



STATES OF ALDERNEY

ALDERNEY OFFICIAL GAZETTE

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ALDERNEY 18th March 2016

No. 11

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

CURRENT PLANNING APPLICATIONS

The following Planning Applications have been received by the Building and Development Control Committee. Any person may inspect the plans in the States Planning Office, Island Hall, as of Tuesday 15th March 2016.

REF NO	NAME OF APPLICANT	SITUATION	DESCRIPTION
PA/2016/033	Dr J Cooper	AY2344, Newtown Road	Removal of one tree and creation of a pedestrian access gate.
PA/2016/034	Mr J W Maurice	AY2279, Chemin du Meunier	Erection of a 3x3m greenhouse.
PA/2016/035	Mrs P Moore	St Georges, Route de Picaterre	Removal of one tree.

ANY PERSON WISHING TO MAKE REPRESENTATIONS ABOUT A PARTICULAR APPLICATION SHOULD SUBMIT THEM IN WRITING (OR BY EMAIL) TO THE PLANNING OFFICE, STATES OF ALDERNEY, BY 4th April 2016.

Letters (or emails) of representation should be about the proposed development and not about the applicant. Please note that letters (and emails) of representation are not treated as confidential by the Committee, and will be disclosed to the applicant.

14th March 2016

John Young

Planning Officer

For and on behalf of the Building and Development Control Committee

John.Young@gov.gg

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STATES OF ALDERNEY

PUBLIC INQUIRY INTO THE LAND USE PLAN 2016

Under the terms of the Building & Development Control (Alderney) Law, 2002, the Building & Development Control Committee has a statutory obligation to produce a Land Use Plan indicating the manner in which land on the Island should be used and to lay that Land Use Plan before the States for approval. The approved plan has effect for a period of five years.

The Building and Development Control Committee has completed the first phase of its review of the Land Use Plan. The proposed 2016 Plan includes a Vision for the Plan with Guiding Principles, plan outputs and new and changed Housing policies. The remaining parts of the existing Land Use Plan and approved Policy Guidelines are proposed to be readopted without amendment. The second phase of the review in 2017 will consider the land use policies required for economic needs and the conservation of the natural environment and built heritage.

The Committee now proposes to lay before the States of Alderney its proposed changes to the ***existing Land Use Plan***. These changes affect ***Sections 2 and 5 of the Policy Guidelines*** which were received and noted by the States of Alderney on 17th December 2008, ***the Policy Guidelines for the Building Area, the Policy Guidelines for the Designated Area Residential Zone and the Land Use Plan Map*** which were last approved by the States of Alderney on 16th November 2011. The Committee proposes the remaining parts of the ***existing Land Use Plan and Policy Guidelines*** which are not proposed for change are readopted by the States without amendment.

The Law of 2002 requires that, prior to the Land Use Plan and the proposed alterations or additions to it being considered by the States of Alderney, a person be appointed by the President to be an Inspector to hold a Planning Inquiry to consider the Land Use Plan and the proposed alterations or addition to any Land Use Plan and to hear any representation or objection made or offered thereto and to report back to the Committee with his recommendations.

TAKE NOTICE THAT MR ALAN LANGTON HAS BEEN APPOINTED AS THE PLANNING INSPECTOR AND WILL HOLD A PLANNING INQUIRY IN THE ANNE FRENCH ROOM, ISLAND HALL, ROYAL CONNAUGHT SQUARE, WHICH WILL COMMENCE AT 0930 AM ON TUESDAY 26 APRIL 2016 AND IS EXPECTED TO BE CONCLUDED THAT WEEK.

The Building and Development Control Committee has requested the Inspector inquires and reports to the Committee upon:

- (a) Whether, with or without modification, the policy changes proposed in the ***Alderney Land Use Plan Section 1: Policy Guidelines*** and the ***Alderney Land Use Plan Section 2: Sites***, provide a sound basis for the development and use of land in the Island.
- (b) Whether and which of any sites put forward in response made to the ***Call for Sites*** provide a sound basis for the future provision and distribution of housing or other development in the Island.

