

EXECUTIVE COUNCIL

CONFIDENTIAL

Title of Report: Planning Appeal: Against a condition imposed on the planning permission granted to construction a new dwelling at 6 John Street Stanley for Miss Lucille McMullen.

Paper No: 254/13

Date: 11 December 2013

Report of: Clerk of the Executive Council

1.0 PURPOSE

1.1 Lucille McMullen has appealed under section 47 of the Planning Ordinance against condition number one (that the dwelling should be situated facing north/south or east/west on the plot) imposed on planning permission for the construction of a new dwelling at 6 John Street, Stanley.

2.0 RECOMMENDATION

2.1 Executive Council is requested to determine this appeal.

3.0 ADDITIONAL BUDGETARY IMPLICATIONS

None

4.0 BACKGROUND

4.1.1 The following are annexed to this paper for consideration by Executive Council.

- Annex 1 - Original Planning Application and site map;
- Annex 2 – Notification of Planning Permission subject to conditions;
- Annex 3 – Notice of Appeal against refusal of planning permission;
- Annex 4 - Letter from appellants to the Planning and Building Committee in support of the appeal; and
- Annex 5 – Statement by Environmental Planning Officer on behalf of the Planning and Building Committee.

- Annex 6 – Comments from the appellant in respect of the statement of the Environmental Planning Officer on behalf of the Planning and Building Committee.
- Annex 7 – Response from the Environmental Planning Officer on behalf of the Planning and Building Committee

4.2.1 Executive Council are reminded that under section 112 of the Planning Ordinance, no Member of the Planning and Building Committee or public officer who was present at the Committee meeting when the application was considered may also be present at the meeting of Executive Council when the appeal is determined. However, section 112(2) of the Planning Ordinance which excludes the Planning Officer from Executive Council discussions on planning appeals was repealed under the Planning (Amendment) Ordinance 2007.

5.0 FINANCIAL IMPLICATIONS

None

6.0 LEGAL IMPLICATIONS

The revised Planning Appeal Process as agreed by Executive Council in August 2007 has not been followed although due to the heavy workload of the Attorney General's Chambers the required amendments to the Planning Ordinance and the Planning (General) Regulations to accommodate the new procedures have not yet been made.

7.0 HUMAN RESOURCES IMPLICATIONS

None

Planning Ordinance 1991

Registration Date: 13 AUG 2013

Ref. No:

