

THE PLANNING AND BUILDING COMMITTEE

AGENDA

Thursday 4 June 2009

8.30am in the Liberation Room, Secretariat

Distribution List:-

**Hon Mr J Birmingham
Hon Mr M Rendell
Hon Mr R Stevens
Hon Mr R Cockwell
Miss A King
Mr G France
Mr R French
Ms H Norman**

**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 4 June 2009
8.30am
Liberation Room, Secretariat

AGENDA

PART I

- 1 **Apologies for absence**
- 2 **Declarations of interest**
- 3 **Confirmation of the minutes of the meeting held on 7 May 2009** Already Issued
- 4 **Matters arising from the minutes of the meeting held on 7 May 2009**
- 4.1 **Lay Member** – Page 1, Item 4.1 Update from Sec
- 5 **Planning applications**
Recommendations of the Environmental Planning Officer

Item	Ref	Site	Proposal	Key Policies
5.1	29/09	BAS Office, Marmont Row, Ross Road, Stanley	Change of use from offices to residential for FIC Ltd	D2, H6 & E1

Recommend that:

Planning Permission be **granted** subject to the standard condition and the following condition.

1. Notwithstanding the information shown on the plans hereby approved details of the parking area and materials to be used shall be submitted to and agreed by the Environmental Planning Officer prior to commencement of development on the site and shall be implemented in accordance with the approved details prior to the occupation of the first of the dwellings hereby approved.

Reason for Condition:

1. In the interests of visual amenity and traffic safety.

5.2 33/09 4 Drury Street, Stanley Erection of garden room for Mr J Birmingham E1 & D2

Recommend that:

1. Planning Permission be **granted** subject to the standard condition.

5.3 32/09 11 Hansen Hill, Stanley Erection of garage for Mr N Clifton D2

Recommend that:

1. Planning Permission be **granted** subject to the standard condition.

5.4 34/09 Part of garden at 9 Snake Hill and land to rear, Stanley Outline application for erection of dwelling for Mr G Clement H12 & H6
See Page 11

Recommend that:

Planning Permission be **refused**.

Reason for refusal: The southern part of the application site is the subject of a comprehensive development plan being prepared by PWD, which also embraces further land to the south. This application is premature and represents a piecemeal development that could prejudice the proper planning of this wider area.

5.5 36/09 8 Villiers Street, Stanley Replacement of existing portakabins with permanent shed/store for Mr D Eynon D2 & D7

Recommend that:

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

1. The portakabins shown as 1 and 2 on the approved plans must be removed from the site prior to commencement of construction of the shed/store hereby approved;
2. The portakabin shown as 3 and container shown as B on the approved plans must be removed from the site within 6 months of the completion of the shed/store hereby approved.

considered adequate for the new store to be built, thereby making the two structures redundant.

2. To reduce the visual impact of the store when viewed from the Cathedral.
3. To visually integrate the store with the main building on site.

5.8	38/09	Land east of Kent Road, Stanley	Outline application for erection of dwelling for Mr A White & Miss J Jennings	D2 & H12 See Page 11
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Recommend that:
Planning Permission be **refused**.

Reason for refusal: The application site lies within a larger area that is the subject of a comprehensive development plan being prepared by PWD. This application is premature and represents a piecemeal development that could prejudice the proper planning of this wider area.

5.9	39/09	51 Callaghan Road, Stanley	Siting of Portakabin for storage for Mrs E Ferguson	D2
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Recommend that:
Planning Permission be **granted** subject to the standard condition and the following condition.

1. The Portakabin shall be painted green with a single pitch roof constructed and corrugated tin sides added within six months of being placed on site.

Reason for Condition

1. In the interests of the overall appearance of the development.

5.10	40/09	4 Capricorn Road, Stanley	Erection of garage for Mr & Mrs A Fowler	D2
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Recommend that:
Planning Permission be **granted** subject to the standard condition.

