

# **THE PLANNING AND BUILDING COMMITTEE**

## **Minutes**

**These minutes are draft until confirmed by Chairman**

**Thursday 8<sup>th</sup> January 2009**

**8.30am in the Liberation Room, Secretariat**

Distribution List:-

**Hon J Birmingham**

**Hon R Stevens**

**Hon M Rendell**

**Hon R Cockwell**

**Mr I Berntsen**

**Mr G France**

**Mr R French**

**Mr L Harris**

**Miss A King**

**Environmental Planning Officer**

**Building Adviser**

**Director of Public Works**

**Senior Crown Counsel**

**Chief Fire Officer**

**Chief Medical Officer**

**Historic Buildings Committee**

**THE PLANNING AND BUILDING COMMITTEE**  
**Thursday 8<sup>th</sup> January 2009**  
**8.30am**  
**Liberation Room, Secretariat**

**Minutes**

<b>Present:</b>	The Honourable Mr J Birmingham The Honourable Mr R Cockwell	Chair
	Mr I Berntsen	IB
	Mr L Harris	LH
	Mr G France	GF
	Mr R French	RF
	Miss A King	AK
<b>In Attendance:</b>	Mr A Payne	EPO
	Mr N Stephens	BA
	Mr M Keenleyside	MK
	Ms A Inglis	SCC
	Ms J Cameron	For HBC
	Ms D Hoy	For HBC
<b>Secretary:</b>	Mrs F Wallace-Nannig	Sec

**Public & Press: 0**

**PART I**

*Chair commenced the meeting by wishing all those present a Happy New Year and advised that, in view of the fact that one of the applications for planning permission involved a listed building, the Committee would be augmented by the presence of two members of the Historic Buildings Committee. He requested that this particular planning application be discussed prior to the others. Members agreed.*

**1 Apologies for absence**

Members noted that apologies for absence had been received from Mr Gardner Fiddes (CFO) and Councillor Richard Stevens.

**2 Declarations of interest**

GF declared an interest in item 5.4.

**3 Confirmation of the minutes of the meeting held on 4<sup>th</sup> December 2008**

The minutes of the meeting held on 4<sup>th</sup> December 2008 were confirmed with no amendments.

**4 Matters arising from the minutes of the meeting held on 4<sup>th</sup> December 2008**

There were no matters arising.

## 5 Planning applications Decisions

Item	Ref	Site	Proposal	Key Policies
5.6	105/08	RFIP Headquarters, Ross Road, Stanley	Modifications to prison yard	P1, D2, E1

Planning Permission is **deferred** pending receipt of further information.

*Councillor Cockwell advised that it had been established that an email from a member of the Historic Buildings Committee expressing her concerns over this development, had not been received by other members of that committee and thus there had not been the opportunity to discuss the issues raised. He requested that the Committee defer its decision until it can be advised the by Prison Inspector who is due to arrive in the Islands next week. DPW advised that this would be acceptable to him adding that this application had been submitted to address a security issue in terms of people getting in or items being passed into the prison yard. Members agreed to defer decision pending receipt of further information and the advice from the Inspector.*

*DH & JC left the meeting at 0845.*

5.1	99/08	Millers, 46 John Street, Stanley	Change to roof layout for Mr B Miller	D2
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Planning Permission is **granted** subject to the standard condition.

*EPO advised that the proposal was to put a new roof cover over the existing to address the problems of leaks. It would have a minimal visual impact. DPW commented that even with the proposed repair there would be angle changes in various areas which would unlikely to solve the leakage problem. Councillor Cockwell queried why the proposal was not to place the new roof cover from the top of the ridge and suggested that the applicant be made aware of this option by the Building Adviser, adding that it would not be necessary to submit a new application if the applicant chose to do this. Members agreed.*

5.2	100/08	4 Narrow View, Stanley	Residential use of land for Ms A Baber	H6
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Planning Permission is **granted** subject to the standard condition and the following:

1. Notwithstanding the information shown on the plans hereby approved two off-street parking spaces shall be provided on site, the location of which to be agreed with and approved by, the Environmental Planning Officer prior to the commencement of any development hereby approved and shall be

Item	Ref	Site	Proposal	Key Policies
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implemented in accordance with the approved details.

**Reason for Condition**

1. In the interests of highway and pedestrian safety.

*Permission was granted with no further comment.*

5.3	101/08	36 Boxer Bridge Road, Stanley	Siting of two containers for storage and maintenance works and construct berthing face on east side of causeway for Mr P Ellis	H12, D7
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Planning Permission is **granted** subject to the standard condition.

