

EL 7 SET ENGLISH - by Brenda Cundell

Residents in the calle Barquer are opposed to the construction of a building which they consider does not comply with the PGOU and will close off access to their homes

The judge agreed with the builder in the contentious case presented against the demolition of one of the terraced houses

Residents of a property complex at No.7 calle El Barquer in Alcossebre requested the preventive stoppage of work which is being carried out on an adjacent plot, which has resulted in the demolition of one of the terraced houses which make up this residential complex. These owners have already opposed the demolition of the property, believing that it represented a risk to the integrity of the other house attached to the one being demolished. They also considered that the demolition was due to a project to build on the resulting area, which in their view was completely impossible as it would impede their existing rights of way. After more than two months of litigation, the judge agreed with the company in the case presented against the Licence to Demolish, which has led to work recommencing on the 10th April, with the intention to start building. The residents have said that they will present a new administrative case, this time against the Building Licence, which was granted last December, and according to those affected, "without notifying any of the affected residents". The owners of the five of the original six houses which formed the residential complex, consider that the Council has systematically violated their rights, "by not notifying us of any of the processes which were being carried out, we were prevented from being able to take recourse to any of the administrative actions to which we have the right as neighbouring residents". They will present their opposition to the building in two ways, civil, by considering that the Ley de Propiedad Horizontal (Horizontal Property Law) has been breached, and administratively, with a contentious case, considering that the building licence which was granted does not comply with the PGOU.

Those affected denounce the Council for "not giving the residents options to defend themselves, supporting the builder, and not notifying the residents of the licences which were being granted, which meant that they could not defend themselves and appeal against them. At present they have not run out of ways to appeal and building is starting again on the site". According to these owners, the Council is not complying with the Ley de Regimen Juridico and is not following the administrative processes properly, "they are flouting the administrative process".

Residents of No. 7 calle Barquer are complaining about their inability to defend themselves against the Council, "which is not impartial and is acting in favour of the builder", indicating that "it is going to ruin us. This is one more town planning aberration, which is going to make us spend vast amounts of money on our defence. We residents are shattered, this is a disgrace".

The history

In 2005 residents of this private property complex situated in Alcossebre town centre presented a

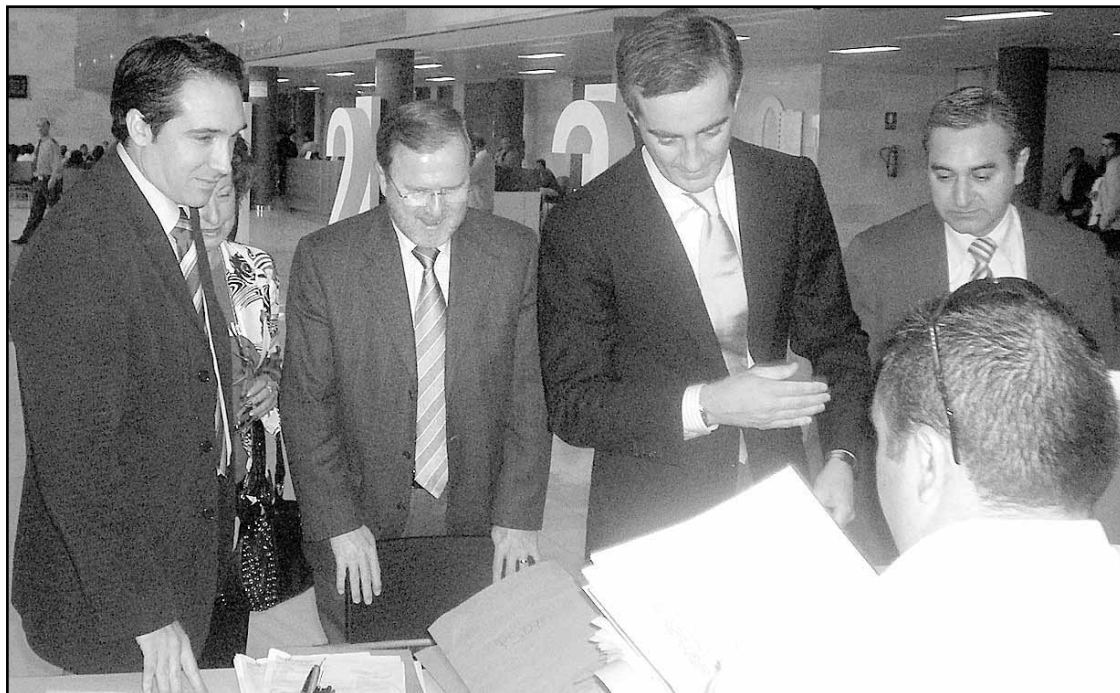
contentious case against the demolition of one of the six terraced houses forming the complex and the plan to put a building on the resulting plot. On the 22nd February 2005 they presented a written document to the Alcalde de Xivert Council stating that since the 18th February of that same year demolition work had been being carried out to the house identified as number 1 on the complex, under the corresponding licence authorized by the Local Government Committee dated 24th November 2004. Therefore they asked for the preventive stoppage of all demolition work. The complainants repeatedly asked the town hall to take action in this respect, expressing their concern because it didn't happen, and they were not duly informed, which they say had been agreed with the Town Planning councillor, Vicente Vinuesa.