- (c) Whether with or without modification, the changes proposed to the **Land Use Plan Map** provides a sound basis for the future provision and distribution of housing or other development in the Island.

The Inspector is to have regard to the States' of Alderney's population projections (including projected rates of net migration) but not to examine or report on those projections.

At this Inquiry the Inspector is not required to examine or report on other aspects of the Land Use Plan which are not included shown in the Building and Development Control Committee's Proposals for amendment, other than with respect to representations made to the Inspector in accord with Sections 26-29 of the Building and Development Control (Alderney) Law 2002.

The current Land Use Plan and details of the Building and Development Control Committee's proposed amendments are displayed at the following locations:-

1. Alderney Library
2. States Planning Office – may be inspected during normal working hours
3. www.alderney.gov.gg/States-Planning-Department

Section 27 (3) of the Building & Development Control (Alderney) Law, 2002 requires written notice to be given to the Inspector by any person intending to make any representation or offer any objection to the Land Use Plan or any proposed alteration or addition thereto not less than ten days before the commencement of the Inquiry. Any person or persons wishing to make a representation or offer an objection to the Plan may do so in writing before noon on **Friday the 15th April, 2016.**

Mr Langton will hold a PRE INQUIRY MEETING at the Anne French Room in the Island Hall commencing at 11.00 am on MONDAY 18 APRIL 2016. This meeting is intended for those persons who have given prior written notice of their participation at the inquiry and is open to the public. A further public notice will be issued detailing the arrangements for this meeting.

Dated 18th March 2016

John H. Young
Planning Officer
States of Alderney
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Island Hall
ALDERNEY
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STATES OF ALDERNEY

PUBLIC INQUIRY INTO THE LAND USE PLAN 2016

Prepared by the Building & Development Control Committee

Take notice that I, Alan Langton, being the Inspector appointed by the President of the States of Alderney in accordance with the Building & Development Control (Alderney) Law, 2002, **HEREBY GIVE NOTICE** that I will hold an INQUIRY into the Land Use Plan and the alterations or addition to the Land Use Plan proposed by the Building and Development Control Committee at the **Anne French Room, Island Hall, Royal Connaught Square, commencing at 0930 am on Tuesday 26th April 2016**, which Inquiry is expected to be concluded by the end of that week.

Any person or persons wishing to make a representation or offer an objection to the Plan may do so:

- (a) in person;
- (b) by an Advocate of the Royal Court of Guernsey; or
- (c) by any other person authorised to do so, or
- (d) by written representation

No person may, at the Planning Inquiry, make any representation, or offer any objection, in relation to a Land Use Plan unless he, or some other person acting on his behalf and described in (b) or (c) above, has, no later than midday on **Friday the 15th April, 2016**, given **written notice** to me of their intention to make the representation or offer the objection.

Any such notice:

- (a) shall give an explanation of the proposed representation or objection sufficient to enable me to understand the essence of it; and
- (b) shall be published in the Alderney Official Gazette (if there is time before the commencement of the Inquiry) exhibited on the notice board outside the Alderney Court House and made available for inspection in the Planning Office.

Written notice should be made to:-

Mr A Langton
Land Use Plan Inspector
c/o States Planning Office
PO Box 1001
Alderney
GY9 3AA

I also **GIVE NOTICE** of a PRE INQUIRY MEETING which I will hold at the **Anne French Room in the Island Hall** commencing **at 11.00 am on MONDAY 18 APRIL 2016** for any persons intending to participate in the Inquiry. I will issue a further public notice detailing the arrangements for this meeting which is also open to the public.

18 March 2016
Alan Langton, Dip TP, CEng, MRTPI, MICE, MCIHT
Land Use Plan Inspector

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