Area Plan for the South 2013.

R 3. The proposal would undermine established policies of the Strategic Plan which indicate a presumption against the creation of new development in the countryside, or those which prioritise the location of new housing/development in existing towns and villages, or sustainable urban extensions of towns and villages. The proposal would therefore be contrary to Strategic Policies 2, Housing Policy 4, Spatial Policy 5 and General Policy 3 of the Strategic Plan.

R 4. While there are policies in the Strategic Plan that support equestrian development this must not result in any adverse visual impact on the countryside or result in an unacceptable impact on the landscape. The proposal is not of a nature which would be supported in the countryside under those policies which set out the exceptional forms of development which would be allowed in the countryside. Furthermore, it has not been demonstrated that there is an overriding national need and a site for which there are no reasonable and acceptable alternatives. Therefore the proposal is considered to undermine Environment Policy 1, which seeks to protect the countryside for its own sake.

R 5. Due to the overall height, design and scale of built development and isolated nature of the site, it is considered that the development would result in an obtrusive built development in an area not currently so characterised, in conflict with the Landscape Character Appraisal for Ballamodha, Earystane and St Marks (D14) contained within the Area Plan for the South - which aims to conserve and enhance the character, quality and distinctiveness of the area. Given the layout and overall site coverage, coupled with the quantum of development on the

application site, it is considered that the character and quality of the landscape would be diminished, resulting in detrimental impacts on the character and appearance of the area, contrary to the provisions of the Area Plan for the South, Strategic Policy 4(b), and paragraph 7.5.1 of the Strategic Plan.

R 6. The application does not provide sufficient information to properly judge the grazing impact of the development on the soils within the application site and adjoining fields, even though soil degradation associated with horse grazing has been considered to be a concern within the supporting documentation. The application also does not show how horse grazing could be implemented without having detrimental impacts on the health and productivity of the existing soils within the farm, or how this impact will be mitigated. In addition, the development would result in undue environmental disturbance contrary to Strategic Policy 4 which seeks protect or enhance the landscape quality and nature conservation value of urban as well as rural areas, and to ensure that developments must not cause or lead to unacceptable environmental pollution or disturbance. Therefore, it is, considered that the scheme as proposed would be averse to the requirements of Environment Policy 1, General Policy 2 (d & k), Strategic Policy 4, and Paragraphs 7.13.1 to 7.13.3 of the Strategic Plan.

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

Manx Utilities Authority Gas

It was decided that the following organisation should not be given Interested Person Status as they are not considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

The Isle of Man Natural History & Antiquarian Society, as they do not own or occupy property that is within 20m of the application site and the development is not automatically required to be the subject of an EIA by Appendix 5 of the Strategic Plan, in accordance with paragraph 2B of the Policy and they have not explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

Out of consideration for the parties registered to speak on the following two items, both were considered out of order.

Item 5.8 East Quay Peel Isle Of Man PA22/01313/B	Erection of a cycle shelter for public use Applicant : Department Of Infrastructure Case Officer : Mrs Vanessa Porter Recommendation : Permitted
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In the absence of the Case Officer, Mr Balmer summarised the key issues as set out in the report. He read out a late submission from the local authority apologising for their not being able to attend the meeting, and containing additional information, advising the points on which they disagreed with the case officer's report as follows –

- Did not agree with paragraph 3.1 of the case officer's report. The proposed site of the cycle shelter is immediately adjacent to the East Quay regeneration project on Weatherglass Corner and can only be accessed by vehicles travelling on highways forming part of the project
- The reduction in parking from the East Quay regeneration project has been a cause for concern for Peel residents and has occasioned a number of public meetings to advise

residents that additional public car parking will be provided adjacent to the House of Manannan