The residents are also opposed to the construction of a building which, as they understand it, would affect their current rights of way. This area was developed under the land classification of Viviendas Unifamiliares en Hilera (single family houses in a row) although the later approval on 8th July 1998 of the Plan General de Ordenacion Urbana (PGOU) classified it as Edificacion Cerrada (closed building). This classification would allow the construction of a building with a homogenous facade, which in the view of the affected residents is impossible because it would impede their existing rights of way, as well as being 10 metres in depth, when there are only 6 metres.

During August 2004 they sent various written documents to the town hall on this matter, and held a meeting in September that year between those affected and the Town Planning councillor. Since then the residents say that they have received no reply whatsoever from the Council, until the licence was authorized in November 2004 and the demolition started in February 2005. As interested parties in the process, the owners demand the information they are due on the case. They also believe that the situation will get worse when the planned demolition and excavation for the foundations and basement are completed.

The complainants recognize the right of the Council to carry out actions which they consider to be appropriate, although they are demanding the necessary information from the local administration so that they also may exercise their rights. The planned building complies neither with the regulations nor the distances set out in the PGOU, thus making its execution illegal. Therefore, those affected conclude, if the only reason for the demolition is to construct a new building, this would be illegal because it would not comply with the regulations set out in the Plan General.

For their part, the town hall stated that at the time, the demolition complied with the authorized licence and had the relevant reports by the municipal engineers.



El Partido Popular presentó el pasado 18 de abril su candidatura a las elecciones autonómicas en la Junta Electoral Provincial. El número uno por Castellón, Alejandro Font de Mora, junto a Ricardo Costa y el coordinador de campaña, Rubén Ibáñez, fueron los encargados de presentar las listas a las elecciones de mayo.



EU-Compromís pel País Valencià presentó sus candidaturas autonómica de Compromís pel País Valencià y la lista municipal para Castellón de la Plana. Carles Mulet, como candidato autonómico y el candidato a la alcaldía de Castelló, Carmelo Gómez, presentaron las listas.

El nuevo "Vuelo virtual" permitirá sobrevolar la Comunitat Valenciana a vista de pájaro

VALENCIA
EL 7 SET

"Sobrevolar todo el territorio de la Comunitat Valenciana a vista de pájaro será posible a partir del mes de mayo gracias a la versión actualizada del 'Vuelo virtual' que se podrá consultar de manera totalmente gratuita a través de la nueva página Web del Instituto Cartográfico Valenciano (ICV)", tal y como ha adelantado el conseller de Justicia, Interior y Administraciones Públicas, Miguel Peralta.

El conseller Peralta ha señalado que esta nueva herramienta "es fundamental en la toma de decisiones estratégicas así como en la importante labor de defensa de los usos del territorio puesto que a través del nuevo 'Vuelo virtual' de la Comunitat Valenciana' los internautas pueden recorrer montañas o ríos, callejear por ciudades y pueblos, o sobrevolar la costa con una precisión tal que permite ver con detalle un coche, las líneas de una carretera e incluso los árboles".

El mapa del siglo XXI

Asimismo, el conseller de Justicia, Interior y Administraciones Públicas ha indicado que "la Administración pública actual, las empresas y los ciudadanos necesitan disponer de una información fiable por

Internet de la realidad gráfica del territorio donde gestiona, habita o ejerce actividades profesionales de una manera sencilla, directa y económica. Ante esta realidad, - ha continuado Peralta- las Administraciones deben dotarse de las herramientas necesarias para ofrecer servicios acordes a las demandas de la sociedad actual".

"El nuevo Vuelo Virtual de la Comunitat Valenciana -ha señalado el conseller- será muy pronto una revolución en el mundo de la cartografía, convirtiéndose en el mapa del siglo XXI. Ofrece información métricamente correcta, es decir, nos muestra el territorio en sus verdaderas proporciones y en tres dimensiones, con total realismo refleja la edificación de todos los municipios valencianos, sirve información de forma continua concibiendo el territorio en su conjunto, permitiendo a los usuarios desplazarse de una punta a otra de la Comunitat Valenciana sin perder en ningún momento la perspectiva ni sufrir pérdidas de calidad en determinadas zonas, y todo de manera gratuita".

Información precisa

Un equipo integrado por Ingenieros en Geodesia, topógrafos e informáticos del ICV son los artífices de este proyecto

pionero impulsado por la Generalitat para convertir a la Comunitat Valenciana en un referente en el mundo de la cartografía. Tomando como base la ortofoto de la Comunitat Valenciana a escala 1:5.000 y superponiendo un mosaico continuo, se modelan matemáticamente las 2,3 millones de Hectáreas que abarca la Comunitat con una precisión de 1 metro en la cota haciendo que se levanten montañas, casas y barrios enteros, y que incluso permite añadir sombras para conseguir así una sensación más realista.

De hecho, el nuevo Vuelo Virtual de la Comunitat Valenciana introduce un callejero que permite a los usuarios realizar búsquedas de calle y número para cada municipio valenciano y, una vez localizado, transporta al internauta al lugar elegido mediante un vuelo virtual en 3D. Además, los internautas podrán imprimir cualquier vista que aparezca en su pantalla. Acompañando a esa información puramente cartográfica, se asocian otros datos georeferenciados sobre el territorio mediante puntos de interés, como pueden ser nombres de municipios y sus páginas web, rutas turísticas o la toponimia de los parajes. El programa contiene una serie de funcionalidades incorporadas, como medir distancias y superficies, o sacar coordenadas geográficas de los puntos seleccionados sobre la cartografía.