

THE PLANNING AND BUILDING COMMITTEE

AGENDA

Thursday 4 March 2010

8.30am in the Liberation Room, Secretariat

Distribution List:-

Hon Mrs S Halford MLA

Hon Mrs J Cheek MLA

Miss A King

Mr G France

Mr R French

Mr B Summers

Ms H Norman

Environmental Planning Officer

Building Adviser

Director of Public Services

Senior Crown Counsel

Chief Fire Officer

Chief Medical Officer

Historic Buildings Committee

THE PLANNING AND BUILDING COMMITTEE

Thursday 4 March 2010
8.30am
Liberation Room, Secretariat

AGENDA

PART I

1 **Apologies for absence**

Members are to note that apologies have been received from Miss Alison Inglis (SCC).

2 **Declarations of interest**

3 **Confirmation of the minutes of the meeting held on 4 February 2010**

4 **Matters arising from the minutes of the meeting held on 4 February 2010**

There are no matters arising.

5 **Planning applications**
Recommendations of the Environmental Planning Officer

Item	Ref	Site	Proposal	Key Policies
5.1	12/10	20 Drury Street, Stanley	Change of roofline on rear lean-to extension for Miss J Brock	D2, H8 & E1

Recommend that: Planning Permission be **granted**, subject to the standard condition, and the following conditions:

1. Option C design shall be implemented, but with the new lean-to roof raised no more than 300mm above that height of the existing lean-to roof, and
2. The colour and materials used on the new roof shall match those of the existing lean-to.

Reason for Conditions

1. To ensure that the development does not adversely affected the character of the building, which has been listed for its special architectural or historic interest.
2. In the interests of visual amenity.

Item	Ref	Site	Proposal	Key Policies
5.2	03/10	Sapper Hill, Stanley	Siting of 20' container for storage of digital transmission equipment for FIG.	D2 See page 8

Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.3	05/10	3 Ross Road West, Stanley	Change of use of Portakabin from storage to accommodation for family member for Mrs J Jaffray	D2, H4 & H7
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Recommend that: Planning Permission be **granted**, subject to the standard condition and the following condition:

1. The permission hereby approved is only valid until 31 March 2012.

Reason for Condition

1. The unit is not suitable for permanent occupation by virtue of its design.

5.4	06/10	3 Moody Street, Stanley	Extensions to dwelling for Mr & Mrs J Thomas	D2 & H8
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.5	07/10	64 Davis Street, Stanley	Erection of conservatory for Mr M McKay & Ms M East	D2 & H8
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.6	08/10	Moody Brook FIDC Aquaculture Site, Stanley	Siting of polytunnel, header tank and sump tank for Falkland Fish Farming Ltd	D2 & Structure Plan ALW7
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Recommend that: Planning Permission be **granted**, subject to the standard condition, and the following conditions:

1. This is a temporary consent which expires on 31 March 2013.

Item	Ref	Site	Proposal	Key Policies
				2. The polytunnel, tanks and concrete block supports, together with all piping shall be removed, and the site restored to its condition prior to development on or before the expiry date of this permission, unless an application to extend the consent has been granted.

Reason for conditions

1. The polytunnel is a temporary structure and because the condition reflects the time period requested by the applicant.
2. In the interests of visual amenity.

5.7	09/10	45 Ross Road East, Stanley	Retrospective application for erection of fence over 1m on roadside boundary for Mr C Dockrill	D2 See page 9
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Recommend that: Planning Permission be **granted**, subject to the standard condition, and the following condition:

1. This is a temporary consent which expires on 31 August 2011, after which time the additional fencing material shall be removed and the fence revert to its original height.

Reason for condition

1. In the interests of visual amenity and because the condition reflects the time period requested by the applicant.

5.8	10/10	Land rear of 33A Davis Street, Stanley	Erection of two-storey dwelling for Mr & Mrs M Bloomfield	D2 & H4 See page 10
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Recommend that: Planning Permission be **granted**, subject to the standard condition, and the following condition:

1. The two parking spaces shown on the approved plans shall be provided prior to the occupation of the dwelling hereby approved.

Reason for condition

1. In the interests of highway and pedestrian safety.

5.9	11/10	Land rear of 1 Goss Road, Stanley	Erection of bungalow for Mr & Mrs R Bryson	D2 & H4 See page 11-13
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Item	Ref	Site	Proposal	Key Policies
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Recommend that: Planning Permission be **granted**, subject to the standard condition, and the following condition:

1. Two off-street parking spaces shall be provided on site prior to the occupation of the dwelling hereby approved. The design of the spaces must enable vehicles to enter and leave in a forward direction.