- PA22/01313/B for a cycle shelter and PA22/01183/B for an EVC space on East Quay have further sought to remove public parking in this area. The Department's Peel Town Centre Parking and Parking Policy Development Options Report (February 2013) emphasises parking problem in the East Quay area by reporting 100+ occupancy at weekends and weekday evenings and 85-99% occupancy on weekdays resulting in illegal parking practices on double yellow lines located on the harbourside.
- Concerned the Minister's recent assurances on parking in the East Quay area and the Department's February 2013 Car Parking Report are not referenced or considered within the application, or when the Department undertook their site selection assessment for harbourside cycle parking. The Commissioners believe this assessment should form an important part of their consideration and would have resulted in the placement of this important facility at a different location on either West Quay adjacent to the footbridge or at the House of Manannan.
- The Commissioners are currently undertaking a similar assessment in their Town Hall Car Park where a cycle shelter will be provided. This application will be submitted in the near future and will outline how the cycle shelter location has been chosen for security, demand, convenience, usability and how it will not reduce the availability of public parking where 100+ occupancy currently exists.
- The Commissioners hope this application will be refused pending the formal assessment of other better locations for this harbourside cycle shelter facility.

Members commented that the local authority's late submission was largely similar to their previous submission. The officer indicated that overall the loss of 1 car parking space for the provision of 10 cycle spaces was acceptable

The Highway Services representative confirmed there was nothing further to add to their report.

A representative on behalf of the applicant had registered to speak in support of the application. In response to a question from the Members, they confirmed that the proposal had originally been supported by Peel Commissioners after discussion with regard to other potential sites. They confirmed that the proposal was mainly intended for summer use as it was not a fully covered shelter.

The Members were on the whole in support of the proposal but had minor concerns with regard to the proposed use restricting other uses of the site, such as for the erection of stages during public events. They felt that the development of the site could be undertaken alongside the regeneration scheme. Some Members felt that while the proposal was a good idea, it was on the wrong site.

DECISION

The Committee, with the exception of Mr Cubbon, Mr Warren and Miss Betteridge, accepted the recommendation of the case officer. The Chair used his casting vote in support of the proposal, which was therefore **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.

Reason for approval:

The proposal complies with Section 18(4) of the Town and Country Act (1999) and Environment Policy 35 of the Isle of Man Strategic Plan 2016.

INTERESTED PERSON STATUS

It was decided that the Department for Infrastructure's Flood Risk Management Team should be afforded interested person status as they are a Government Department which has raised material planning considerations.

Item 5.10 Plot Of Land At St Stephens Meadow Sulby Isle Of Man PA22/01191/B	Erection of a dwelling in Area A and creation of a public open space and microwood in Area B. Applicant : Hartford Homes Case Officer : Mr Toby Cowell Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

A representative of the applicant was in attendance and had registered to speak should the Committee wish to direct any questions. In response to questions from the Members the representative confirmed that the siting was such as to accommodate existing trees and that the turfing was to be species rich grass which would only require 2-3 cuts per year which would be more beneficial to local wildlife. He confirmed there was no intention to build on the site.

The case officer confirmed that the site was to remain informal amenity land and as there was a pumping station there it cannot be built on.

In response to questions from the Members, the applicant's representative confirmed that Area B as defined in the application was to be the microwood, that the planting for the other area had been guided by Manx Wildlife Trust, and that the residents generally take care of grass while the developer maintains the hedges. The proposed grass type would need less maintenance. They confirmed that the local authority did not adopt the open space and so do not maintain it.

In response to a further question for the Members, the applicant's representative confirmed that the site had not been originally proposed for development 20 years ago as that design brief was limited to 21 dwellings. The IOM Strategic Plan had since changed and so the layout has been amended in order to maximise use and benefit. They stated that the open space provision was greater than that required by policy.

The case officer confirmed that he had recommended that Manx Utilities had interested Person status.

