

## **PLANNING AND BUILDING COMMITTEE**

### **Open Agenda**

**4 July 2018  
at 9.00 a.m**

Liberation Room  
Secretariat

#### Distribution List:

Hon Elsby  
Hon Spink  
Mr G Clement  
Mr R French  
Mrs R King-Clark  
Mr S Miller  
Mr B Summers

Director of Public works  
Chief Fire Officer  
Crown Counsel  
Head of Environmental Planning

THE PLANNING AND BUILDING COMMITTEE

**AGENDA**

*For meeting to be held on 4 July 2018*

*In the Liberation Room*

**PART I**

<b>Agenda Item No.</b>	<b>Item</b>
1	Apologies for absence
2	Declarations of interest
3	Minutes of the previous meeting
4	Actions arising from previous meeting  - Members update on Mobile home park update
5	Since last committee the following applications have been considered. Delegated Planning Applications (see table below 5.1). Building permits issued (6) Camp building permits (0) Occupation Certificates issued (0) Enforcement cases investigated/ lodged (0) Appeal cases lodged (0)
6	Determination of Planning and Building Applications – Reports attached as appendices <b>58/18/P - Erection of single storey shelter to provide permanent toilet facilities for tourists and local residents visiting Gypsy Cove.</b> <b>50/18/OUT - Outline Planning Permission to erect a two storey dwelling with associated drainage works and to create new road access at 3 Jeremy Moore Avenue East.</b> <b>57/18/C - Use Crown Permitted Development Rights to place 3 No. benches and 4 No. way markers adjacent to the existing footpath at Gypsy Cove.</b> <b>60/18/P - Erection of exhibition building with shop at land north of 8 VPC Road.</b> <b>62/18/B – New dwelling at Race point Farm Port San Carlos.</b>
7	Date of next meeting <b>1 August 2018</b>

**PART II**

8	Exclusion of Press and Public
9	Confirmation of the previous exempt minutes.  No minutes from previous meeting
10	Matters arising from the exempt minutes of previous meeting.  No matters arising from previous meeting
11	No reports attached

**Item 1           Apologies for absence**

**Item 2           Declaration of interest**

- 2.1           Members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda, and are reminded that if they have any personal interests of a prejudicial nature they must not participate in any discussion or vote on the matter and must leave the room.

**Item 3           Minutes of the previous meeting**

- 3.1           The minutes of the Planning and Building Committee meeting held on 6 June 2018 to be confirmed as a correct record and signed by the Chair.

**Item 4           Actions arising from the previous meeting.**

- 4.1           Actions arising from the previous meeting to be discussed by committee and any action taken forward.

**Item 5           Delegated Planning Applications**

- 5.1           The following applications have been determined under the scheme of delegation since the last P&B committee.

<b>Application Ref No.</b>	<b>Address</b>	<b>Proposal</b>
40/18/P	57 Sandy Woodward Road, Stanley	Variation to condition 2 pursuant to planning permission 74/17/PB to relocate dwelling within the site
41/18/P	26 John Street, Stanley	Subdivision of land to create an additional residential plot
43/18/P	3A Ross Road West, Stanley	Place pitched roof on top of existing flat roof garage. Overall height of garage 4 meters
44/18/PB	3A Brisbane Road, Stanley	Replace approval to build decking with a bathroom and bedroom extension using the same foundations built for the approved decking
46/18/P	FIC Land, North of	Construct a new bonded warehouse

	Airport Road, Stanley	
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**Item 6                    Determination of planning and building permit applications**

6.1                    The Committee are requested to consider the following planning and buildings applications and decide them in accordance with the Planning Officers recommendations, also taking into account the advice contained in the Planning Officers report.

**58/18/P - Erection of single storey shelter to provide permanent toilet facilities for tourists and local residents visiting Gypsy Cove.**

**50/18/OUT - Outline Planning Permission to erect a two storey dwelling with associated drainage works and to create new road access at 3 Jeremy Moore Avenue East.**

**57/18/C - Use Crown Permitted Development Rights to place 3 No. benches and 4 No. way markers adjacent to the existing footpath at Gypsy Cove.**

**60/18/P - Erection of exhibition building with shop at land north of 8 VPC Road.**

**62/18/B – New dwelling at Race point Farm Port San Carlos.**

**Item 7                    Date of next meeting**

1 August 2018

9.00 a.m Liberation Room

**Item 8                    Exclusion of Press and Public**

The Chair to move as follows:

“I move that the press and public be now excluded on the ground that the next items of business to be considered are to disclose exempt information under schedule 3 of the Committees (Public Access) Ordinance 2012.

**PART II Closed to the Press and Public**

**Item 9                    Confirmation of the exempt minutes of the previous meeting.**

No minutes from previous meeting.

**Item 10                  Matters arising from the exempt minutes of previous meeting.**

No matters arising.

## THE PLANNING AND BUILDING COMMITTEE

Liberation Room, Secretariat

6 June 2018

9.00 a.m

**These Minutes are draft until confirmed by the Chairman**

<b>Present:</b>	Hon Mr Elsby MLA Hon Mr Spink, MLA Mr Gary Clement Mr Brian Summers Mr Sam Miller Mrs Roxi – King Clark	Chair MLA Elsby MLA Spink GC BS SM RKC
<b>In Attendance:</b>	Gardner Fiddes Sarah Witherley (Head of Planning and Building Services) Nicholas Fu	CFO HPBS NF

### PART 1

1.	<u>Apologies for absence</u>			
	Mr Robert French, Colin Summers			
2.	<u>Declarations of Interest</u>			
	Brian Summers declared an interest in planning reference number 34/18/ADVERT - Erect sign to west of site by main entry to courtyard, sign will show area of site and opening hours. Also ancillary signs to be placed on buildings at the museum.			
3.	<u>Confirmation of the minutes of the previous meeting</u>			
	The minutes of the last meeting were confirmed as a true record.			
4.	<u>Matters arising from the previous meeting.</u>			
	No matters arising.			
5.	<u>Delegated Planning Applications</u>			
	Noted.			
Item	Ref	Site	Proposal	Applicant
6.1	34/18/ADVERT	Historic Dockyard Museum, Stanley	Erect sign to west of site by main entry to courtyard, sign will show area of site and opening hours. Also ancillary signs to be placed on buildings at the museum.	FI Museum and National Trust
NF introduced the application and noted the recommendation was to approve the application. NF discussed the siting of the signs and the information that would be displayed. He noted that the application had been presented to the Historic Buildings Committee (HBC) for their observations. No concerns were raised by either the HBC members or members of the community. It was recommended by all members to approve the application.				

Item	Ref	Site	Proposal	Applicant
	45/18/PB	21 Davis Street	Erection of a single storey dwelling for private accommodation, demolition of existing shed to create parking and access from Davis Street	Mr Triggs

NF presented the application to members. NF noted that it complied fully with the relevant planning policies and was recommended for approval subject to the conditions attached.

BS noted that there is a right of access running along the west of the site and this is the main access point used for visitors to the property 19 Davis Street. HPBS confirmed that right of access and land covenants were not material in the determination of planning applications. The planning department cannot regulate or enforce rights of access or matters pertaining to land covenants. HPBS noted that it is clear, from the red line around the site boundary, that the applicant has included the area in the application details and therefore any matters regarding access across the site by neighbours or visitors to 19 Davis Street would need to be addressed as a separate matter outside of planning. Issues of planning and issues of restrictive covenants are separate matters and are dealt with in completely different ways. NF confirmed that the occupiers of 19 Davis Street had been in to view the application details and made no written comments on the application.

Members were minded to approve the application.

The application was approved subject to the conditions attached in the Case Officers report.

Item	Ref	Site	Proposal	Applicant
	48/18/P	11 Narrows View	To put static caravan on land at rear of existing property (for use of family accommodation), Access via 8 Narrows View	

NF introduced the application with the recommendation to approve for a temporary two year period. CG raised concerns that this is a further application for the siting of a mobile home in the curtilage of a residential dwelling and yet no progress has been made by the Government in providing a permanent site for the siting of mobile homes. This matter was discussed at a previous P & B meeting where MLAs said they would raise the matter but nothing has been forthcoming.

All members considered that the need to provide an additional site for mobile homes is a priority and wished the matter to be raised and addressed by MLAs.