Reason for condition

1. In the interests of highway and pedestrian safety.

5.10	13/10	6 Goss Road, Stanley	Erection of 1.83m fence on roadside boundary for Mr & Mrs K Ormond	D2
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

5.11	14/10	Sea Cadets HQ, Airport Road, Stanley	Siting of sailing craft for use as planter with 2m ² sign for Stanley Sea Cadets.	D2
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Recommend that: Planning Permission be **granted**, subject to the standard condition.

6 Building Permit Applications Reviewed by the Building Adviser

Item	Ref	Site	Proposal	Status
6.1	129/09	1 Felton Court, Stanley	Erection of garage for Mr V Stychoy	Awaiting information
6.2	127/09	Land east part of garden at 1 Fieldhouse Close, Stanley	Erection of dwelling for Mr J East	Awaiting information
6.3	136/09	1a to 3b Hansen Hill, Stanley	Erection of 2 x pair of semi-detached dwellings for FIG	Awaiting information
6.4	02/10	19 Brandon Road, Stanley	Detailed plans for erection of dwelling for Mr & Mrs K Grimmer.	Awaiting information
6.5	05/10	3 Ross Road West, Stanley	Change of use of Portakabin from storage to accommodation for family member for Mrs J	

Item	Ref	Site	Proposal	Status
			Jaffray	
6.6	06/10	3 Moody Street, Stanley	Extensions to dwelling for Mr & Mrs J Thomas	
6.7	08/10	Moody Brook FIDC Aquaculture Site, Stanley	Siting of polytunnel, header tank and sump tank for Falkland Fish Farming Ltd	
6.8	10/10	Land rear of 33A Davis Street, Stanley	Erection of two-storey dwelling from Mr & Mrs M Bloomfield	
6.9	11/10	Land rear of 1 Goss Road, Stanley	Erection of bungalow for Mr & Mrs R Bryson	
6.10	12/10	20 Drury Street, Stanley	Change of roofline on rear lean-to extension for Miss J Brock	
6.11	17/10	Old Telephone Exchange, Ross Road, Stanley	Change of use from drop-in centre to studio/gallery for Mrs J Halliday	
6.12	18/10	88 Davis Street, Stanley	Removal of existing garage and erection of 16' Nissen Hut for Mr & Mrs D Thorsen	
6.12	19/10	Malvina House Hotel, Ross Road, Stanley	Extension to rear to include new kitchen and ancillary facilities, meeting room and improved toilet facilities for Stanley Services Ltd	
6.13	20/10	Land rear 10 Barrack Street, Stanley	Erection of dwelling for Mr G Bound.	

7. Date of next meeting

The next meeting will be held on Thursday 1 April 2010 at 8.30am in the Liberation Room, Secretariat (to be confirmed)

8. Exclusion of Press and Public

The Chairman to move as follows:

"I move that the press and public be now excluded on the ground that the next items to be considered are exempt within the terms of Part I of Schedule 2 of the Committees (Access to Information)

Item	Ref	Site	Proposal	Status
			Ordinance 2000”	

PART II

- 9. **Confirmation of the Exempt Minutes of the meeting held on 4 February 2010**
- 10. **Matters arising from the Exempt Minutes of the meeting held on 4 February 2010**
- 10.1 21 Fitzroy Road – Demolition of chimney – Item 10.1 refers

Not for publication by virtue of Paragraph 13 of Part 1 of Schedule 2 of the Committees (Access to Information) Ordinance 2000 for reason that enforcement action might be taken

Dear Fiona,

As per my visit to your office to view the above planning application.

The location for the container it is far too close to our installation i.e. within the 40M footprint of the antenna that we already have planning for.

The transmission from this container which I presume will use the mast that is belonging to Cable & Wireless, for the antenna's which shows next to the container on the drawing. Because of it's proximity will definitely cause interference to the reception of our repeater site that carries the BBC World Service, Saint FM, digital KTV to the rural and MPA areas in addition to this, the MOD, Police and Emergency Services Radio Network to Camp and Fisheries Channel 10 and 16 Marine Comms.

The above comment is not a speculation but, a fact, because when the same Company installed two similar installations at the MPC Complex, they obliterated every other service that was using radio waves hundreds of metres around and we do not want this situation on the Sapper Hill Site which so far has no issues of this type.

Therefore we strongly appose for the siting of the container or any transmission antenna's from it within the 40M footprint of both of our antenna's on Sapper Hill and we recommend that BFBS continues to use their existing mast, next to their existing cabin and dish, which is far enough to keep any interference far away and manageable from our Site. In addition to this, there should be a very clear declaration from them what type of frequency signals and power they will be using and type and models of all equipment to be use, in order to do a proper check for possible damaging interference to our existing services on the Site.