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, including those detailed in the Ecological Technical Note (Manx Wildlife Trust, August 2022), 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 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. Prior to the commencement of development, further details of additional tree planting within the site shall be submitted for approved by the Department in line with the Tree Officer's recommendations. All planting shall be carried out in strict accordance with the approved details, and must be carried out in the first planting season following the completion of the development or the occupation of the dwelling, whichever is the sooner. Any trees 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: in order to mitigate the loss of potential tree coverage and in the interests of visual amenity.

C 4. Prior to the occupation of the development hereby permitted, the approved access, parking and visibility splays shall be constructed in accordance with i-Transport's drawing no. ITB18281-GA-001 and Hartford Homes drawing 02A, and retained thereafter in perpetuity.

Reason: to ensure the development is served by a suitable access and in the interests of highway safety.

C 5. Prior to the commencement of development, full details of all hardsurfacing within the site and surface water drainage shall be submitted to the Department for approval. The development shall be constructed in strict accordance with the approved details and retained as such thereafter in perpetuity.

Reason: to ensure the development incorporates appropriate surface water drainage measures and to prevent surface water run-off onto the highway.

Reason for approval:

The proposed development is considered to constitute a high standard of design, whilst ensuring the most efficient use of the site by providing an additional dwelling. The proposals would further enhance the existing informal amenity area through additional planting, whilst ensuring that the maintenance requirements of this area would be reduced. The proposals are not considered to result in a detrimental impact upon the amenities of surrounding residential properties, whilst providing sufficient on-site parking to serve the resultant dwelling. The proposals are therefore deemed compliant with General Policy 2 (b), (c) & (g) and Environment Policy 42 of the Strategic Plan (2016).

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

Manx Utilities Authority Drainage

It was decided that the following properties should be given Interested Person Status as they are considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings:

10 St. Stephen's Meadow, Sulby
21 St. Stephen's Meadow, Sulby

as they have clearly explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

Item 5.3 Unit 22 South Quay Industrial Estate Douglas Isle Of Man IM1 5AT PA22/01452/B	Variation of a Condition 3 of Planning Application 19/00519/B to allow the leisure facility to be open for business only between 1700hrs and 01300hrs on Friday and Saturdays only Applicant : Mad Jacks Ltd Case Officer : Mr Chris Balmer Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

In response to questions from the Members, the case officer reported that the proposed opening hours were in addition to the existing opening hours, and that he had assessed the application of the ground of the proposed opening hours applying to the whole facility as he did not feel the different elements of the business could be separated by condition.

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 leisure facility hereby approved may be open for business only between the hours of 1700 and 0130hrs on Friday and Saturday only.

Reason: To ensure that the hours of operation result in there being sufficient car parking available to serve the development and protection of possible future residential properties.

Reason for approval:

It is considered the additional hours raise no significant impact to private or public amenity or to parking provision in the area and therefore is considered acceptable, complying with the relevant policies of the IOMSP.

INTERESTED PERSON STATUS

It was decided that the following persons should not be given Interested Person Status as they are not considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

Apartment 1, Hillary Wharf Apartments, South Quay, Douglas are not within 20m of the application site and the development is not automatically required to be the subject of an EIA by Appendix 5 of the Strategic Plan, in accordance with paragraph 2B of the Policy; as they do not refer to the relevant issues in accordance with paragraph 2C of the Policy and as they have not explained how the development would impact the lawful use of land owned or occupied by them and in relation to the relevant issues identified in paragraph 2C of the Policy, as is required by paragraph 2D of the Policy.

Item 5.4 Former Central Abattoir Cronkbourne Douglas IM4 4QE PA21/01283/B	Erection of 10 units for industrial, office and commercial use Applicant : Progress Shaving Brush (Vulfix) Ltd Case Officer : Mr Paul Visigah Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative reported that they had been in discussion with the applicant, and confirmed that the matters of the swept path for larger vehicles and bicycle parking provision had been resolved to their satisfaction. There were remaining concerns regarding the accessible parking space abutting the driveway so that persons using such spaces would be forced onto the driveway exiting their vehicles. Highway Services have requested that the accessible parking space be relocated to a more suitable area, and would accept the resulting loss of parking in order to facilitate such relocation.