MLA Elsby asked whether the Planning department had put in measures to capture any upcoming expired temporary approvals. HPBS confirmed that the department had produced a database which captured all the temporary planning permissions and Officers would be required to check this weekly/monthly as unfortunately the software is limited and cannot highlight expiry dates direct to the appropriate officer. Members expressed their concerns regarding this and wished to know why better measures were not being put in place. HPBS said that she is looking at more advanced software for the department and would begin discussions with Synergy regarding this when capacity allowed. It is a priority for the department as better software would be beneficial to the productivity of the department.

Members debated the proposal further with the Chair asking Members to vote. Two members voted to refuse the application with the remaining 4 voting to approve. Each member submitted with their vote to approve the caveat that this area of housing need must be progressed as a priority.

The application was approved for a temporary period of 24 months.

Item	Ref	Site	Proposal	Applicant
	21/16/B	Fisheries Dept. Airport Rd.	Installation of internal alternations an loft access stair.	Fisheries Dept.

HPBS presented an update to members and confirmed that the works had been regulated and a building permit issued accordingly.

<b>8.</b>	<b>Date of next meeting</b>	
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	4 July 2018 9.00 a.m	
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### Exclusion of the Press and Public

The Chairman moved as follows:

“I move that the press and public be now excluded on the ground that the next items of business to be considered are likely to disclose exempt information under paragraph 7 and the headings of Schedule 3 of the Committee ( Public Access) Ordinance 2012

### **PART II (Exempt Agenda)**

<b>9.</b>	<b>Confirmation of the previous exempt minutes</b>
No previous minutes were attached	
<b>10.</b>	<b>Matters arising from the previous exempt meeting</b>
No matters arising	
<b>11.</b>	<b>No reporting matters.</b>



**Falkland Islands Government**  
**Planning and Building Committee**

**4 July 2018**

<b>Planning Application Reference Number:</b>	58/18/P		
<b>Proposal:</b>	Erection of a single storey shelter to provide permanent toilet facilities for tourists and local residents visiting Gypsy Cover		
<b>Site Address:</b>	Gypsy Cove car park		
<b>Applicant:</b>	PWD on behalf of FITB		
<b>Agent:</b>	PWD		
<b>Valid Date:</b>	30 May 2018	<b>Expiry Date:</b>	20 July 2018





## 1. Introduction

- 1.1 The application is brought before committee as it is considered to be of significance as determined by the Governments Planning Officer and falls out with the scheme of delegation.
- 1.2 It is recommended for approval.

## 2. Description of the site and proposals

- 2.1 The application seeks FULL planning consent for the erection of a single storey, flat roof toilet and shelter block located within the Gypsy Cove car parking area.
- 2.2 The following would be provided:  
3x female cubicles  
1x male cubicles with 3 x urinals  
1 x accessible cubicle (unisex)
- 2.3 The system would be waterless with the wash hand basins being substituted for hand sanitizer dispensers.
- 2.4 The proposal would be constructed with a timber frame surrounded by gabion baskets filled with local quarried rock and stones with grass roof.
- 2.5 The site is located within the Stanley Common National Nature Reserve.
- 2.6 The proposal has been considered having regard to the Planning (Environmental Impact Assessment) Regulations 2015. A screening opinion has been carried out which concludes that the proposal is not likely to have a significant effect on the environment, therefore, not EIA development.

## 3. Site History

Planning Application History:	104/10/2007 – siting of coach tea rooms at Gypsy cove car park – Approved for temporary period
Planning Enforcement History:	Above planning history. Now concluded.

## 4. Consultee Responses

Department of Public Works:	Application 58/18/P has been submitted on behalf of PWD. We have worked with OCE to prepare the submission and therefore have no further comments to add.
Chief Fire Officer:	N/A
Building Control Officer:	N/A
Environment Officer	Supports the application. No harm would be caused to the surrounding environment as a result of this proposal
Natural Resources	In terms of land use, nature of construction, etc., I have no particular comments.

## 5. Neighbour notification

Number of Neighbours Notified:	0
Number of Objections:	6

Number of Support:	0
Number of General Comments:	0

## 6. Summary of Responses

- None received.

## 7. Publicity

Date of advert in Penguin News	8 June 2018
Date Notice Placed on Secretariat Notice Board	
Date Site notice was displayed	16 June 2018

## 8. Planning Policy

### Falkland Islands Structure plan policies

SP1: Supporting Development  
 SP2: Distribution of Development  
 SP3: Infrastructure  
 SP4: Sustainable Development Principles  
 SP5: Historic and Natural Environment  
 SP8: Rivers, Coastal Areas and Territorial Sea

### Local Plan policies: Stanley Town Plan

TP1: Development zones  
 TP2: Development of Stanley  
 TP10: Open Space  
 TP12: General Amenity

## 9. Material Considerations

Stanley Common Ordinance  
 National Nature Reserve designation

## 10. Appraisal

### Structure Plan Policies

- 10.1 Policy SP1 of the Falkland Islands Structure Plan seeks to support developments that accord with the policies contained therein, unless, material considerations indicate otherwise and recommend that they be approved without unnecessary delay.
- 10.2 The distribution of development across the Falkland Islands is carefully considered within the policy requirements of Policy SP2 which states proposals that maintain and enhance open spaces will be supported where they represent a more sustainable use of the existing land use.
- 10.3 Policy 3 supports proposals where they can be accommodated by existing infrastructure or where the proposals include making provision of new or improved infrastructure, subject to compliance with other relevant policies including policies SP4 and SP5.

10.4

Policy SP4 goes further in its requirements to ensure sustainable developments and sets out a number of criteria that development proposals need to comply with. These criteria seek to protect and enhance the general amenity of the area by ensuring the proposal is of appropriate design and layout and any unacceptable impacts on the local amenity are avoided or mitigated against. Policy SP4 also requires proposals to sit comfortably alongside the predominant use of the area and that proposals must show how the site can be capable of being serviced appropriately.

10.5

In considering proposals against the above requirement, regard will be given to the economic, social and environmental benefits of the proposal. Policy SP4 makes it clear that proposals will not be supported which pose an unacceptable risk to the environment, result in a significant reduction in air or water quality or compromise the health and safety at the site or surroundings.

10.6

Gypsy Cove (as part of Cape Pembroke) was designated a Wild Animal and Bird Sanctuary in 1973 under the Wild Animals and Birds Protection Ordinance 1964. This designation was superseded by the Conservation of Wildlife and Nature Ordinance (CWN) 1999 which established National Nature Reserves. By virtue of section 13(2) of the CWN 1999, Stanley Common (including Gypsy Cove) was re-designated a National Nature Reserve (NNR).

10.7

Within Policy SP5 this area therefore affords a high level of protection. Proposals within this areas should not have any significant adverse impact on species protected by law, including their habitat, and should not adversely affect the integrity of any internationally or nationally designated nature conservation site. If there is no suitable alternative location for the development, the proposal must demonstrate that there are no alternative solutions and that there are imperative reasons of overriding public interest to allow the proposal to go ahead. Proposals must also demonstrate, through appropriate evidence that they have overcome any potential impacts.

#### Town Plan Policies

10.8

The proposal sits within Zone 8 and Zone 9 designated in Policy TP1. These zones set broad terms of what development can take place within them. Whilst not overly prescriptive, it is considered that the requirements and expectations of development within zoned areas are appropriate. Flexibility may be allowed where there is clear evidence to do so.

10.9

Policy TP2 aligns the aforementioned with the principles contained within the structure policies; SP1, SP2 and SP3 and compliance with this policy would be subject to meeting with the relevant principles contained therein.

10.10

TP3 aligns with Policy SP2 and supports the provision of land for office, leisure, retail, community and opens spaces, subject to the retention and improvement of land developed or use as open space.

10.11

The application site is located on Stanley Common National Nature Reserve (SC CP NNR). By broad definition, The Stanley Common is land dedicated as open amenity space to which the public has open access.

10.12

When considering applications that have the potential to impact on a designated area such as the SC NNR, substantial weight should be given to any potential harm caused as a result of the proposal. Any special circumstances that come forward as part of the justification for the proposal, which is a requirement under Policy SP2 and SP5 requirements, will not exist unless the harm to the area by reason of inappropriateness,

and other harm, is clearly outweighed by other considerations.