5.11	41/09	1 Hebe Street, Stanley	Change of use of Wyseplan from store to residential	D2 & H7 See Page 12
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Recommend that:

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

1. The permission hereby approved is only valid until 30 June 2011.
2. Occupancy of the unit hereby approved shall be limited to family and friends of the owners of the main dwelling unit, each staying no longer than 3 months in any 12 month period.

Reason for condition

1. The unit is not suitable for permanent occupation by virtue of its design and location.
2. The unit hereby approved is intended to provide occasional overspill accommodation ancillary to the main dwelling unit. Its location in the garden of the main dwelling unit and the limited amount of additional parking proposed make it unsuitable for permanent occupancy.

5.12	42/09	Felton Stream Cottage, Moody Brook Road, Stanley	Extension to cottage and erection of 3 flats to west for Mr & Mrs D Harris	D2 & H6
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Recommend that:

Planning Permission be **refused**.

Reasons for refusal

1. The number of new dwellings proposed relative to the size of individual plots represents over-development of this site.
2. There are too many accesses proposed onto a section of road with two bends and a 40 mph speed, giving rise to highway safety issues.
3. The design of the individual accesses to the new flats will require drivers to undertake reversing manoeuvres to enter or leave the site on a section of road with two bends and a 40 mph speed, giving rise to highway safety issues.

5.13	43/09	Land east of 6 Barrack Street	Outline application for erection of single storey dwelling for Mr R Evans	D2 & H6
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Recommend that:

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

1. Two off-street parking spaces shall be provided on site prior to the occupation of the dwelling hereby approved.
2. The portakabin on site shall be removed prior to the occupation of the dwelling hereby approved.

Reason for condition:

1. In the interests of highway and pedestrian safety.
2. The amenity of occupiers of the portakabin will be adversely affected by the new dwelling and associated parking. Furthermore, there is insufficient off-street parking proposed to serve both the portakabin and occupiers of the approved dwelling.

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	39/08	80 Davis Street, Stanley	Erection of sun-room for Mr J Lazo	Awaiting information
6.4	53/08	41 Fitzroy Road, Stanley	Extension to dwelling and re-roofing existing for Mr & Mrs J A Reid	Awaiting information
6.5	64/08	Malvina House Hotel, Stanley	Erection of two-storey extension for Stanley	Awaiting information

Item	Ref	Site	Proposal	Status
			Services Ltd	
6.6	79/08	1 Biggs Road, Stanley	Erection of conservatory and associated decking for Mr R Morrison & Ms S Owen	Awaiting information
6.7	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	Approved
6.8	88/08	20 Drury Street, Stanley	Removal of chimney and extend lean-to for Ms J Brock	Awaiting information
6.9	94/08	Mullet Creek Farm, East Falkland	Erection of dwelling for Mr & Mrs M Barlow	Awaiting information
6.10	97/08	34 Eliza Crescent, Stanley	Extension to garage for Mr G Peck	Awaiting information
6.11	02/09	11 Jersey Road, Stanley	Extension to dwelling for Mr & Mrs R May	Awaiting information
6.12	10/09	1-3 Lellman Way, Stanley	Erection of dwellings for Mr M K Summers	Awaiting information
6.13	13/09	1 Moody Street, Stanley	Erection of dwelling for Mr T Morris	Awaiting information
6.14	15/09	Land north of 17 Davis Street, Stanley	Detailed plans for erection of dwelling for Mr W Clasen & Miss D May	Awaiting information
6.15	20/09	The West Store, Ross Road, Stanley	Extension to store for FIC Ltd	Awaiting information
6.16	21/09	52 Davis Street, Stanley	Erection of front porch/conservatory for Mr N McKay	Awaiting information
6.17	22/09	10 Haskard Rise, Stanley	Detailed plans for erection of dwelling for Mr K Harris	Awaiting information
6.18	24/09	22 Eliza Crescent, Stanley	Erection of dwelling for Mrs L Whitney	Awaiting information