The Members were by majority in support of the proposal, but concerns were expressed regarding the office use as it was felt there was sufficient and more suitable existing provision within Douglas town centre. Concern was also expressed that any proposed food retail units may cause the area to become a destination site, although it was noted that such provision would also support the proposed use of the other units. The Principal Planner confirmed that such a use would require a separate planning application.

DECISION

The Committee, with the exception of Mr Skelton and Mr Warren, 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 development hereby approved shall not be occupied or operated until all access arrangements, including visibility splays, vehicular and pedestrian areas have been provided in accordance with the approved plans (Drawing Nos. 002 rev A). Such areas shall not be used for any purpose other than for purposes 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 in the interests of highway safety.

C 3. No development shall commence until a schedule of materials and finishes and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Department. The development shall not be carried out unless in accordance with the approved details and retained thereafter.

Reason: To ensure that the development is carried out to the highest standards of materials, in the interests of the appearance of the development and the visual amenities of the area.

C 4. The development shall be implemented strictly in accordance with the revised drainage plans/details received on 31 Oct 2022. No part of the development shall be occupied until the agreed drainage strategy has been implemented. The drainage system shall be permanently retained thereafter in accordance with the submitted details

Reason: In order to ensure that adequate drainage/flood control measures/facilities are provided, and retained, in the interests of the amenity of the area.

C 5. Within three (3) months of commencement of the development hereby approved, details of bat and bird bricks/ boxes on the new buildings (crevice and cavity), as well those suitable for house sparrow, starling and swift, shall be submitted to and approved in writing by the Department. The development shall not be carried out unless in accordance with the approved details and shall be retained as such thereafter.

Reason: To provide adequate safeguards for the ecological species existing on the site.

C 6. Within three (3) months of commencement of the development hereby approved, details of the native/well established planting to be provided as part of the soft landscaping scheme for the landscape areas shown on Drawing No. 002 rev A, shall be submitted to and approved in writing by the Department. The development shall not be carried out unless in accordance with the approved details and shall be retained as such thereafter.

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 units, 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: To provide adequate safeguards for the ecological species existing on the site and as the landscaping of the site is an integral part of the scheme and must be implemented as approved.

C 7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2019 (or any Order revoking and/or re-enacting that Order with or without modification), the units (1-8) hereby approved shall only be used for General industrial (Class 2.3) and/or Storage/distribution (Class 2.4) and for no other purpose at any time.

Reason: The Department has assessed the impact of the proposal on the basis of the specific use and any alternative uses within the same Use Class will require further consideration.

C 8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2019 or Town and Country Planning (Change of Use) (Development) (No. 2) Order 2019 or any order amending, revoking or re-enacting these Orders, Unit 9 shall be used only as food

and drink (class 1.3) with related hot food takeaway (class 1.4), with Unit 10 used only as Office (Class 2.1). The units shall not be used for any other uses without the express grant of planning approval from the Department.

Reason: To enable the Department to consider the implications of any subsequent change of use on the amenities of the area.

Reason for approval:

Overall, it is considered that although the inclusion of office accommodation and retail uses within the scheme do not comply fully with the requirements of Business Policies 7 and 5, the overall proposed use is not significantly different from the existing uses within the Tromode & Ballafletcher industrial area which currently houses a mix of uses, associated with the dominant industrial use. The proposal has also been considered on an exceptional basis, given the unique nature of the office provision within the scheme and its needs, and the nature of retail use which by its scale and operation would not result in an unduly harmful impact on Douglas' town centre vitality or viability. It is also considered that the proposal by reason of the location, the availability of parking spaces and acceptable amenity impact on the neighbouring units is considered to be acceptable. The development is, therefore, considered to comply with the requirements of Business Policy 4, Strategic Policies 6 and 7, Spatial Policy 5, General Policy 2, Transport Policy 7, and Environment Policies 4 and 5 of the Strategic Plan, for the reasons that have been articulated within the report.