*EPO advised that there were two principal Town Plan policies to consider in terms of this application i) Policy H12 in regard to greenspace and the protection thereof; and ii) Policy D7 in regard to the siting of containers outside of designated container parks. He added that previous applications had been permitted for various developments around the area and for the siting of containers (some on a temporary basis and others permanent). It would appear that each application has been considered upon its merits.*

*SCC commented that there had been some discussion several years ago that the EPO would produce a management plan for the Canache. She queried whether this could be included in the review of the Stanley Town Plan currently underway. EPO agreed that there could be a policy statement advising that the EPO will produce such a document.*

*Councillor Cockwell added that the area did need to be tidied up and that there is a need for an area for boating activity but, he stressed, he did not wish to see the area become used for large scale commercial activity. Any activity in the area should be carefully regulated.*

5.4	103/08	Jetty Centre, Stanley	Siting and operation of mobile catering unit for Ms C McKay	B10, B11
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Planning Permission is **deferred** pending further discussion with the applicant.

*GF commented that the concerns expressed by the occupiers of the Pod Gift Shop in regard to the proximity of the unit to the toilet air vent had now been addressed as the soil vent pipe has now been extended up to the roof line.*

Item	Ref	Site	Proposal	Key Policies
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*Members discussed the effect of this development on the amenity of the area and agreed that it would be better if the unit was sited on the east side of the Jetty Centre, thus taking the potential crowds/vehicles away from the residential area and reducing the visual impact of the unit. It was agreed that this application be deferred so that this suggestion can be put to the applicant and permission sought by her for the new location.*

5.5	104/08	25 Hansen Hill, Stanley	Extension to dwelling for Mr L Clement	H8
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Planning Permission is **granted** subject to the standard condition.

*Permission was granted with no further comment.*

**6 Building Permit Applications Reviewed by the Building Adviser**

Item	Ref	Site	Proposal	Status
6.1	120/07	Mullet Creek Farm, East Falkland	Erection of single-storey dwelling for Mr & Mrs C Ross	Awaiting information
6.2	22/08	4 Fitzroy Road East, Stanley	Erection of two-storey extension for Dr & Mrs R Davies	Awaiting information
6.3	36/08	Rear (south) of 1 Davis Street East, Stanley	Erection of pair of semi-detached dwellings with off-street parking for Byron Holdings Ltd	Awaiting information
6.4	37/08	Front (north) of 1 Davis Street East, Stanley	Erection of dwelling with access off Kent Road for Byron Holdings Ltd	Awaiting information
6.5	39/08	80 Davis Street, Stanley	Erection of sun-room for Mr J Lazo	Awaiting information
6.6	53/08	41 Fitzroy Road, Stanley	Extension to dwelling and re-roofing of existing for Mr & Mrs J A Reid	Awaiting information
6.7	64/08	Malvina House Hotel, Ross Road, Stanley	Erection of two-storey extension for Stanley Services Ltd	Awaiting information

<b>Item</b>	<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Status</b>
<b>6.8</b>	75/08	The Boathouse, Ross Road, Stanley	Erection of dwelling with store attached for SAMS Ltd	Awaiting information
<b>6.9</b>	78/08	Carcass Island	Construction of utility building for Mr R McGill	Approved
<b>6.10</b>	79/08	1 Biggs Road, Stanley	Erection of conservatory and associated decking for Mr R Morrison & Ms S Owen	Awaiting information
<b>6.11</b>	81/08	3 Davis Street West, Stanley	Repositioning of porch, replacement of window with patio doors, creation of parking area and erection of decking for Mr C Knipe	Awaiting information
<b>6.12</b>	82/08	Government House, Stanley	Fire precaution works and office extension for Foreign and Commonwealth Office	Awaiting information
<b>6.13</b>	88/08	20 Drury Street, Stanley	Removal of chimney and extend lean-to for Ms J Brock	Awaiting information
<b>6.14</b>	92/08	3 Beaver Road, Stanley	Erection of double garage for Mr D Ford	Permit Issued
<b>6.15</b>	94/08	Mullet Creek Farm, East Falkland	Erection of dwelling for Mr & Mrs M Barlow	Awaiting information
<b>6.16</b>	95/08	2 Narrow View, Stanley	Detailed plans for erection of dwelling for Mr M McRae (Jnr)	Awaiting information
<b>6.17</b>	97/08	34 Eliza Crescent, Stanley	Extension to garage for Mr G Peck	Awaiting information
<b>6.18</b>	99/08	46 John Street, Stanley	Change of roof layout for Mr B Miller	Awaiting information
<b>6.19</b>	102/08	7 Kent Road, Stanley	Internal alterations for Mrs C Scipio-O'Dean	Permit Issued
<b>6.20</b>	104/08	25 Hansen Hill, Stanley	Extension to dwelling	Awaiting plan check