- 10.13 The proposed development would replace a temporary solution with a more permanent structure. The proposal has been designed by architects who have followed the clients brief and that of the design board. The design carefully considers the surrounding landscape and sits well within the contours of the site. Having regard to the above and the underlying principles contained within the relevant structure plans and town plan policies, development of this type at this location would be considered appropriate, and would, therefore, not have a significant harmful effect on the SC NNR.
- 10.15 It is recognised by FIG that by improving both visitor and local visitor experiences there are wider economic and social benefits to the Falkland Islands. Therefore it is considered, given the need for the development, its design, scale and form of the proposal, the proposal would amount to special circumstances to allow the proposal on the SC NNR and not harm the openness and character of the area.

#### The impact on the Stanley Common.

- 10.16 Consideration has to be given to the existing use of the area and the landscape character. The site area is currently used as a car parking area and accommodates temporary toilets within the summer season. The area is designated as a National Nature Reserve and currently the area is open to members of the public to freely roam and enjoy the openness and character of the area. It is protected for its unique beauty, flora, fauna and physiographical features.
- 10.17 The Environment Officer on behalf of FIG supported the application and was keen to see the installation of a more permanent toilet/shelter facility. It was not considered there would be any detriment to the surrounding habitats and protected species.
- 10.18 Comments were also received from the FIG Director of Natural Resources, who noted that there would be no land use issues.

#### Environmental Impact Assessment

- 10.19 The proposal was screened as not having a significant effect on the environment and therefore not EIA development.

#### Existing and proposed services

- 10.20 The site currently has no services running up to it, however, the toilets have been recommended by the Director of Public Works for their sustainability and technical specifications.

#### Economic benefits.

- 10.21 Developments that seek to increase the economic activity of Falkland Islanders businesses are actively encouraged, particularly developments that assist with tourism. FIG's overarching principle is to consider such developments favourably subject to them being sustainable and therefore contributing to the overall economic, social and environmental fabric of the islands.
- 10.22 It is considered, given the nature of the development that the proposed location for this development is the most appropriate. No other comparable site would be suitable given that it is to provide a public service to visiting tourist/locals at this key tourist destination.

#### Summary

- 10.23 Having regard to the above policy assessment and the expert advice, it is considered that the proposal would not impact upon the openness of the area as a result of its scale and form. It is concluded, therefore, that the proposal would not be inappropriate to the area and would not have a significant adverse impact on the character of the area and the special qualities for which it is protected. For these reasons the proposal accords with the relevant planning policies relating to the Stanley Common National Nature reserve.

## **11. Conclusion**

- 11.1 Having regard to the above assessment, it is considered that the proposal does not conflict with the relevant aforementioned policies of the Development Plan and consequently is considered to constitute sustainable development.
- 11.2 The application site is within a designated area namely the Stanley Common and would not adversely affect the special character and appearance of the area. There are no material planning considerations to suggest otherwise. There are significant economic and social benefits.

## **12. Recommendation**

### **APPROVE the application for the following reasons:**

The proposal complies with the following policies of the Development Plan policies and consequently is considered to constitute sustainable development.

The application site is within a designated area and would not adversely affect the special character and appearance of the area. There are no adverse environmental impacts that would significantly and demonstrably outweigh the economic and social benefits that would result from the proposed development.

Therefore the proposal complies with the following Falkland Islands Structure plan policies;

SP1: Supporting Development

SP2: Distribution of Development

SP3: Infrastructure

SP4: Sustainable Development Principles

SP5: Historic and Natural Environment

SP8: Rivers, Coastal Areas and Territorial Sea; and the following Local Plan policies: Stanley Town Plan;

TP1: Development zones

TP2: Development of Stanley

TP10: Open Space

TP12: General Amenity

And subject to the following conditions.

Condition 1 The development, hereby approved, shall begin before the expiration of five years from the date of this permission.

Reason To comply with Section 49 of the Planning Ordinance 1991.

Condition 2 The development, hereby approved, shall not be carried out except in complete accordance with the details shown on the submitted plans;

Location Plan

Site Plan  
Proposed Elevations  
Proposed Floor Plans  
Architects Impressions

Reason            For the avoidance of doubt and to ensure the proposed development is carried out as approved.

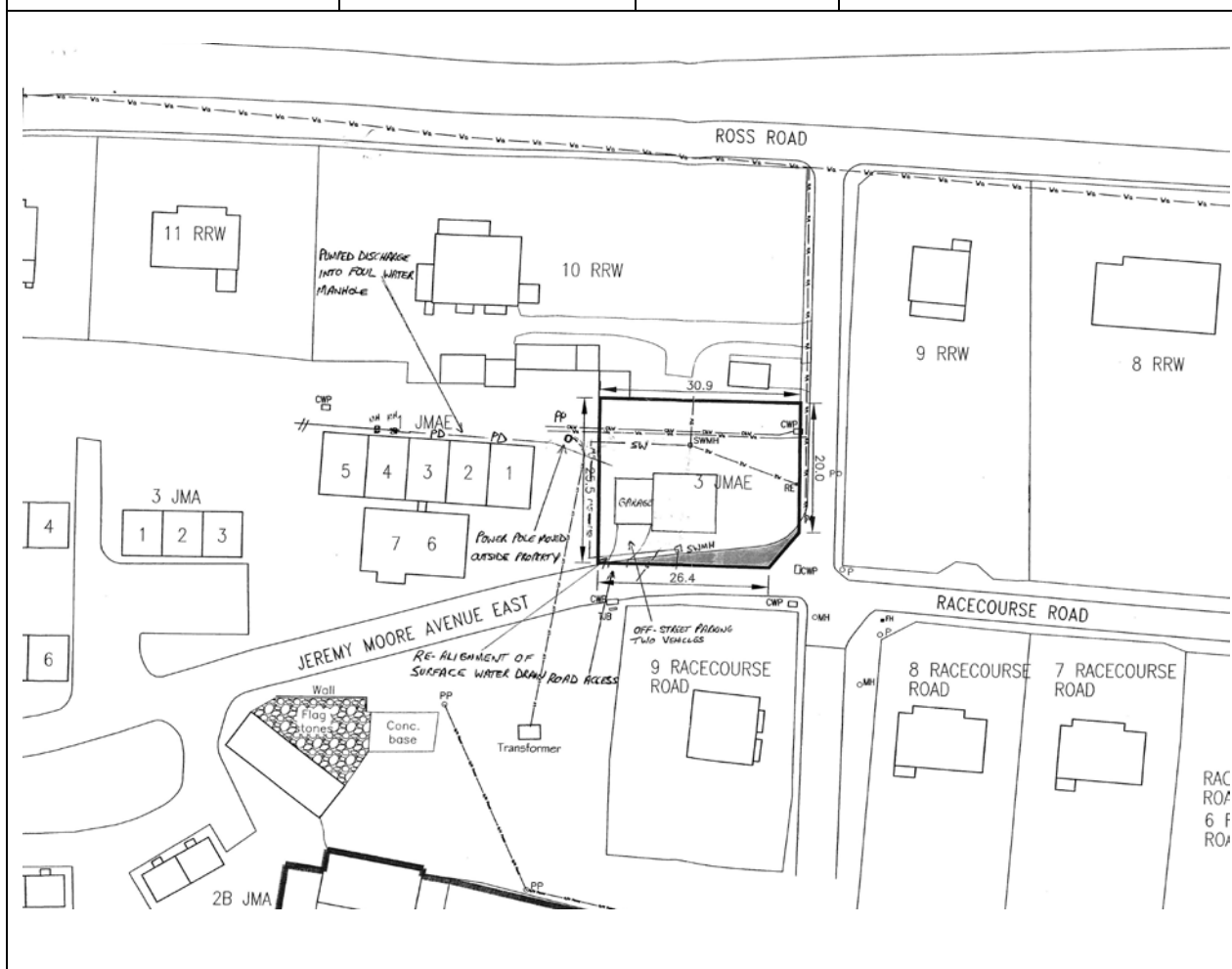
**Background Papers: Planning Application File Reference**



**Falkland Islands Government**  
**Planning and Building Committee**

**4 July 2018**

<b>Planning Application Reference Number:</b>	50/18/OUT		
<b>Proposal:</b>	Outline Planning Permission to erect a two storey dwelling with associated drainage works and to create new road access		
<b>Site Address:</b>	3 Jeremy Moore Avenue East, Stanley		
<b>Applicant:</b>	Mr & Mrs Bruce & Sue Wilks		
<b>Agent:</b>	N/A		
<b>Valid Date:</b>	21 May 2018	<b>Expiry Date:</b>	16 July 2018



## 1. Introduction

- 1.1 The application is brought before committee as it was called in by a member of the planning and buildings committee for determination.
- 1.2 It is recommended for approval.

