

THE PLANNING AND BUILDING COMMITTEE

Minutes

These minutes are draft until confirmed by Chairman

Thursday 9th April 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
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 9th April 2009
8.30am
Liberation Room, Secretariat

Minutes

Present:	The Honourable Mr J Birmingham The Honourable Mr R Stevens	Chair
	Mr I Berntsen Mr G France Mr R French Miss A King	IB GF RF AK
In Attendance:	Mr A Payne Mr N Stephens Mr M Keenleyside Ms A Inglis Mr G Fiddes	EPO BA MK SCC CFO
Secretary:	Mrs F Wallace-Nannig	Sec

Public & Press: 0

PART I

1 Apologies for absence

Members noted that there were no apologies for absence.

2 Declarations of interest

GF declared an interest in item 5.3

3 Confirmation of the minutes of the meeting held on 12th March 2008

The minutes of the meeting held on 12th March 2008 were confirmed with no amendments.

4 Matters arising from the minutes of the meeting held on 12th March 2008

4.1 Lay member application (Item 7, Page 9) – EPO advised that the paper has been submitted to the next available meeting of ExCo on 23rd April.

Sec advised that the current advert is for a replacement lay member for IB, whose last meeting will be in June.

5 Planning applications Decisions

Item	Ref	Site	Proposal	Key Policies
5.1	14/09	Land rear of 4A Ross Road West, Stanley	Outline application for erection of dwelling for Mr N Bonner	D2, H4

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

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

Reason for Condition

1. In the interests of highway and pedestrian safety.

EPO advised that the proposal was for a small house and that no representations had been received. GF commented that the road adjacent was a one-way system and so there were no issues regarding visibility. Permission was granted with no further comment.

5.2	15/09	Land north of 17 Davis Street, Stanley	Detailed plans for erection of dwelling for Mr W Clasen & Miss D May	D2, H4
-----	-------	--	--	--------

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

1. No development shall commence on site until such time as detailed proposals for the foul and surface water drainage have been submitted to, and approved by, the Environmental Planning Officer and shall be implemented in accordance with the approved details.
2. Two off-street car parking spaces shall be provided and details of the car parking spaces shall be submitted to, and approved by, the Environmental Planning Officer prior to the commencement of development of the site and shall be implemented in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reasons for Conditions

1. In the interests of public health and safety and to minimise the risk of

Item	Ref	Site	Proposal	Key Policies
------	-----	------	----------	--------------

flooding to neighbouring properties.

2. To ensure that sufficient off-street parking is provided in the interests of road traffic and highway safety.

EPO advised that no representations had been received. The application is for a single-storey 3 bedroom house, with access off Davis Street. This access has already been provided. DPW commented that it would appear that the parking area for the existing house will become part of the driveway and suggested that the applicant be made aware of the need to provide parking elsewhere on the property.

5.3	16/09	Land rear of 56 John Street, Stanley	Outline application for erection of four flats/bedsits for Fortuna Ltd	D2, B1, H6
-----	-------	--------------------------------------	--	------------

Planning Permission is **refused** for the following reason:

1. The number of dwelling units proposed, coupled with the commensurate requirement for on site parking represents over development of this plot. Furthermore, the size, access and layout of the proposed parking area is such that it is unlikely to be attractive to occupiers and visitors and will give rise to on street parking along Fitzroy Road. This is undesirable and is contrary to the off street parking policy associated with new development adopted by Government.

There was considerable deliberation about this development particularly in regard to the parking provision proposed. Members were in agreement that as shown on the plans, the parking provision would be difficult to access due to the narrow entrance and difficult to use as the distance between the two areas was approximately 4.5m, which would not allow turning of larger vehicles such as Land Rovers. IB commented that he felt that the proposal was overdevelopment of the site but added that had it been for 2 flats or 1 domestic dwelling he would not have issue with it. Members agreed that these two alternatives were more acceptable and are unlikely to generate the parking concerns previously expressed.

Members noted that four representations had been received and took into account their comments. Ultimately, it was decided to refuse this application but that the applicants be made aware of the Committee's preference for a smaller scale development in terms of the number of units as opposed to the size of the building.

5.4	17/09	Land rear of 5 Hebe Street, Stanley	Outline application for erection of dwelling for	D2, H4
-----	-------	-------------------------------------	--	--------

Item	Ref	Site	Proposal	Key Policies
			Miss L Jaffray	

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

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

Reason for Condition

1. In the interests of highway and pedestrian safety.

EPO advised that DPW had commented that it may not be practical to directly connect to the public foul sewer – the connection may initially need to be made into a neighbouring private system. EPO agreed to draw this to the attention of the applicant.

5.5	18/09	Land west of 1 Jersey Road, Stanley	Outline application for erection of dwelling for Mr & Mrs D Gilson-Clarke	D2, H6 & H12
-----	-------	-------------------------------------	---	--------------

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

1. Notwithstanding the plans submitted in connection with the development hereby approved under the provision of Section 50 of the Planning Ordinance 1991, the means of access to the site from the public road, parking within the site and the siting, design and appearance of any building or buildings shall be treated as reserved matters.
2. Two off-street parking spaces shall be provided on site prior to the occupation of the dwelling hereby approved.

