

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY THE DEPUTY OF ST. MARY
ANSWER TO BE TABLED ON TUESDAY 7th JUNE 2011**

Question

Will the Minister provide –

- (a) details of the development, as passed, at the Wolf's Caves site, including the number of rooms, facilities etc.;
- (b) elevations of the house;
- (c) plans of the house, the additional facilities, the garden, the planting agreed and the car parking, both private and public;
- (d) details as to who determined the application - the Minister or Panel;
- (e) advise whether letters of objection to the scheme were taken into consideration; and,
- (f) which planning zones the site is in, or adjoins, and what policy constraints applied to this site and the policy references for all these in the Island Plan 2002?

Would the Minister advise the exact increases in footprint (with and without overhang), floor area and height of the development in comparison to the former building and explain how this was justified?

What provision, if any, for public parking was approved and how was the use of a field in the Green Zone justified?

Why was the creation of an area of woodland on this site permitted?

How does the development accord with the goal of the Planning Law 2002 to “ensure that the coast of the Island is kept in its natural state”?

Answer

- The details of the approved scheme including plans and elevations are available to view at the Department at the Deputy's convenience. It would be appreciated if advance warning could be given to ensure all relevant documents are available on site.
- The scheme was approved by The Minister not the Panel.
- Input from Sir Richard McCormack and the close support of the National Trust were instrumental in replacing these visually challenging older buildings with a new one of a smaller size.

- The site lies in the Green Zone on the 2002 Island Plan where Policy C5 applies. Immediately to the north of the building and car park is the boundary with the Zone of Outstanding Character where Policy C4 applies.
- Policy C5 allows for exceptions to the normal presumption against development where the redevelopment of commercial sites achieves significant environmental improvements.
- The approved scheme was reduced from 2 houses to 1 house, achieving a small reduction in floor area, additional landscaping and the construction of a high quality piece of architecture in place of the unsightly existing building and car park which was becoming used as a dump.
- A condition of the Permission is that a small public car park is created. This is a Planning Gain as the existing car park is private.
- Does the scheme accord with the 2002 Law's goal to "ensure that the coast of the island is kept in its natural state"? This site was not in a natural state. The approved scheme will improve existing landscaping and replace an unsightly building with one of exceptional quality. As such it enhances the coast of the island.