## 2. Description of the site and proposals

- 2.1 The proposal seeks OUTLINE planning approval to erect a two-storey dwelling with integral garage at 3 Jeremy Moore Avenue East. The erection a dwelling in this location was granted an in principle approval via a time lapsed planning consent ref 145/05/P.
- 2.2 The application site sits within a residential area to the west of the Stanley main town. The site accommodates a corner site at the northwest corner of junction of Racecourse Road and Jeremy Moore Avenue. Stanley Racecourse is located approximately 75m to the south.
- 2.3 There are three listed buildings and structures within the surrounding locality of the application site, these include, Sullivan House to the north west, the Pigeon Loft to the west of Sullivan House, and the Old Stable on Racecourse Road to the southwest of the site.
- 2.4 The site has a noticeable south to north slopping topography, and the proposed dwellinghouse would sit at the southwest of the site. The property is proposed to be two storeys with an integral garage. The application was submitted in outline and no detail regarding the housing design was included.
- 2.5 The proposed access would be located at the southwest corner of the site, adjacent to the existing parking area of the 1 Jeremy Moore Avenue East flats. The driveway leading to the garage would provide off-street parking provision.
- 2.6 The proposal seeks to divert the existing underground and overhead service lines. The existing surface water drain which runs through the middle of the site would be diverted to run along the west boundary. The electric pole which is currently standing at the northwest corner of the site would be relocated outside the site. Surface water is proposed to connect to the diverted pipe, and foul water is proposed to connect to the existing pumped foul water discharge at 1 Jeremy Moore Avenue East.

## 3. Site History

Planning Application History:	<b>145/05/P</b> – Outline permission for erection of dwelling – Approved
Planning Enforcement History:	N/A

## 4. Consultee Responses

Department of Public Works:	<ul style="list-style-type: none"><li>Developer to be responsible for costs for relocation of surface water pipe work, pumped sewage system and relocation of overhead pole.</li><li>All the above works to be agreed and signed off by PWD.</li></ul>
Chief Fire Officer:	N/A



Building Control Officer:	N/A
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## 5. Neighbour notification

Number of Neighbours Notified:	8
Number of Objections:	0
Number of Support:	0
Number of General Comments:	0

## 6. Summary of Responses

None Received

## 7. Publicity

Date of advert in Penguin News	25 May 2018 & 1 June 2018
Date Notice Placed on Secretariat Notice Board	N/A
Date of Site Notice was displayed	N/A

## 8. Planning Policy

### Falkland Islands Structure Plan

Policy SP4: Sustainable Development Principles

Policy SP5: Historic and Natural Environment

### Local Plan: Stanley Town Plan

Policy TP1: Development Zones

Policy TP6: Housing

Policy TP9: Stanley's Heritage

Policy TP11: Transport Infrastructure and Management

## 9. Material Considerations

Nearby designated buildings

## 10. Appraisal

- 10.1 The main issues in the consideration of this application are:
- the principle of development,
  - impact on surrounding amenities and neighbouring properties;
  - impact on the surrounding designated buildings; and
  - parking and access.

### Principle of Development

- 10.2 The application site sits within an established residential area as identified on the Stanley Town Map. Policies TP1 and TP6 considered that proposal for housing development within established residential area would be supported, subject to compliance with other relevant policy requirements. Therefore, it is considered that the principle of development in this location is acceptable, and the proposal would accord with Policies TP1 and TP6.

### Impact on local amenity and neighbouring residents

- 10.3 Policies SP4 and TP6 seek to ensure developments are of appropriate design, scale and layout that respect the character of the site and surrounding area. Housing developments should ensure adequate privacy, access to daylight and sunlight, and should not result in an overbearing presence or overlooking into neighbouring properties.
- 10.4 While it is recognised that there are different housing types and design in the surrounding area, most two storey properties in this area are fronting Ross Road West, which take advantage of the south to north sloping topography of the area and give an impression of single storey when viewing from Jeremy Moore Avenue. The houses on Jeremy Moore Avenue are predominately single storey, but they are raised from ground level and appear to be taller than the single storey properties when viewing from the north, due to the gradient of the site. The property directly to the west of the site, No 1, Jeremy Moore Avenue has an approximate height of 5.5 metres mid point of the site.
- 10.5 To respect the character of the area and to prevent the property from dominating the streetscape, it is considered appropriate, should the application be approved, to attach a planning condition ensuring the height of the proposed dwelling does not exceed the height of the neighbouring property No 1 Jeremy Moore Avenue. A thoughtful design would not restrict the development of a two storey dwelling at this location, particularly given the sloping topography of the site.
- 10.6 The development plot is of comparable size with other residential plots throughout Stanley, and could accommodate a residential unit conformably without resulting in any detrimental impact to neighbouring living conditions. The footprint of the proposed dwelling as shown on the application details would be appropriate for this location. The proposed house would sit centrally with the garage to the west of the site and fronting Jeremy Moore Avenue East. The siting of the proposed dwelling is considered satisfactory and would be sufficiently separated from neighbouring properties. Subject to suitable design, the proposal would not result in any overlooking into the neighbouring dwellings or result in an overbearing impact or loss of daylight and privacy.
- 10.7 According to Policy TP6, the height of exposed foundations should not be excessive. Due to the sloping topography of the site and to safeguard visual amenity of the area, it is considered appropriate should the development be approved to attach a condition preventing excessive exposed foundations.
- 10.8 It is considered that a dwellinghouse without comprising neighbour amenity is achievable in this location, and the proposal is therefore considered to accord with Policies SP4 and TP6.

#### Impacts on surrounding designated buildings

- 10.9 Whilst there are three designated buildings within the area, the siting and position of the proposed dwelling is considered acceptable. It is also sufficiently separated from these designated building and is not considered to cause any harm to their historic character given the separation distance and existing structures seen throughout the locality.

#### Parking and Access

- 10.10 It is appreciated that the plot is a corner site, and the proposed access would be located to the southwest corner, more than 20m from the junction and adjacent to the existing access to the neighbouring property. This is considered to be a suitable

location and would not result in any highway safety concerns.

- 10.11 The proposal includes an integral garage, and the driveway leading to the garage would also provide sufficient spaces for parking of 2 vehicles. The parking provision accords with the requirement set out in Policy TP11.
- 10.12 It is noted that part of the south of the application site overlaps with the existing highway of Jeremy Moore Avenue East. The Land Conveyance attached as part of the application details shows that this strip of land forms part of the land which is under the applicant's ownership. The proposed access and dwelling is located to the west of the site and would not affect the junction of Jeremy Moore Avenue and Racecourse Road. Moreover, the FIG Highway Engineer was consulted on this application and he has no adverse comment. It is also worth noting that land/boundary disputes are not material planning consideration. Any issues regarding this overlapping of land shall be discussed between the applicant and relevant government department.

#### Drainage and Sewerage

- 10.13 It is noted that the proposed alteration to existing drainage and services lines would be at the developer's cost, this is however not a material planning consideration. This application is submitted in outline, and the applicant shall demonstrate adequate and sufficient drainage provision in the reserved matter stage.

#### Material planning consideration

- 10.14 A member of the P & B committee requested the application be called in for determination by the committee. No material planning reasons were presented.
- 10.15 It is considered, therefore, having taken all relevant planning matters into account, and having carried out the appropriate assessment there are no material planning considerations that override the weight given to the development plan policies.

### **11. Conclusion**

The principle of erecting a residential dwelling in this location is considered acceptable. Given the context of the site and its relationship with the surrounding area, it is considered that a two-storey dwelling in this location, without compromising the local and neighbouring amenities, is achievable. The proposed access and parking are considered acceptable. The proposal is, therefore, considered to accord with Policies SP4, SP5, TP1, TP6, TP9 and TP11 of the Falkland Islands Development Plan.