INTERESTED PERSON STATUS

It was decided that the following Government Departments should be given Interested Person Status on the basis that they have made written submissions relating to planning considerations:

DOI Flood Risk Management
Manx Utilities Authority Drainage

Item 5.5 Ballacreg Dreemskerry Hill Dreemskerry Ramsey Isle Of Man IM7 IBE PA22/00174/B	Removal of existing detached building and erection of storage barn and stables and installation of hard standing (Retrospective) Applicant : Mrs Laura Sayle Case Officer : Mrs Vanessa Porter Recommendation : Permitted
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In the absence of the Case Officer, Mr Balmer summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

The Members noted that the structure would only be readily visible from the railway line and from distance views from Maughold Village; although not prominently within the landscape.

In response to a question from the Members regarding building materials, the reporting officer requested that the recommendation be amended to include a further condition requiring the completion of the timber cladding finish to the lower section of the building (concrete base) as shown on submitted drawings.

DECISION

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

C 1. In the event that the building hereby approved is not used or required for agricultural or equestrian purposes for a period exceeding 12 months, the building hereby approved shall be removed and the ground restored to its former condition within 18 months of its last use.

Reason: The building has been exceptionally approved solely to meet equestrian need and its subsequent retention would result in an unwarranted intrusion in the countryside.

C 2. This approval relates to the use of the proposed buildings for the keeping of horses and related feed and equipment only.

Reason: The countryside is protected from development and an exception is being made on the basis of equestrian need. As such the building must be used for the purposes for which it is approved.

C 3. The structure hereby approved must be used only for private equestrian purposes in association with the residential dwelling "Ballacreg," Dreemskerry Road and not for any commercial or private livery use.

Reason: The countryside is protected from development and an exception is being made on the basis of equestrian/agricultural need. As such the building must be used for the purposes for which it is approved.

C 4. Within 3 months of the Decision Notice the external timber cladding to the base of the building (covering concrete base to the north, east and west elevations) and as shown on drawing 010 REV A shall be completed and retained thereafter.

Reason: in the visual amenities of the area and as the proposed drawings indicate this and the application is retrospective.

Reason for approval:

In summary, the proposal broadly accords with General Policy 3, and satisfies the requirements of Environment Policies 1, 2, 14, 19, 20 and 21 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 5.6 Land Adjacent To Glen Moar Mill And Field 315139 Glen Helen Road Laurel Bank St Johns Isle Of Man IM4 3NN PA22/00757/B	Variation of Condition 2 to PA 21/01316/B to retain spectator facilities in situ for the interim period between the Isle of Man TT races and the Isle of Man Festival of Motorcycling and to extend, from one week to two weeks respectively, the periods in which the facilities are erected and dismantled Applicant : Rockfell Limited Case Officer : Mr Richard Boyt Recommendation : Permitted
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In the absence of the case Officer, Mr Balmer summarised the key issues as set out in the report. Mr Balmer read a submission from the Applicants which had been submitted on the 12th January 2023, which apologised for their not being able to appear in person, but outlining the reasons for the proposed change to the original application, being the avoidance of disruption to highways users, and the sustainable operation of a visitor experience contrary to

the Island's "Visitor Economy Strategy". He further reported to the Members regarding the points raised within this submission, confirming support for the case officer's report and recommendations.

The Highway Services representative confirmed there was nothing further to add to their report.

The Members expressed they felt on the whole that it was not generally environmentally beneficial to continuously dismantle, remove and then re-erect such structures, and was also not desirable from an operational point of view for the business. They felt that the structure itself was not visually obtrusive and that the proposal was acceptable.

