

SFB PLANNING MEETING (10/2017)

MONDAY 26TH JUNE 2017 AT 17h45

The Boardroom, 8th Floor, The Point, Sea Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Present: Paul Berman, Lauren Bolus-Kuschke, Rod Stevens, Jacques van Embden, David Polovin, Lizaan Loedolff

Apologies: Ari Vayanos, Larry Aberman

2. Previous Record of Decision

2.1. 05.06.2017 (9/2017)

Proposer: David Polovin

Seconder: Rod Stevens

3. Matters Arising

3.1. Lucy Graham attendance

SFB considered the application, deliberated and decided that it was not appropriate that Dr Graham joins this committee due the fact that she does not have the necessary Built Environment qualifications to assist the mandate of this committee.

3.2. PlanComm (Records of Decision) to be published on the SFB website

3.3. PlanComm mandate involves responding to applications where we are cited as an interested and affected party which includes the following inter alia:

- Title deed amendments / alterations
- Land Use Management applications
- Assisting neighbours / city with oversight of building projects to ensure work is completed legally and in accordance with approvals
- Heritage applications
- To review plans

4. Items for comment:

4.1. **ERF 1218 FRESNAYE 41 AVE ST BARTHOLOMEW:** Alterations & Additions

- ASAP

Renovations: Departures

Brought forward from the previous meeting

Departures: North West Boundary – First storey (existing entrance) Setback 1253mm I.L.O. 3500mm

North West Boundary – Second storey (bedroom 3 and 4) Setback 898mm I.L.O. 3500mm

Description: Due to the increasing size of their family and the changing needs of their children, the owners of this house wish to reconfigure the first floor of their house, and in doing so, to extend outwards on the west façade. There are existing plans (approved 2016) which allow for extending toward the West on the ground floor, so the departures being sought would be to bring the 1st floor in line with the extended ground floor. The intention is to keep the alteration in character of the existing house.

Discussed: We require the council submitted plans that will highlight the departures. This is an incomplete application. All departures need to be listed on the signed neighbours Letter(s) of No Objection. The fundamental basis of this application is unclear.

- What departures have been consented to
- The Notices of No Objections do not confirm, nor deny if the 3 effected neighbours will, or will not, be adversely effected.

Note: Applicant would appreciate it if we can table for next meeting

Update: One neighbour retracted their support

To Proceed: Contact applicant to provide clarity and supporting documents.

4.2. **ERF 840 BANTRY BAY 10 EDGEWATER ROAD: Alterations & Additions** - 29 May

Brought forward from the previous meeting

Departure: Setback 0.00m I.L.O. 3.00m from the West and East Boundaries

Permit a height of 10.00 I.L.O. 4.00m (behind 12.00m from street) on the West and East boundaries.

Description: To permit a second storey addition. Clients require additional loft type space to their minimal living floor area, maximizing on mountain views directly towards the South East. Concept was to design a lightweight glass and aluminium structure with raising the two adjacent shared party walls to 3.6m above the finished floor level, the raised walls will afford privacy.

Discussed: Planning Committee requires the map from council confirming which neighbours needs to comment. The requested departure is higher than it should be so we require comments from the neighbours.

Note: To table at next meeting/await consenting neighbours signature update.

Update: One objection stands.

To Proceed: Contact applicant to provide requested city map on which effected neighbours must comment. Applicant to provide signed letter of no objection from Mr Janos.

4.3. **ERF 667 SEA POINT WEST 8 NORFOLK ROAD: Demolition: HWC** - ASAP

Departures: None

Description: In light of the unremarkable original design as well as substantial removal of period details, the heritage professional does not consider that the building possesses sufficient intrinsic significance to warrant a grading of IIIB or formal protection as provided for in section 34(2). Similarly, the context is such that, as a whole, it does not warrant special protection measures. The heritage professional can therefore see no reason why a permit should not be issued by HWC to authorise the envisaged demolition.

Discussed: JvE gave a short presentation, then recused himself. The matter was discussed and considered by the remaining members of the committee and it was decided to issue a LONO

Note: N/A

Update: N/A

To Proceed: LL to issue LONO.

4.4. **ERF 837 BANTRY BAY 41 VICTORIA ROAD: Demolition: HWC** - ASAP

Departures: None

Description: N/A

Discussed: RS gave a short presentation, then recused himself. The matter was discussed and considered by the remaining members of the committee and it was decided to issue a LONO.

Note: N/A

Update: N/A

To Proceed: LL to issue LONO.

5. Correspondence

5.1. **ERF 367 FRESNAYE 32 CLARENS ROAD:** Submission for appeal
Awaiting City comment – table for next meeting.

5.2. **ERVEN 1955, 2090, 2091, 1560, 1559 GRANGER BAY:** Proposed rezoning, subdivision, consolidation and departures (Somerset Hospital Site).

LL to contact MPRA and GPRA to receive their comment. Their comment along with The City comment is to be circulated to Planning Committee members. This is an immense application with a very short timeframe to comment.

6. General

7. Meeting Closed

(17:45 – 19:15)

NOTES

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of

NOTES

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of