### **12. Recommendation**

That this application be GRANTED permission for the following reasons:

The proposed development considered in principle as acceptable. Subject to a suitable design, the proposed two-storey dwelling would not result in any adverse impact to the local and neighbouring amenities. The proposed access and parking provision are considered acceptable, and would not impose highway and pedestrian safety concerns. It is therefore considered that the proposal accords with relevant policies of the Falkland Islands Development Plan 2015:

#### **Falkland Islands Structure Plan**

Policy SP4: Sustainable Development Principles

Policy SP5: Historic and Natural Environment

**Local Plan: Stanley Town Plan**

Policy TP1: Development Zones

Policy TP6: Housing

Policy TP9: Stanley's Heritage

Policy TP11: Transport Infrastructure and Management

And subject to the following conditions

**Time Constraints**

Condition 1      The permission granted is an outline permission under the provisions of Section 50 of the Planning Ordinance 1991 and approval of the following reserved matters must be obtained before development commences on the site and not later than the expiration of three years beginning with the date of this permission:

- (a) the siting, design and external appearance of any building or buildings;
- (b) the landscaping of the site;
- (c) the means of access to the site from the public road.

Reason            To comply with Section 50 of the Planning Ordinance 1991

Condition 2      The development to which this permission relates must be begun not later than whichever is the later of the following dates

- (a) the expiration of five years from the date of this permission,
- (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason            To comply with Section 50 of the Planning Ordinance 1991

**Approved Details**

Condition 3      The development, hereby approved, shall not be carried out except in complete accordance with the details shown on the submitted plans:

Existing site plan  
Proposed site plan  
Crown Grant No. 606 (Conveyance)

Reason            For the avoidance of doubt and to ensure the proposed development is carried out as approved.

Condition 4      No part of the development to which this planning permission in principle relates shall commence until all of the matters specified below have been approved on application (herein after called "the reserved matters" ) by the Falkland islands Planning Department:

- a) A location plan at 1:1250 clearly identifying the site boundary in red alongside neighbouring properties and their boundaries.
- b) A detailed site layout at a scale of 1:500 of the proposed development showing the following information:
  - 1. All buildings, roads, means of access, parking areas, bin store, oil tanks, landscaping and boundary treatments;
  - 2. The design and external appearance of the development, including

details of the materials and colours to be used throughout the external elements;

3. Cross sections showing existing and proposed levels of the site and showing any underbuilding not exceeding 1000mm;
4. The method and siting of the surface water and foul drainage for the development;
5. A drawing showing the height of the development in relation to the neighbouring properties

The development shall then be implemented in accordance with the approved details and maintained throughout the lifetime of the development.

Reason Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

Condition 5 The height of the development is to be no greater than the height of the neighbouring property to the west, namely 1 Jeremy Moore Avenue East.

Reason In the interest of visual and neighbouring amenity.

Condition 6 Throughout the life of the development to which this planning permission relates there shall be no exposed underbuilding more than 1000mm deep.

Reason To reduce the impact of the development in the interests of visual amenity of the area, in accordance with Policy TP6 of the Falkland Islands Development Plan 2015.

### **Access and parking**

Condition 7 Notwithstanding the details submitted, prior to first occupation of the developments, hereby approved, two parking spaces shall be provided within the curtilage of the application site, each parking space shall be no less than 2.5 metres x 5 metres and surfaced in:

- compacted stone underlain by a geo-textile material;
- tarmac underlain by a geo-textile material; or
- concrete.

The works are to be implemented and retained thereafter.

Reason In the interests of pedestrian and highway safety. The requirement for a geo-textile material underneath compacted stone or tarmac is to prevent the parking spaces sinking at the edges and the usable area being reduced.

Condition 8 The new access created in relation to the development, hereby approved, shall be in accordance with the Guidance notes for Visibility at Accesses and Junctions as attached to this permission. The works are to be maintained and retained thereafter.

Reason To ensure pedestrian and highway safety and safe access and egress from the site, in accordance with Policy TP11 of the Falkland Islands Development Plan 2015.

## INFORMATIVE

### Relocation of existing underground and overhead services

Please note DPW's comments:

- Developer to be responsible for costs for relocation of surface water pipe work, pumped sewage system and relocation of overhead pole.
- All the above works to be agreed and signed off by PWD.

### To install dropped kerbs

Please contact: Roads Engineer, Public Works Department

Tel: 27387 / email: [roadsengineer@megabid.gov.fk](mailto:roadsengineer@megabid.gov.fk)

A site visit will be arranged and the works agreed and appropriate charge for these indicated.

Please note that you will need to cite your planning permission reference number. The timing of the works will be based on your requirements, but may be impacted by other programmed works and the availability of resources

### **Background Papers:**

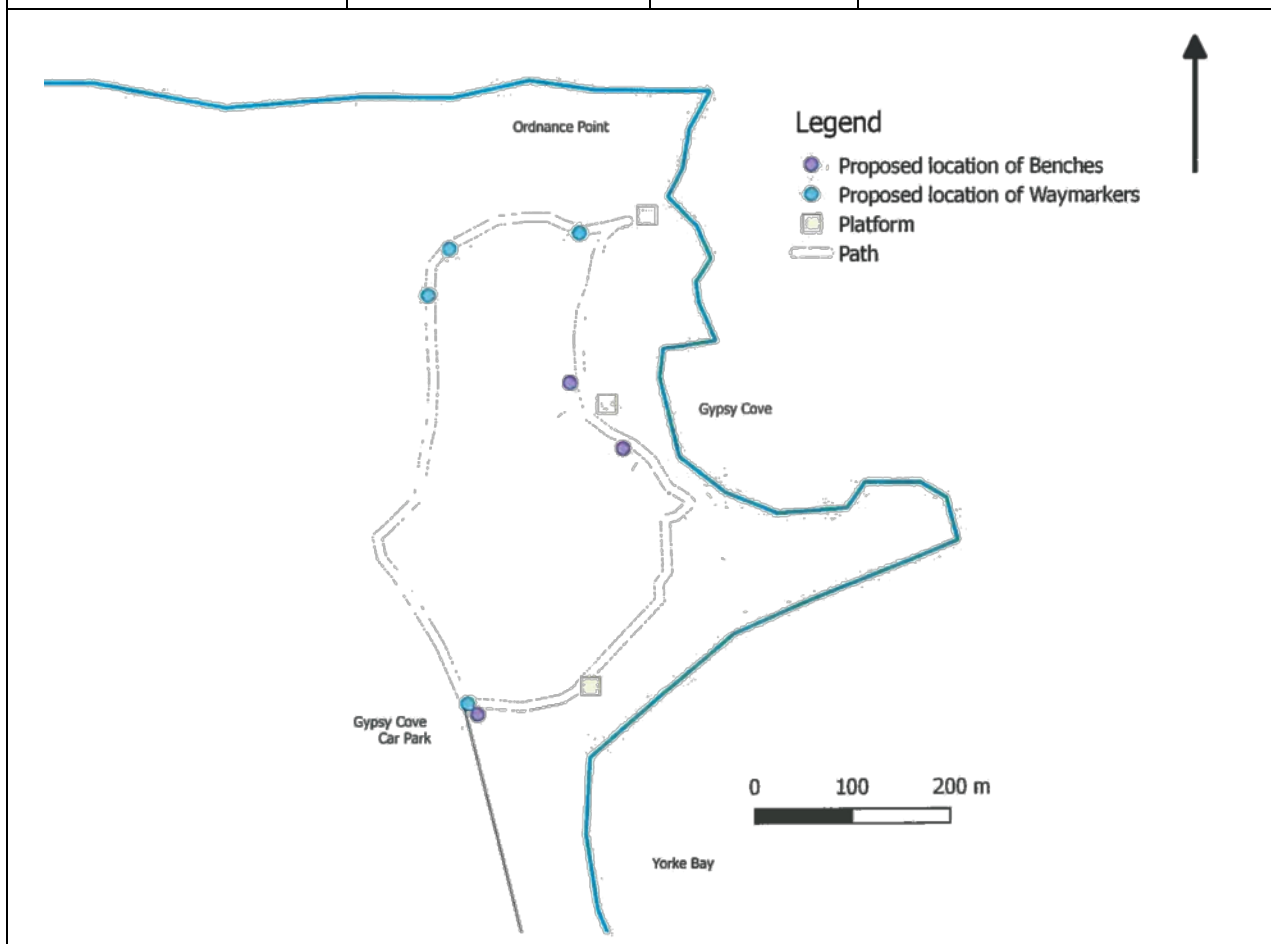
**145/05/P**



**Falkland Islands Government**  
**Planning and Building Committee**

**4 July 2018**

<b>Planning Application Reference Number:</b>	57/18/C		
<b>Proposal:</b>	Notification of Crown Permitted Development Rights to place 3 No. benches and 4 No. way markers adjacent to the existing footpath		
<b>Site Address:</b>	Gypsy Cove Recreation Area		
<b>Applicant:</b>	Public Works Department, Falkland Islands Government		
<b>Agent:</b>	N/A		
<b>Valid Date:</b>	25 May 2018	<b>Expiry Date:</b>	20 July 2018



## 1. Introduction

- 1.1 The proposal is brought before committee for consultation on exercising Crown Permitted Development Rights.
- 1.2 The proposed development falls within permitted development. As this is not an application made under the Planning Ordinance, the Committee is not required to make a decision, but to comment on whether the proposal should be amended or implemented according to the details submitted.