Reasons for Conditions

1. To comply with Section 50 of the Planning Ordinance 1991.
2. In the interests of highway and pedestrian safety.

Members acknowledged that this area of land is currently designated as greenspace in the Stanley Town Plan. However, EPO advised that in the Draft First Alteration Document, this area no longer has that designation. Members agreed that this plot could be developed but wished to see the remaining land between the OK Corral play area and bypass remain as greenspace.

Item	Ref	Site	Proposal	Key Policies
------	-----	------	----------	--------------

EPO added that there was an issue with a water main that currently runs through the site, and under the proposed site of the house, as well as issues regarding the overhead power lines. He advised that the house design and siting would have to be amended to take account of these services but that he did not see this as justification to refuse the application. Members indicated that they would be prepared to consider a two storey dwelling giving the extent of the site constraints.

Members ultimately agreed to grant permission with the siting and design of the house being dealt with under reserved matters. As this application is a departure from the Stanley Town Plan, this recommendation for approval will have to go before ExCo for its agreement. **EPO**

5.6	19/09	4A Jeremy Moore Avenue, Stanley	Siting of mobile coach tea rooms for Mrs P Blyth	D2
-----	-------	---------------------------------	--	----

Planning Permission is **deferred** pending further discussion about other appropriate sites.

EPO reported that the applicant now wished to site the coach to the rear of her property, off the track serving the Racecourse as it was found to be too large for the original location. IB commented that there was an area to the south of the FIDF complex that had been constructed specifically for the storage of heavy vehicles and that this would be a more suitable location for the storage of the bus. Members agreed that this would be preferable and resolved to defer decision until further discussions have taken place with the applicant regarding parking in the above area.

5.7	21/09	52 Davis Street, Stanley	Erection of front porch/conservatory for Mr N McKay	D2
-----	-------	--------------------------	---	----

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	Awaiting information

Item	Ref	Site	Proposal	Status
			Davies	
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	Conditional permit issued
6.4	37/08	Front (north) of 1 Davis Street East, Stanley	Erection of dwelling with access off Kent Road for Byron Holdings Ltd	Conditional permit issued
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 existing for Mr & Mrs J A Reid	Awaiting information

SCC commented that this house has been sold and suggested that BA might wish to contact the new owners to establish whether they intended to carry out these works or not. If not, the file can be closed.

6.7	64/08	Malvina House Hotel, Stanley	Erection of two-storey extension for Stanley Services Ltd	Awaiting information
6.8	75/08	The Boathouse, Ross Road, Stanley	Erection of dwelling with store attached for SAMS Ltd	Awaiting information
6.9	79/08	1 Biggs Road, Stanley	Erection of conservatory and associated decking for Mr R Morrison and Ms S Owen	Awaiting information
6.10	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
6.11	82/08	Government House, Stanley	Fire precaution works and office extension for Foreign and Commonwealth Officer	Permit Issued
6.12	88/08	20 Drury Street, Stanley	Removal of chimney and extend lean-to for Ms J	Awaiting information

Item	Ref	Site	Proposal	Status
			Brock	
6.13	94/08	Mullet Creek Farm, East Falkland	Erection of dwelling for Mr & Mrs M Barlow	Awaiting information
6.14	95/08	2 Narrow View, Stanley	Detailed plans for erection of dwelling for Mr M McRae (Jnr)	Permit Issued
6.15	97/08	34 Eliza Crescent, Stanley	Extension to garage for Mr G Peck	Awaiting information
6.16	02/09	11 Jersey Road, Stanley	Extension to dwelling for Mr & Mrs R May	Awaiting information
6.17	07/09	7 Gleadell Close, Stanley	Erection of double garage for Mr L Joshua	Conditional permit issued
6.18	10/09	1-3 Lellman Way, Stanley	Erection of dwellings for Mr M K Summers	Awaiting information
6.19	11/09	Plot 1, Mink Park, Moody Brook Road, Stanley	Erection of dwelling for Mr A Cheema	Awaiting information
6.20	12/09	1 Brisbane Road, Stanley	Erection of dwelling for Mr R Macaskill	Conditional permit issued
6.21	13/09	1 Moody Street, Stanley	Erection of dwelling for Mr T Morris	Awaiting information
6.22	15/09	Land north of 17 Davis Street, Stanley	Erection of dwelling for Mr W Clasen & Miss D May	Awaiting information
6.23	20/09	The West Store, Ross Road, Stanley	Extension to store for FIG Ltd	Awaiting information
6.24	21/09	52 Davis Street, Stanley	Erection of front porch/conservatory for Mr N McKay	Awaiting information
6.25	22/09	10 Haskard Rise, Stanley	Detailed plans for erection of dwelling for Mr K Harris	Awaiting information
6.26	23/09	4 Fitzroy Road, Stanley	Internal alterations, new window, drainage and removal of chimney for FIC Ltd	Conditional permit issued