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 four containers, associated supports, platforms, scaffolding and spectator seating may be erected no sooner than two weeks before the first practice of TT and may remain until two weeks after the last race of the Festival of Motorcycling in the same calendar year. The land shall be cleared of all paraphernalia outside of race periods and in a condition suitable for agriculture.

Reason: To protect the appearance of the countryside.

C 3. The use for food and drink purposes shall be restricted to two containers only and may only be available for use no sooner than one day before the first practice associated with the TT races and up to one day after the last race in that event, and no sooner than one day before the first practice of the Festival of Motorcycling and up to one day after the last race in that event. No approval is granted for any food and drink purposes for the period in between the two events.

Reason: To clarify the extent of the planning approval and in the interest of the protection of the countryside.

C 4. For the avoidance of doubt, the four containers, associated supports, platforms, scaffolding and spectator seating shall not be stored anywhere outside on the site when not in use, unless otherwise agreed in writing by the Department.

Reason: in the interest of visual amenity, and such storage would need to form part of a separate planning application.

C 5. The site highway layout, access and egress shall be carried out in full accordance with drawing number 100.02 Rev B and retained as such thereafter and visibility splays kept permanently clear of obstruction above 1.05m.

Reason: In the interest of highway safety.

C 6. Prior to the first coming into use the permanent and accessible car parking spaces shall be marked out on site and retained thereafter.

Reason: in the interest of highway safety and parking provision.

C 7. The access lane (between the hardstanding and field) shall be surface finished in a bound material for the first 6m from the edge of the highway and retained as such thereafter.

Reason: In the interest of highway safety and to avoid loose material from entering the road.

Reason for approval:

The proposal is considered acceptable on a temporary basis through the summer during the Isle of Man motorcycle racing periods and suitably worded conditions will ensure no permanent or long term retention of any structures so as to protect the character and quality of the countryside and area of high landscape value in accordance with Environment Policies 1 and 2.

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 5.7 Field 314584 Ballaneven Farm Poortown Road Peel Isle Of Man PA22/01117/B	Alterations and extensions to existing agricultural building for housing of animals and storage of feed and equipment Applicant : Mr Richard Kneen Case Officer : Miss Lucy Kinrade Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

In response to a question from the Members, the case officer indicated the entrance to the site by reference to the visual presentation.

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. For the avoidance of doubt the existing building and the proposed extensions shall only be used for the keeping and care of horses and agricultural animals, and for any agricultural feed or equipment associated with the keeping and care of those horses or animals.

Reason: Taking into account the original approval of the building under 98/01196/B and the proposed agricultural use of the extensions as part of this application.

C 3. In the event that the extension hereby approved is no longer used or required for the keeping and care of agricultural animals and for any associated agricultural feed or equipment storage, the extension hereby approved shall be removed and the ground restored to its former condition, within 6 months of the date the use ceased.

Reason: The extension has been exceptionally approved solely to meet the specific agricultural use based on the information provided, and its subsequent retention would result in an unwarranted intrusion in the countryside.

C 4. The new hardstanding area hereby approved, and the existing hardstanding area indicated to be re-surfaced (not including the existing access lane and turning area to the building) on 'Site Layout Plan SL01' shall both be finished in a permeable surface and retained thereafter.

Reason: In the interest of reducing surface water run-off.

C 5. The new sod banks hereby approved shall be fully installed within 12 months of the existing sod banks being removed. The new sod banks shall be installed in full accordance with those details shown on 'Site layout Plan SL01' and 'Sod Bank Section BAFSB01' and retained thereafter.

Reason: In the interest of visual amenity and bio-diversity.

C 6. All landscape planting detailed within the submitted 'landscape plan' and 'supporting statement' shall be carried out in the first planting season following the completion of the development or the occupation of the approved agricultural extension, 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: In the interest of visual amenity and bio-diversity.