## 2. Description of the site and proposals

- 2.1 The proposal would place 3 benches and 4 way markers along the existing footpath on Gypsy Cove.
- 2.2 Two of the three proposed benches would be placed near the existing viewing platform along the footpath, and the other one would be next to the Gypsy Cove parking area. The four way-markers would be placed along the footpath to indicate directions.
- 2.3 The benches and way-markers would be in recycled plastic materials and colour brown. They would be secured in place by using earth anchor.

## 3. Site History

Planning Application History:	<b>58/18/P</b> – Erection of a single storey shelter to provide permanent toilet facilities for tourists visiting Gypsy Cove and for local residents – Awaiting decision
Planning Enforcement History:	N/A

## 4. Consultee Responses

Department of Public Works:	<ul style="list-style-type: none"><li>The bench and marker in the area nearest the carpark should be deferred until works on the toilet are completed.</li><li>Assume a concrete base will be required for locating the benches</li></ul>
Chief Fire Officer:	N/A
Building Control Officer:	N/A
Crown Counsel:	If the proposed benches fall into Permitted Development rights, there are no Common Land issues in respect of them being placed there.

## 5. Neighbour notification

Number of Neighbours Notified:	0
Number of Objections:	0
Number of Support:	0
Number of General Comments:	0

## 6. Summary of Responses

None Received

## 7. Publicity



Date of advert in Penguin News	1 June 2018
Date Notice Placed on Secretariat Notice Board	N/A
Date of Site Notice was displayed	N/A

## 8. Planning Policy

### Falkland Islands Structure plan policies

Policy SP1: Supporting Development  
Policy SP4: Sustainable Development Principles  
Policy SP5: Historic and Natural Environment

### Local Plan policies: Stanley Town Plan

Policy TP1: Development Zones  
Policy TP10: Open Space  
Policy TP12: General Amenity

## 9. Material Considerations

Stanley Common

## 10. Appraisal

### Planning Law Position

- 10.1 This proposal submitted by the FIG seeks to place benches and way markers along the existing footpath on Gypsy Cove. The Gypsy Cove Recreation Area is within 10 kilometres from the Cathedral spire, and according to paragraph 4 of the Order, Part 1 of Schedule 2 of the General Development Order (GDO) therefore applies to the proposal site.
- 10.2 Class K of Part 1 of Schedule 2 of the GDO permits minor public works carried out by the Crown, which reads:
- CLASS K  
MINOR PUBLIC WORKS**
- (1) The erection or construction and the maintenance, improvement or other alteration by the Crown of lamp standards, posting boxes, public shelters and seats, fire alarms, refuse bins or baskets and similar structures or works.
- (2) The carrying out by the Crown or its authorized contractor of works for the maintenance, improvement or landscaping of land owned by it.
- 10.3 Having regards to the details submitted, it is considered that the proposal falls within the abovementioned Class K of the permitted development, and planning permission is granted under paragraph 4 of the GDO.
- 10.4 The Crown Counsel, during consultation, advised that the proposal has no Common Land issues as it falls within Permitted Development Rights.

### Material Planning Considerations

- 10.5 It is considered as part of the consultation exercise to appraise the development against the relevant planning policies.

- 10.6 The proposal falls within permitted development and thus planning permission is granted in accordance with the GDO. The principle of development is established and considered acceptable.
- 10.7 The Falkland Islands Development Plan set out a presumption in favour of sustainable development. According to Policy SP1, proposal that accord with the relevant policies contained in the Development Plan will be supported and approved without delay.
- 10.8 The application site falls within Stanley Common and Zone 8 (Cape Pembroke) on the Stanley Town Map. According to Policy TP1, this area is designated as a National Nature Reserve, and the aim is to protect and retaining its use and availability to the public for recreational activity. Policy TP10 supports proposals which contribute to the appropriate use and management of the Common. The proposed benches and way markers along the existing footpath would be public facilities. It is considered that the proposal would be beneficial to improve the quality and visitors experience of the area as an accessible and popular recreational space within Stanley Common. The proposal is considered to accord with the principle of sustainable development, and complies with Policy SP1, TP1 and TP10.

#### Impacts on natural environment and Stanley Common

- 10.9 Given the scale and nature of the development, it is considered that the proposal would have negligible impact to the natural environment. It would not affect the integrity of the Cape Pembroke National Nature Reserve or impact on the natural habitat and biodiversity of the area. The proposal would not result in any loss of or alteration in the boundaries of Common Land.
- 10.10 Whilst the proposed benches and way markers would be plastic in material, it would be coloured brown and give an impression of wooden texture. The choice of materials and colours is considered acceptable and fits comfortably within the landscape. The locations of these structures are also acceptable and would not affect the environmental and amenity quality of the area.
- 10.11 The proposed benches and way makers is considered to be public improvement work which would improve amenity and make a positive contribution to the quality of public open space. The proposal is therefore considered to accord with Policies SP4, SP5, TP10 and TP12 of the Falkland Islands Development Plan 2015.

## **11. Conclusion**

The proposal falls within permitted development. No objections from any member of the public were received regarding the proposed development.

It is recommended the development be implemented according to the details submitted.