Please submit three copies of this form with three copies of plans

LUCILLE McMULLEN
6A JOHN STREET
STANLEY
21958

F.I.C.
CROZIER PLACE, STANLEY

27605



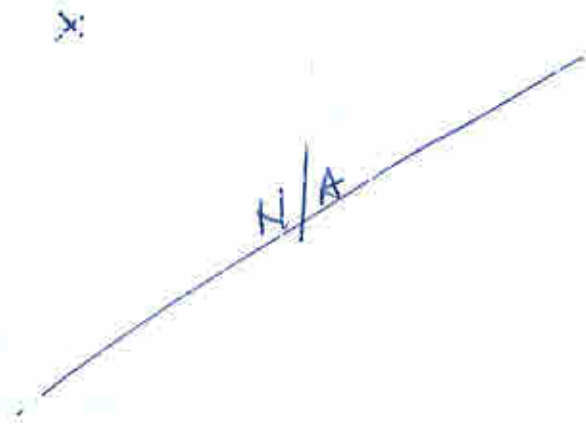
6 JOHN ST. - STANLEY

601.19 m²
CONSTRUCTION OF ONE STOREY
DWELLING - THE RUNSWICK DESIGN

VACANT

TO EXISTING MAINS
TO EXISTING MAINS
FROM EXISTING MAINS
FROM EXISTING MAINS

CEDRAL CLADDING - GREEN BLACK ROOF SHEETING



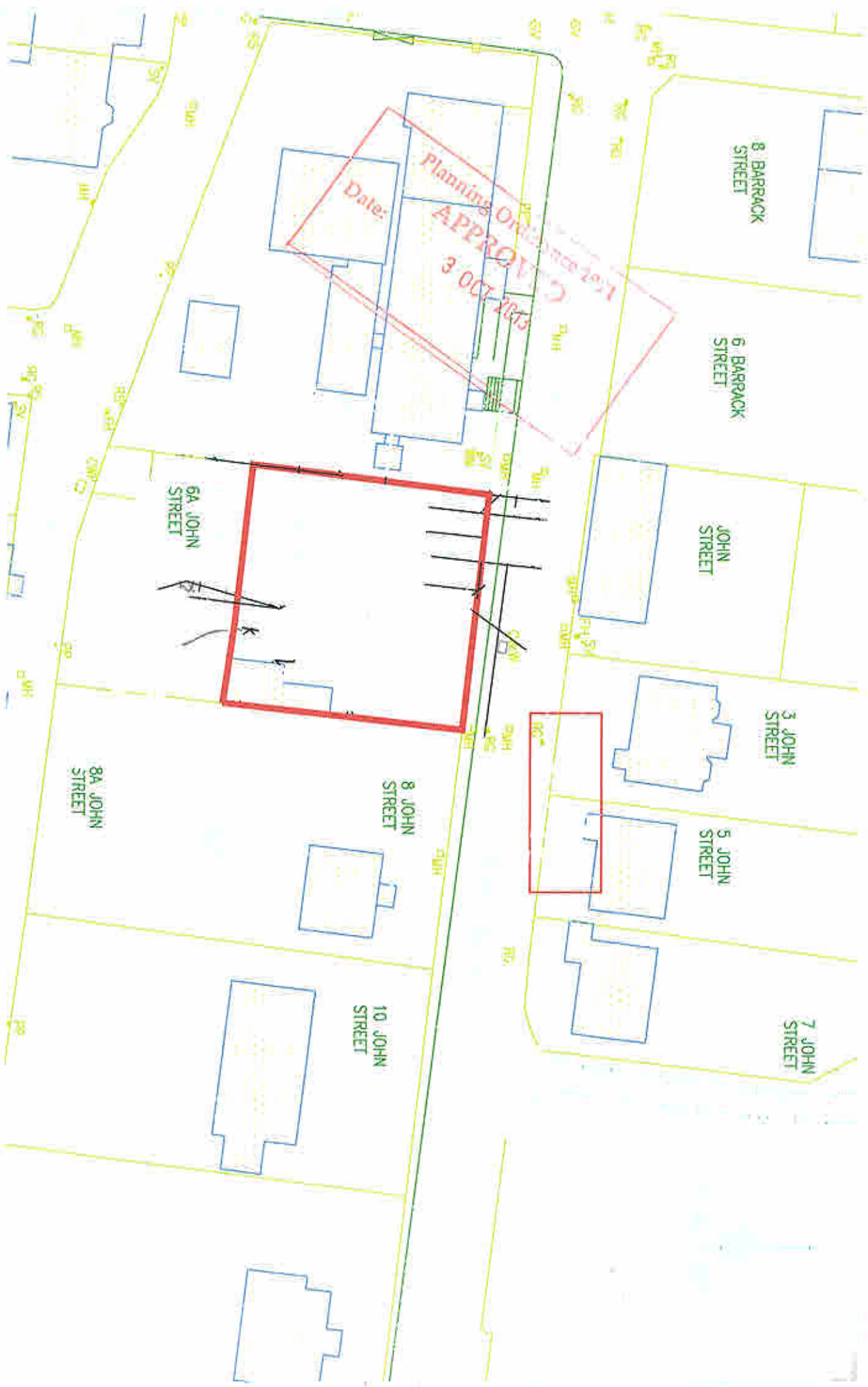
IMPORTANT - Prior to submitting your application please check that you have provided:

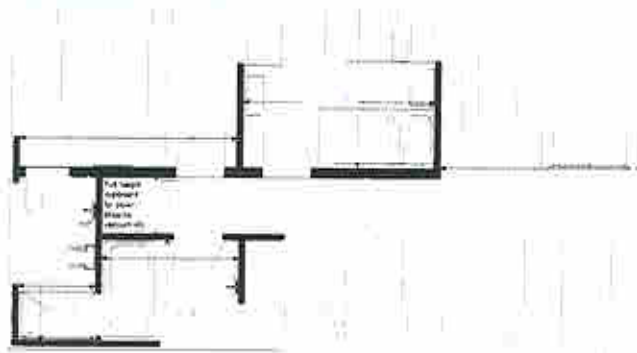


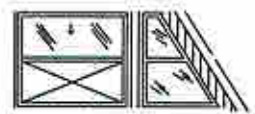
Failure to comply with the above may mean that your application cannot be registered

Luis Rocco

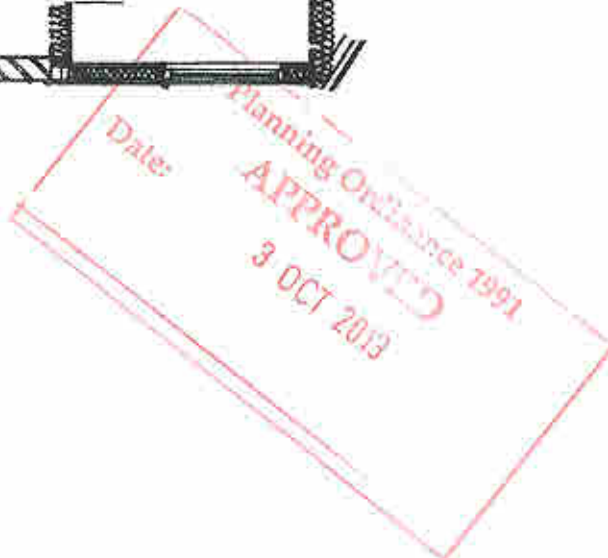
13/08/13







Planning Ordinance 2091
APPROVED
3 OCT 2013





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high resolution.

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11 1



MS MAX RUC SHEPHERD.

PLOT 20
615m²

STARTED
AUG 2012

20m² 415m²

95/11

64/13/PB

MARCUS
M. MERRISON
STARTED JULY 2013

STEVE
SKILLITOE

FIONA &
ROBERT.

PLOT 4

PLOT 3

PLOT 2

PLOT 1
HOUSE BUILT &
COMPLETE.

MINK
PARK

PLOT 10
1120m²

02/12/PB
KERRI-ANN

74/12 105/10

LOG
CABIN

COMPLETED
ALL SIGNED
OFF.

MINK
PARK

SEMI
DETACHED
PLOT 19
1400m²
STARTED
JUNE 2013
FINISHED
BOTH
COTTAGES
AUG 2013

STARTED JUNE
2013
JACKIE COTTER
04/13/PB

124/11/PB

LUKE
CLARK

68/11/PB
RUSSELL

PLOT 16

STARTED AUGUST
2013
CALVIN
MIDDLETON

67/13/PB.

Planning Ordinance 1991
Registration Date: 14 APR 2012
Ref. No: 12345

107/11

1. The first part of the paper discusses the importance of the local community in the development of the region. It highlights the role of the local government and the private sector in creating a supportive environment for business and industry.

2. The second part of the paper focuses on the challenges faced by the local community. It identifies the main issues that are hindering the growth and development of the region, such as lack of infrastructure, limited access to services, and a high level of unemployment.

3. The third part of the paper presents a series of recommendations for addressing these challenges. It suggests that the local government should invest in infrastructure, improve the quality of public services, and create more job opportunities. It also recommends that the private sector should be encouraged to invest in the region and create new businesses.

4. The fourth part of the paper discusses the importance of community participation in the development process. It emphasizes the need for the local community to be involved in decision-making and to take ownership of the development process.

5. The fifth part of the paper concludes by summarizing the main findings of the study and reiterating the importance of the local community in the development of the region.

6. The sixth part of the paper provides a list of references for the sources used in the study.

7. The seventh part of the paper includes a list of appendices that provide additional information on the study.

8. The eighth part of the paper contains a list of figures and tables that illustrate the data used in the study.

9. The ninth part of the paper includes a list of footnotes that provide additional information on the study.

10. The tenth part of the paper contains a list of acknowledgments that thank the individuals and organizations that assisted in the study.

Local Authorities

