



**Isle of Man
Government**

Reiljys Eilan Vannin

Minutes of a meeting of the Planning Committee, held on 24th April 2023, at 10.00am, in the Ground Floor Meeting Room of Murray House, Mount Havelock, Douglas

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

In Attendance: Miss a Morgan, Principal Planner
Mr T Cowell, Planning Officer
Mrs C Dudley, Deputy Secretary to the Planning Committee
*V Ms S Henley, Highway Development Control, Highway Services
*Part of the meeting only
Attending virtually via Microsoft Teams V/*V

1. Introduction by the Chair

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

2. Apologies for absence

No apologies for absence had been received.

3. Minutes

The minutes of the 11th April 2023 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.

<p>Item 5.1 Scout Clubroom Dalby Isle Of Man IM5 3BT</p> <p>PA22/01384/REM</p>	<p>Proposed Reserved Matters application to P.A. No-21/00526/A, for the erection of a new dwelling.</p> <p>Applicant : Mr Dean Watterson Case Officer : Mr Toby Cowell 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 Highway Services representative confirmed there was nothing further to add to their report. They advised that the access to the main road had been approved at the AIP stage (PA21/00526/A).

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

- The initial idea was for to build a geodesic dome as that design would use minimal materials for maximum space return, but personal circumstances have led to the submitted design, which is a better solution for us
- Visited the designer's prototype in the Lake District and liked it very much
- I-beam construction uses 3 sheets of ply per cruck. It is a simple design and our chosen contractor, Huff and Puff Construction specialise in this type of construction
- Very economic with regard to the cost of construction
- Air quality - hull fenestrations (windows) placed in order to maximise energy conservation and minimise water ingress. Similar considerations apply to the overhangs
- Felt it was important to be grid tied, and that it was the responsible thing to do. Their intention was to feed excess energy generated back into the grid. They would like to apply for a wind turbine in the future, if that would be possible
- Heating is to be a wood burner with retort to sequester carbon
- Neighbours and the village are in support

The Members expressed concern regarding the loss of 4 Category C trees, and enquired if a further condition could be applied with regard to replacement planting and landscaping. The applicant confirmed that they intended further landscaping and planting on site. Mr Young proposed the addition of a further condition regarding additional planting and landscaping, and Mr Cubbon seconded the proposal. The case officer agreed to amend their recommendation in order to add an additional condition with regard to additional planting.

In response to a question from the Members regarding details of the bound driveway, the case officer confirmed that there was a condition attached regarding external surfacing materials which included external surfacing. Following discussion, the case officer confirmed that the submitted details indicate the track is already in existence, and that the proposed drainage channel would prevent any surface water run-off from reaching the main road.

In response to a further question from the Members, the case officer confirmed that DOI Drainage were satisfied with the proposals. The applicant confirmed they had worked with the Planning Department and DOI Drainage in order to best provide drainage.

In response to a question from the Members regarding Japanese Knotweed, the applicant confirmed that this was being monitored, that they had been managing it for a number of years and intend to continue to do so.

The Members indicated that they were very pleased with the innovative design of 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. 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 3. The development hereby approved shall not be occupied or operated until the means of vehicular access has been constructed in accordance with the approved plans, and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

C 4. 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 all hardsurfacing within the site, 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.

Reason: In the interests of the character and appearance of the site and surrounding area.

C 5. No development shall commence until a plan detailing a construction exclusion area and protective fencing to be erected between the development area and the remainder of the garden 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. No development, including grassland and scrub removal, may take place within the agreed construction exclusion area.

Reason: In the interests of biodiversity and the visual amenities of the site.

C 6. Prior to the occupation of the development hereby permitted, full details pursuant to the installation of ground mounted solar panels, including location, size and specification, shall be submitted in writing to the Department for approval. The works shall be undertaken in accordance with the approved details and retained as such thereafter in perpetuity.

Reason: The application is considered acceptable due to the overall environmental impacts as outlined on Housing Policy 14 and namely the eco efficiency credentials of the new dwelling as noted by the agents.

C7. Prior to the commencement of the development hereby permitted, further details of additional tree planting within the site shall be submitted for approval by the Department. 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.

N 1. NOTE: This decision notice relates to a Reserved Matters approval pursuant to Approval In Principal application 21/00526/A. For the avoidance of doubt all conditions that apply to 21/00526/A and those on this decision notice apply to the development and should be read in conjunction with one another, this includes the condition requiring the submission of a survey and scheme for the identification and removal of any Japanese Knotweed.

"Condition 5. No development shall commence until a survey and scheme for the identification and removal of any Japanese Knotweed on the site has been submitted to and approved in

writing by the Department and the development shall only be carried out in accordance with details approved.

Reason: In the interests of biodiversity."

Reason for approval:

The proposed development is considered to constitute a high standard of design which add a degree of visual interest to the immediate streetscene, without detriment to the character of the wider landscape, whilst providing a high standard of accommodation for future occupants. The proposals are considered to be compliant with Strategic Policy 5, General Policies 2 and 3, Environment Policies 1 and 2, and Housing Policy 14 of the 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 5.2 Ashdowne House Ballavale Road Santon Isle Of Man IM4 1EH PA23/00244/B	Erection of extension to provide a further roof top pavilion Applicant : MDL Case Officer : Mr Jason Singleton Recommendation : Permitted
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In the absence of the Case Officer, Mr Cowell summarised the key issues as set out in the report and with reference to the visual presentation.

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

The applicant and agent were present in order to answer questions.

The Members noted that the roof height of the proposed extension was to be the same level as the existing. The applicant confirmed the intention of this was to unite the two parts, and also for safety purposes regarding roof access for maintenance purposes.

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.

Reason for approval:

The proposal would accord with Environmental Policy 1, 2 and Housing 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

6. Site Visits

None

7. Section 13 Legal Agreements (If any)

The Members noted that no Section 13 Legal Agreements had been concluded since its last sitting

8. Any other business

8.1 Agenda Items

The Members expressed concern regarding the small number of items on this week's agenda given the Directorate's workload. Miss Morgan advised that as several of the Principal Planners had not been available in the interim period, it had not been possible for the preparation and checking of additional items to be carried out for this agenda. Following discussion, the Chair advised that depending on the number of potential items, an extraordinary meeting may need to be scheduled, but that any such meeting would be confirmed at a later date.

8.2 Amended Counter Opening Hours

The Members enquired if the recent change in counter opening hours had affected public engagement and interaction. Miss Morgan advised that while the public interactions at the counter, via emails, and by phone had initially increased, it had now settled down. She further advised that the Duty Planner Service is fully taken up on days on which it is available.

9. Next meeting of the Planning Committee

The Committee noted that the next Planning Committee had been set for 22nd May 2023.

There was no further business and the meeting concluded at 10.30am.

Confirmed a true record



**Secretary to the
Planning Committee**



**Mr D Ashford, MHK
Chair of the
Planning Committee**