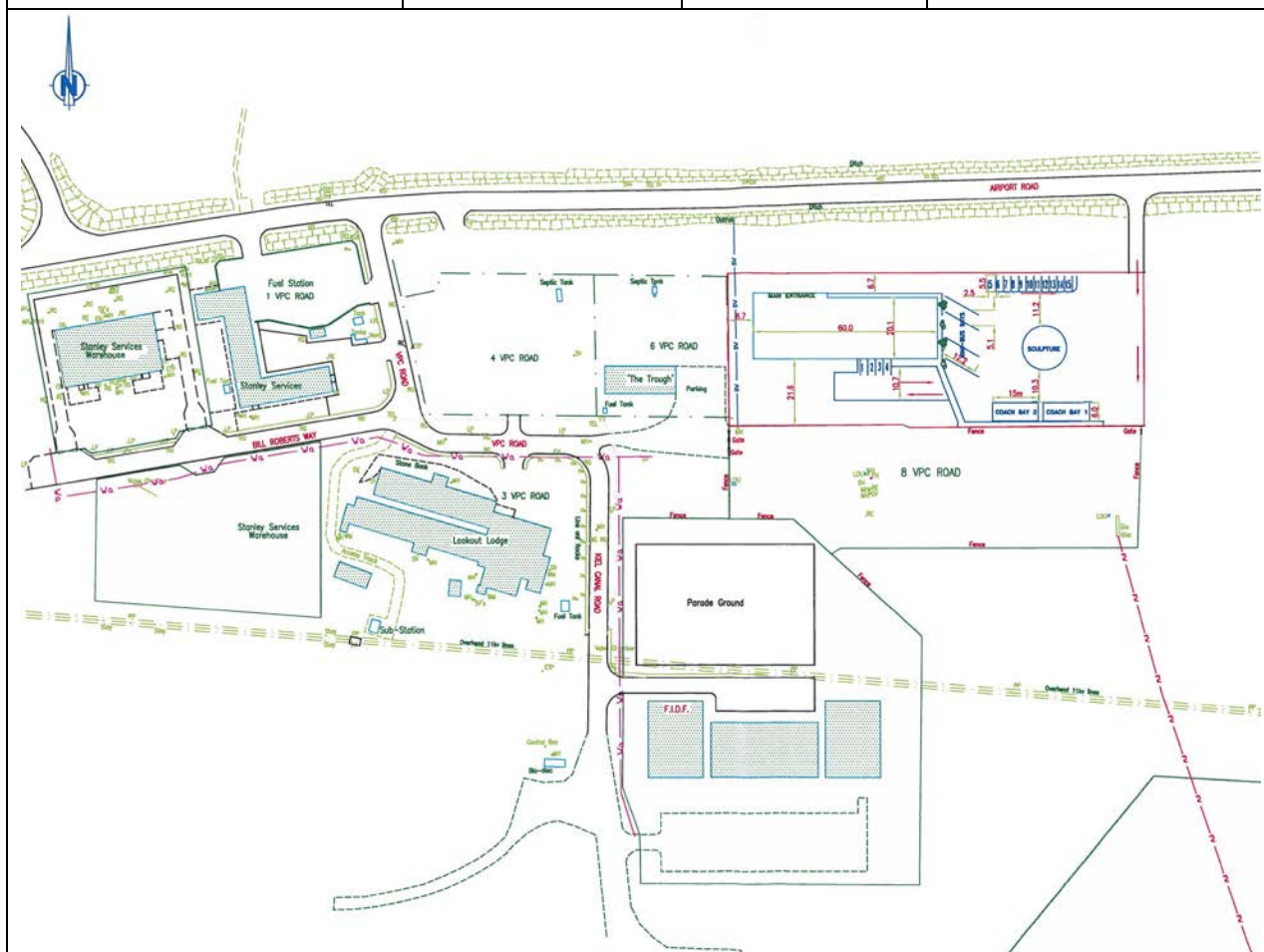
## **Background Papers:**



**Falkland Islands Government**  
**Planning and Building Committee**

**4 July 2018**

<b>Planning Application Reference Number:</b>	60/18/P		
<b>Proposal:</b>	Erection of exhibition building with shop		
<b>Site Address:</b>	North of 8 VPC Road, Stanley		
<b>Applicant:</b>	Falkland Islands Museum & National Trust		
<b>Agent:</b>	Falklands Planning Consultancy		
<b>Valid Date:</b>	5 June 2018	<b>Expiry Date:</b>	31 July 2018



## 1. Introduction

- 1.1 The application is brought before committee as it is considered to be of significance as determined by the Governments Planning Officer and falls out with the scheme of delegation.
- 1.2 It is recommended for approval.

## 2. Description of the site and proposals

- 2.1 The proposal seeks to erect a steel-frame building to house a museum exhibition area, storage facility and museum shop.
- 2.2 The application site is located to the east of 'the Trough', north of the FIDF and approximately 30m to the south of Bypass Road. The site measures roughly 135m by 50m and runs parallel to the Bypass Road. The land is currently undeveloped.
- 2.3 This application benefits from the previous outline planning permission ref 66/16/P to erect a steel-frame museum exhibitions and storage building with access direct from the Bypass Road from the east end of the application site.
- 2.4 The current FULL planning application shows a similar proposal as the previously approved OUTLINE planning application.
- 2.5 The proposed building would sit at the west of the site, and the eastern part of the site would be mainly for parking and vehicle manoeuvring. The proposed building measures approximately 60m by 20m. It is linear in form with a pitched roof design, and the height to the ridge is approximately 7.7m. The building would be finished with metal cladding in different shades of blue, and the metal roof panels are proposed to be grey in colour. The large cargo door would be to the east facing the parking area, and the visitor entrance would be on the north facing elevation.
- 2.6 Access would be located at the east end of the application site and via a new egress/ingress point direct onto and from Bypass Road. This arrangement is the same as the previous permission ref 66/16/P. New to this application is the introduction of a one-way system within the site, which vehicles would follow a one-way circuit clockwise around the parking area.
- 2.7 The proposed building would be served by 4 staff parking spaces, 11 visitor parking spaces, 2 coach bays and 3 mini-bus bays. Most parking spaces would be surrounding the proposed turning circle located to the east of the site.

## 3. Site History

Planning Application History:	<b>66/16/P</b> – Outline Permission for the erection of steel-frame, wide-span building to house museum exhibitions and storage facility – Approved
Planning Enforcement History:	N/A

## 4. Consultee Responses

Department of Public Works:	<ul style="list-style-type: none"><li>• No drainage details have been provided and therefore it is difficult to comment.</li><li>• Surface water could discharge into the ditch to the north but the developer would need to construct a suitable headwall and scour base to avoid scour of the ditch during high flow. Details to be</li></ul>
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	<p>agreed by PWD.</p> <ul style="list-style-type: none"> <li>• Foul would need to be dealt with by a biodisc or septic tank. As per developments further to the west no discharge would be allowed into the ditch to the north. Full details to be agreed by PWD.</li> <li>• Access from VPC would be preferable if achievable. However proposed access is acceptable.</li> </ul>
Chief Fire Officer:	<ul style="list-style-type: none"> <li>• I have no objections to the application</li> <li>• A review of existing hydrant distances and positions will have to be considered</li> </ul>
Building Control Officer:	N/A

## 5. Neighbour notification

Number of Neighbours Notified:	3
Number of Objections:	0
Number of Support:	0
Number of General Comments:	0

## 6. Summary of Responses

None Received

## 7. Publicity

Date of advert in Penguin News	15 June 2018
Date Notice Placed on Secretariat Notice Board	N/A
Date of Site Notice was displayed	N/A

## 8. Planning Policy

### Falkland Islands Structure Plan

Policy SP4: Sustainable Development Principles

### Local Plan: Stanley Town Plan

Policy TP1: Development Zones

Policy TP2: Development of Stanley

Policy TP4: Commercial Allocations

Policy TP11: Transport Infrastructure and Management

Policy TP12: General Amenity

## 9. Material Considerations

## 10. Appraisal

- 10.1 The main issues in the consideration of this application are:
- the principle of development,
  - impact on amenities, and
  - highway safety

Principle of Development

- 10.2 The application site forms part of the existing commercial/light industrial cluster on VPC Road. It falls within Zone 5 – Light Industrial on the Stanley Town Map, and is identified for commercial and light industrial use under Policy TP4. The principle of development was established from the previously granted outline permission ref 66/16/P for the development of a steel-frame building for museum exhibitions and storage facility. The proposal would create an additional tourist spot and is considered to contribute to the tourism and economic development of Stanley. The proposal is considered to be an acceptable form of development in this location and accords with the policy land allocations, subject to the compliance with other relevant planning policies. It is therefore considered that the proposal accords with Policies TP1, TP2 and TP4.

#### Impacts on amenity

- 10.3 Policy SP4 seeks to promote sustainable developments by ensuring proposals are well-designed and planned which respect the site and surrounding area. In achieving this, it is important that the layout, density, siting, massing, form, detailing and materials are sympathetic to the character of the area. Policy TP12 seeks to protect the general amenity of Stanley, and developments along the main tourist route should be properly managed and kept in tidy order to avoid adverse visual amenity.
- 10.4 There are other large buildings on VPC Road, including the Lookout Lodge, the FIDF HQ and Stanley Services warehouses. Given its scale and location, it would appear as a prominent structure along Bypass Road, however, the design of the proposed building would be similar to other buildings in the surrounding area. Having regards to the design, scale and form of the proposed buildings, it is considered that the proposal would be compatible and in keeping with the character of this area.
- 10.5 The proposal itself would make create a tourist attraction and become the visual focal point given its scale. As a museum exhibition building, it is considered that the design, scale and form of the proposal are fit for purpose. In terms of surrounding visual amenity, the proposed building is considered to have a position that would contribute to the visual amenity of this section of Bypass Road as it would provide a degree of screening to the general industrial look of the VPC Road and the less tidy containers and temporary structures further south of Kiel Canal Road. It is considered, therefore, that the proposal would not have any detrimental impact to the surrounding visual amenity, or impact on tourists' impression on Stanley's amenity quality. The proposal is, therefore, considered to accord with Policies SP4 and TP12.

