

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Tuesday 26<sup>th</sup> January 2016

**Present:**

**Mr M Birmingham, Chairman**

**Mr F Simonet**

**Mr C Rowley**

**Mr S Roberts**

**Mr J Young, Planning Officer**

**Miss S Osborne, Planning Assistant**

**Mrs L Baines, Minute Secretary**

Apologies: **Mr R McDowall**

**ACTION**

**01/2016** **Minutes of previous meeting** of 30<sup>th</sup> November 2015 and Special Meeting of 11<sup>th</sup> January 2016 **tabled and approved.**

**02/2016** **Matters Arising** - nothing to report.

**03/2016** **Planning Matters**

**3.1 Planning Applications – new applications**

The Chairman advised that a site map should be included with each application report from the Planning Officer. Noted.

**PA/2015/092 Mr McClean & Mrs De La Motte – Dell House, Val Fontaine.** New front door, porch and step leading up. Decking to the side of the house.

**Application approved.**

**PO**

**PA/2015/093 E Cosheril – Colenzo House, Victoria Street.** Replace 5 first storey windows with Heritage style casement windows.

It was noted that this application is on the Historic Buildings Register, which states that windows should be replaced with like for like material & design. It was also noted that the Historic Buildings Register is required to be re-adopted every 3 years in the States of Alderney. SO to clarify dates for the next adoption. The Committee queried if the windows are in need of replacing. This to be clarified by the applicant.

**Application deferred, to await justifications for wanting to replace with upvc.**

**PO**

**PA/2015/099 States Work Department – York Hill Quarry, Braye.** To lay a concrete base for the relocation of the skate park ramp.

It was noted that the proposed area is currently used as a meeting point for younger people, where there is underage drinking and fly tipping. The Committee was concerned regarding the lack of lighting, locking ability and safety measures. It was also noted that the original application for the current skate park received no letters of representation.

**Application deferred, to be discussed at GSC for further consideration with the Technical Services Officer. A full application is required for a re submission on the same site and an Environment Impact Assessment would be needed.**

**PO**

**PA/2015/100 States of Alderney – The Court House, QEII Street.** To replace 5 rear windows with upvc replicas.

It was noted that this application is on the Historic Buildings Register, which states that windows should be replaced with like for like material and design.

**Application deferred, to await justifications for wanting to replace with upvc.**

**PO**

**PA/2015/101 Mr & Mrs Baines – Les Sycamores, Venelle du Val du Sud.** Removal of 3 trees and erection of garden shed.

**Application approved.** **PO**

**PA/2015/102 Mr R Adams – 4 Hauteville.** Erect small open lattice fence at rear of property to prevent overlooking into neighbours bathroom.

**Application approved.** **PO**

**PA/2015/103 Mr F Venton – The Albert House, Victoria Street.** Re-instate the original corner front door, which is existing.

**Application approved.** **PO**

**PA/2015/104 Mr E Etheredge – Blaye Cottage, Chemin du Meunier.** Extend part of the front porch by 1 m for extra plant growing.

**Application approved.** **PO**

**PA/2016/001 Mrs J Kary – Sauchet House, Sauchet Lane.** Replace the existing greenhouse with a new one.

**Application approved.** **PO**

**PA/2016/002 Mrs C L Odoire – 5 Le Huret.** Apply rendered 'frames' around the windows to the external facades.

**Application approved.** **PO**

### **3.2 Planning Applications – fast track – for ratification**

**PA/2015/091 Mr & Mrs Camrass – Fig Tree Cottage, Les Rocquettes.** Amendment to the construction of a rear extension at first floor and roof levels.

**Application approved – for ratification.**

**PA/2015/094 E Cosheril – Val Stables Barn, Le Val.** Replace windows and doors with upvc windows.

**Application approved – for ratification.**

**PA/2015/095 Mr Noel Peck – Les Mouriaux Gardens, Carrier Viront.** Removal of one dying scots pine tree.

**Application approved – for ratification.**

**PA/2015/096 Mr Marc Sumner – Staff Accommodation Block, Crabby Bay.** New replacement windows, 13, from aluminium to upvc.

**Application approved – for ratification.**

**PA/2015/097 Mr M Harding – 32 Victoria Street.** Alterations to the ground floor, which includes reducing the size of the retail unit.

**Application approved – for ratification.**

**PA/2015/098 States Works Department – The Cutting, Braye.** Pot and timber sleeper retaining wall to protect the road from landslides off York hill.

**Application approved – for ratification.**

### **3.3 Planning Applications – deferred**

**PA/2015/086 EIA for Pouteaux Farm, Le Haize.** - Environment Impact Assessment tabled and noted.

**Application approved.**

## **04/2016 Other Planning Matters**

**4.1 Permission extension – AHA** – Letter from AHA dated 7<sup>th</sup> December 2015 tabled and noted.

The Committee agreed in principle to approve the extension of the planning permission for a further 3 year period. This is subject to the procedural requirements of the Building and Development Control (Alderney) Law being complied with.

PO

05/2016 Policy / Legal Matters / Systems & Procedures  
Enforcement Matters update – SEE CONFIDENTIAL ANNEXURE

06/2016 Policy Matters – SEE CONFIDENTIAL ANNEXURE

07/2016 Any Other Business  
None.

08/2016 For Information

Meeting closed: 4.55pm

Date of next meeting: 8<sup>th</sup> March 2016

Signed: Matt Birmingham

Dated: 14<sup>th</sup> March 2016