

Matters to be taken into account.

4. In exercising its powers under this Ordinance, the Committee shall take into account such of the following factors as it may consider to be appropriate to the case in question –

- (a) the effect of the development or other work on the natural beauty of the area,
- (b) the desirability of keeping land adjacent to the foreshores and cliffs of the Island in its natural state,
- (c) the degree of suitability of the land to which the application relates for residential or industrial purposes,
- (d) whether the movable or immovable structure or other work in relation to which permission is applied for would be incongruous with its surroundings because of its siting, design or exterior appearance or because of the materials to be used,
- (e) in the case of an application for permission to carry out any development of agricultural land, the degree of suitability of the land as agricultural land,
- (f) the extent to which the development or other work would detract from the character or the amenity of the locality concerned or of the Island,
- (g) the effect of the development or other work on roads, traffic, services, public health, parks, playing fields and other open spaces and on adjoining properties,
- (h) the availability and proximity of services, including roads, electricity, water and sewage disposal,
- (i) the effect of the development or other work on the historical or archaeological significance of the proposed site, and
- (j) the environmental effect of the development or other work on the locality concerned, or to the Island.