#### Access

- 10.6 It is stated in Policy TP11 that additional access/egress points along Bypass Road would only be supported in exceptional circumstances, to ensure the highway safety and smooth flow of traffic along this high-speed section of road.
- 10.7 The proposed development, including the proposed access from Bypass Road, benefits from the previous outline permission ref 66/16/P. The principle of creating a new access from Bypass Road is established and accepted by the previous permission. Since the approval of 66/16/P, there have been no significant changes to the site context or the Development Plan which would hinder the decision made for the previously approved scheme. During consultations, the FIG Highway Engineer indicated that the proposed access from Bypass Road is acceptable. However, an alternative preferred option would be to take the access from VPC Road, but this would need to cross the neighbouring properties and affect the existing parking provision for 'The Trough' pub. The Highway Engineer indicated if this was not achievable the proposed access would be acceptable. It is considered therefore that

the details submitted on the application form for the proposed new access is acceptable and in line with Policy TP11.

- 10.8 Within the site, the applicant is proposing a one-way system with vehicles going clockwise around the vehicle turning circle to the east of the site, and be surrounded by visitors parking spaces. It is considered this arrangement would contribute to the smooth traffic flow within the site and prevent congesting the junction at Bypass Road.

#### Parking

- 10.9 The proposed development is for a museum exhibition building with storage and shop. According to Policy TP11, the parking requirement for this type of development would be assessed on the individual merits of each application.
- 10.10 The application details indicate that there would be a maximum of 4 members of staff. Policy TP11 set a requirement of 1 parking space per 1.5 members of staff, and the proposal for 4 staff parking spaces is considered adequate and acceptable.
- 10.11 Due to the site location, concern are raised on whether there are sufficient parking spaces within the site to prevent unnecessary waiting that might cause congestion to the Bypass Road. The proposal would provide 11 visitor parking spaces, 2 coach bays and 3 mini-bus bays. Given the scale of the development and the room for exhibition within the proposed building, it is considered that the proposed parking spaces are adequate for the visitor capacity of this exhibition space.

#### Drainage and Sewerage

- 10.12 The proposal does not include any details for drainage and sewerage arrangement. The Director of Public Works indicates that any drainage and sewerage provisions would need to be agreed by PWD. Upon development, the connections would also need to be carried out in compliance with the Building Regulations. Planning conditions regarding the drainage and sewerage provisions would be attached to ensure adequate provision is made to deal with foul and surface water.

### **11. Conclusion**

The principle of development is established from the previously granted permission ref 66/16/P. The proposed development in this location is considered acceptable and accords with the relevant planning policy. It is considered that the proposal would have a positive contribution to the tourism and economic development of Stanley. The design, scale, massing and siting of proposed museum exhibition and storage building are considered acceptable and would not result in any adverse amenity impact. The principle of creating a new access on Bypass Road was also established via the previous permission, and the proposed access and parking provisions are considered acceptable. The proposal is, therefore, considered to accord with Policies SP4, TP1, TP2, TP4, TP11 and TP12.

### **12. Recommendation**

That this application be GRANTED permission for the following reasons:

It is considered that the proposal would have a positive contribution to the tourism and economic development of Stanley. The design, scale, massing and siting of proposed museum exhibition and storage building are considered acceptable and would not result in any adverse amenity impact. The principle of creating a new access on Bypass Road was also established via the previous permission, and the proposed access and parking provisions are considered acceptable. The proposal therefore complies with the following Falkland Islands Development Plan 2015:

## **Falkland Islands Structure Plan**

Policy SP4: Sustainable Development Principles

### **Local Plan: Stanley Town Plan**

Policy TP1: Development Zones

Policy TP2: Development of Stanley

Policy TP4: Commercial Allocations

Policy TP11: Transport Infrastructure and Management

Policy TP12: General Amenity

And subject to the following conditions

- |             |   |
|-------------|---|
| Condition 1 | The development, hereby approved, shall begin before the expiration of five years from the date of this permission.   |
| Reason      | To comply with Section 49 of the Planning Ordinance 1991.   |
| Condition 2 | <p>The development, hereby approved, shall not be carried out except in complete accordance with the details shown on the submitted plans;</p> <p style="margin-left: 40px;">Location Plans<br/>Site Plan<br/>Proposed Elevations<br/>Proposed Floor Plans<br/>Architects Impressions</p>   |
| Reason      | For the avoidance of doubt and to ensure the proposed development is carried out as approved.   |
| Condition 3 | Prior to the commencement of development hereby approved, details of the surface water and foul water drainage shall be submitted to, and approved in writing by, the Falkland Islands Planning Department (with consultation with the Building Adviser and the Director of Public Works) and implemented accordingly.  |
| Reason      | To ensure adequate provision is made to deal with foul and surface water.   |
| Condition 4 | <p>Notwithstanding the details submitted, prior to first occupation of the developments, hereby approved, all parking spaces shall be provided within the curtilage of the application site, each parking space shall be no less than the dimensions stated within the application details and surfaced in:</p> <ul style="list-style-type: none"><li>• compacted stone underlain by a geo-textile material;</li><li>• tarmac underlain by a geo-textile material; or</li><li>• concrete.</li></ul> <p>The works are to be implemented and retained thereafter.</p> |
| Reason      | In the interests of pedestrian and highway safety. The requirement for a geo-textile material underneath compacted stone or tarmac is to prevent the parking spaces sinking at the edges and the usable area being reduced.   |
| Condition 5 | The new access created in relation to the development, hereby approved, shall be in accordance with the Guidance notes for Visibility at Accesses and Junctions as attached to this permission. The works are to be maintained and retained thereafter.   |



Reason            To ensure pedestrian and highway safety and safe access and egress from the site, in accordance with Policy TP11 of the Falkland Islands Development Plan 2015.

## **INFORMATIVE**

### Drainage and sewerage discharge

Please note Director of Public Works' comments:

- Surface water could discharge into the ditch to the north but the developer would need to construct a suitable headwall and scour base to avoid scour of the ditch during high flow. Details to be agreed by PWD.
- Foul would need to be dealt with by a biodisc or septic tank. As per developments further to the west no discharge would be allowed into the ditch to the north. Full details to be agreed by PWD.

### Fire safety

Please note Chief Fire Officer's comments:

- A review of existing hydrant distances and positions will have to be considered

## **Background Papers:**

**66/16/P**



**Falkland Islands Government**  
**Planning and Building Committee**

**4<sup>th</sup> July 2018**

<b>Planning Application Reference Number:</b>	62/18/B
<b>Proposal:</b>	Dwelling house
<b>Site Address:</b>	Race Point Farm, Port San Carlos.
<b>Applicant:</b>	Mr & Mrs J Jones
<b>Agent:</b>	Falkland Planning Consultancy
<b>Valid Date:</b>	5 <sup>th</sup> June 2018



## **1. Introduction**

- 1.1 The application is brought before Committee as it relates to a new dwelling within the Port San Carlos settlement.
- 1.2 The application falls under Part 2, section 7 of the Building Ordinance 1994 and having satisfied that article 6(3) applies has determined that the proposed works can be properly permitted under these Regulations
- 1.3 The following report has been produced in line with article 7(3) in order for the Committee to determine whether or not a Building Permit shall be granted

## **2. Description of the site and proposals**

- 2.1 The proposal is for a two storey detached house for residents of the settlement with a floor area of approximately 180sq m.
- 2.2 The building is to provide a kitchen, a two storey high living space with a vaulted ceiling over and bedroom accommodation at ground floor level and a further bedroom and bathroom at first floor level.

## **3. Appraisal**

- 3.1 The proposal is to provide a dwelling using a timber framed structure with a supporting steel frame to the south elevation. There is also an internal supporting structure of loadbearing partitions and steel beams.
- 3.2 The property makes use of significant glazed openings on the south elevation to provide solar gain into a two storey high living area.
- 3.3 The dwelling is provided with its own heating system, the water supply is a connection from the existing supply and the drainage is directed to the existing treatment plant.

## **4. Conclusion**

- 4.1 The proposed dwelling is considered to meet the current requirements of the Building Regulations except as noted in para 4.2 .
- 4.2 Further information relating to the manhole access to the drainage system, design and guarding of external steps into the building and the heating/hot water arrangements are being requested.

## **5. Recommendation**

- 5.1 As the proposals meet the required standards, I recommend that the committee authorise the release of a conditional Building Permit.
- 5.2 The conditions that are recommended for attachment to the Permit cover the matters of drainage, steps and boiler as detailed in para.4.2 .