Item	Ref	Site	Proposal	Status
6.19	25/09	10 Snake Hill, Stanley	Single-storey extension and internal alterations for Mr W Clement	Awaiting information
6.20	26/09	Old Balloon Site, Bypass Road, Stanley	Erection of 4 semi-detached dwellings for Ian Stewart Construction Ltd	Awaiting information
6.21	27/09	Plot 11, Lookout Industrial Estate, Stanley	Erection of 3 retail units for Ian Stewart Construction Ltd	Awaiting information
6.22	29/09	BAS Offices, Marmont Row, Stanley	Change of use from offices to residential for FIC Ltd	Awaiting information
6.23	31/09	12 Snake Hill, Stanley	Detailed plans for erection of dwelling for Mr K Ross	Awaiting information
6.24	32/09	11 Hansen Hill, Stanley	Erection of garage for Mr N Clifton	Approved
6.25	36/09	8 Villiers Street, Stanley	Replace existing Portakabins with permanent shed/store for Mr D Eynon	Conditional approval
6.26	40/09	4 Capricorn Road, Stanley	Erection of garage for Mr & Mrs A Fowler	Approved
6.27	41/09	1 Hebe Street, Stanley	Change of use of Wyseplan from store to residential for Mr A Reid & Mrs C Stewart-Reid	Awaiting information
6.28	42/09	Felton Cottage, Felton Stream, Stanley	Extension of existing cottage and erection of 3 flats to west for Mr & Mrs D Harris	Awaiting information
6.29	45/09	112A Davis Street, Stanley	Creation of living area in roof space for Mr R Howells	Awaiting information
6.30	46/09	3 Mink Park, Moody Brook Road, Stanley	Erection of garden room with internal barbecue area for Mr & Mrs M	Awaiting information

Item	Ref	Site	Proposal	Status
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6.31	48/09	Malvina House Hotel, Ross Road, Stanley	Erection of single-storey kitchen extension for Stanley Services Ltd	Awaiting information
6.32	55/09	Plumbers workshop, Reservoir Road, Stanley	Internal alterations for Training Centre	Awaiting vetting

7. **Date of next meeting**

The next meeting will be held on Thursday 2 July 2009 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) Ordinance 2000”

PART II

9. **Confirmation of the Exempt Minutes of the meeting held on 7 May 2009** **Already Issued**

10. **Matters arising from the Exempt Minutes of the meeting held on 7 May 2009**

There are no matters arising.

Michael J Forrest

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Falkland Islands,
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21 May 2009

Fiona Wallace-Nannig,
Secretary,
Environmental Planning Department,
Stanley.



Dear Fiona,

Outline application for erection of dwelling Ref No : 34/09/P
Outline application for erection of dwelling Ref No : 38/09/P

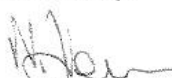
Thank you for your letters advising receipt of the subject planning applications.

It is unfortunate that a situation has been reached where the few remaining green spaces in Stanley are being encroached upon when there are areas designated for house building which remain undeveloped. This piecemeal erosion of green spaces detracts from the viability in the short term of the designated areas.

With regard to the above applications please note that development in this area was previously restricted to single storey buildings – ref : 9/93/P 18 February 1993 and I would request that this condition be applied to these developments.

In respect of application ref no : 38/09/P I would ask that the East West building line on the North side of the two properties immediately to the west of this site be respected.

Yours sincerely,


M.J.Forrest

Item 5.11

Fiona,

Whilst not having any fundamental problems with the nature of the application we would like to make the following comments:

1. How long it can be considered reasonable to keep converting into residential use 20+ year old temporary site buildings. Sooner or later a line has to be drawn under this type of development. The previous owner of the Wyseplan unit was of the opinion that it isn't really fit for its current use as a storage unit and had suffered damage during relocation. Presumably some serious work would be required to bring it up to a building regulation standard for residential use.

2. It is noted that the application is for two years. Can the committee be satisfied that this is not just a sweetener and that the initial two year period will not simply be followed up by subsequent requests for extensions. It will be difficult to put the occupant once in residence out of home. However, there may be plans we know nothing about.

Sincerely,

Michael & Heather Harris
3 Ross Road East
Stanley