Regards,

Mario Zuvic,
KTV Ltd.

Hello Fiona,

I must have had your old e-mail address as I couldn't get it to go through the other day.

Anyway, with ref to the retrospective planning application for a fence over 1m at 45 Ross Road East, Steph & I would like to object on the following grounds:

1. It is clearly a temporary structure and not particularly well constructed
2. It is not 'in keeping' with the buildings and fences nearby, which was a requirement put onto us when we built the garage, fence & conservatory (despite adding considerably to the cost of the garage)
3. The fence is there to keep the dog in, but it often escapes and has in the past dug through into our property on several or more occasions

We have no objections to the height of the fence, but do ask the committee members to be consistent in their approach to applications; to require ALL applicants to comply and construct with aesthetics in mind and allow, if this is being applied to some.

Kind Regards

John & Stephanie Ferguson
47 Ross Road East
Stanley

Hi Fiona

Thank you very much for showing me planning application 10/10/PB.

My only concern would be about the parking situation on Davis Street. The whole part of the road in front of my house has been taken up already with 2 vehicles and a very large trailer owned by Paul Chapman which have been there since he started building his house in about October.

If this proposed new house is to have off street parking as shown on the plan then perhaps some consideration should be made to making it a little larger as it seems to be fairly small and right near the house, giving no more space should any extra vehicles need to be parked there. Perhaps the house could be built a little further away from Davis Street in case any more parking space should be needed in the future, maybe 9 or 10 metres rather than 7 metres. I would like to see the off street parking in place before any more building work commences in this area.

I also am concerned that the area shown on the plans does not give any vehicular access to 33A Davis Street or show any off street parking for that property. I assume planning permission for this property would not have been granted without access and parking spaces shown.

Kind regards

Alison Howe

36 Davis Street

Dear Fiona

Thank you for your letter dated 3 February 2010. I would like to reiterate the contents of my last letter to The Environmental Planning Department.

Yours sincerely

Mick and Tooie.

(Secretary Note: The letter referred to above follows)

Fiona Wallace-Nannig
Secretary
Environmental Planning Department
Stanley

9th September

Dear Fiona

In reply to your letter Reference Number 97/09/P.

Whilst I have every sympathy with those trying to find a piece of land to build a dwelling on I do strongly object to houses being built in back yards such ventures can only bring the de-valuation of other peoples property.

Surly if there were supposed to be two plots of land at 1 Goss Road they would have put services in place at the time the plots were made up.

If all the small pieces of land in the town are built on then Stanley will loose its character and charm and become unsightly.

I do hope the people concerned in this case can be found an appropriate site to build on.

Yours sincerely *Tooie*

M.A. Goodwin

M.A. Goodwin and Mickey Clarke.

J M Clarke

Fiona Wallace-Nannig
Secretary
Environmental Planning Department
PO Box 611,
Stanley.



Dear Madam,

Thankyou for your letter of 3rd February 2010 reference 11/10/PB.

Having been to look at the plans mentioned in the above letter , we still have the same concerns as outlined in our letter of 8th September 2009.

At the moment the plans are for a bungalow but once this is built it is only a matter of time before it is turned into a two storey house.

The fact that it will be much closer to the corner than the existing house makes it a hazard for the traffic travelling up the hill, especially if the fence is also built higher than the existing one .

It will also make the value of the existing properties in the area fall as who wants to live in these cramped up areas?

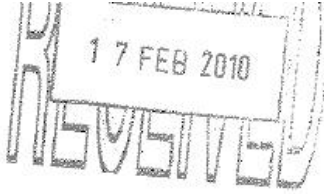
Yours sincerely

m Pole Evans

Mike & Amy Pole-Evans

Amy Pole Evans

Environmental Planning Officer
P O Box 611
Stanley



15 February 2010

Dear Sir,

We are writing to express our concern about a planning application published in the Penguin News on the 5th February 2010. The application is for the erection of a bungalow on the land at the rear of 1 Goss Road, Stanley.

We have a number of concerns about this proposed building. Primarily is the impact on safety for drivers, cyclists and pedestrians. At the moment the junction with Goss Road and H Jones road is clear, but a building and potential for fence would compromise this. H Jones road is a busy, fast road, with two further Junctions, just east and west of that with Goss Road. We believe an additional large building here would increase the likelihood of accidents in this area.

Secondly we feel it would be unwise to set a precedence of infill building in the East Stanley Development. East Stanley was planned and developed very recently, as a huge investment for Falkland Island Government. If we allow housing developments in the 'back gardens' of our new purpose built investment we feel it will undermine the original decision making process and concept behind the long-term spatial planning considerations for East Stanley.

Yours faithfully,

Miranda & Richard McKee