N 1. The applicant is to be advised that there should be no vegetation or scrub removal between 1st March - 31st August in any year to avoid nesting birds. The applicant is to be reminded that it is an offence under the Wildlife Act 1990 to harm nesting birds.

N 2. The applicant is to be advised sod bank should not be removed between 1st October - 31st March in any year. When removing any sod banks during the active lizard season the bank should be removed from the middle first and working outwards to allow lizards time to relocate. The applicant is to be reminded that it is an offence under the Wildlife Act 1990 to harm a protected species which includes lizards.

Reason for approval:

Subject to conditions and notes in respect of the buildings approved use, landscaping and hardstanding works and sod bank replacement the extension and alterations works to the existing building and sod bank works are considered to have an acceptable visual and amenity impact and not to result in any adverse harm or loss to woodland area or harm to known habitats in accordance with EP1, EP2, EP3, EP4, EP15, EP27 and GP3(f) 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 Field 134403 Glentramman Abbey Farm Lezayre Road Ramsey IM7 2AR PA22/01391/B	Re positioning of a farm gate access Applicant : Mr Darren Cunningham Case Officer : Mr Peiran Shen Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

In response to a question from the Members, the case officer confirmed that the local authority's objection related to the loss of trees, but that this was a matter for Forestry rather than Planning legislation. He reported that the applicant had confirmed that approval had been received from Forestry.

The Members noted that following court proceedings for unlawful tree removal the matter had been concluded.

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. Prior to the new access being brought into use the existing access as shown on drawing no. GTAF4A, received on 8th December 2022, shall be closed up in accordance with details to be submitted and agreed in writing by the Department. The agreed measures shall thereafter be retained.

Reason: in the interest of highway safety and preserving character of the area.

Reason for approval:

This approval is considered to comply with General Policy 2, General Policy 3, Environment Policy 1, and Environment 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 Pulrose Pavilion Springfield Road, Pulrose, Douglas IM2 1AX PA22/01456/B	Demolition of existing building and replacement with changing rooms to current English Football Association standards Applicant : Douglas Borough Council Case Officer : Mr Chris Balmer Recommendation : Permitted
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The case officer reported on the matter and summarised the key issues as set out in the report.

The Highway Services representative confirmed there was nothing further to add to their report.

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 building hereby approved shall not be used other than for sport and leisure purposes in connection with the adjacent playing fields, or such other use/s which shall first have been agreed in writing by the Department.

Reason: In the interest of residential amenities, parking provision and as the application has been judged on the grounds that the building will only be used as a changing rooms for use in connection with the adjacent playing fields and for no other purpose.

Reason for approval:

The proposed clubhouse would represent a visual improvement over the existing situation and be beneficial to the visual impact to the site and the area, while providing an improvement public facility. Further the proposal has no significant adverse impact upon public or private amenities and complies with General Policy 2 of the IOM Strategic Plan 2016 and Area Plan for the East 2020 and is recommended for an approval.

INTERESTED PERSON STATUS

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

6. Site Visits

None.

7. Any other Business

7.1 PA22/00254/B Conversion and extension of nurses' home to provide 37 apartments and cafe with takeaway with associated car, motorcycle and bicycle parking and landscaping, Nurses Home, Westmoreland Road, Douglas, Isle Of Man, IM1 4AJ

The Case Officer reported to the Members with regard to PA22000254/B for the development of the Nurse Home, considered by Committee at its meeting June 2022.

There had been delays in the conclusion of the Section 13 agreement upon which the approval relied. Mr Balmer confirmed that the delays had now been resolved conclusion was imminent.

7.2 Apologies for Absence

Mr Skelton advised that he would not be able to attend the next meeting.

8. Next meeting of the Planning Committee

The Committee noted that the next Planning Committee had been set for January 30th 2023

There was no further business and the meeting concluded at 11.58am.

Confirmed a true record



**Secretary to the
Planning Committee**



**Mr Ashford, MHK
Chairman of the
Planning Committee**