

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room
Monday 14th March 2016

Present:

Mr M Birmingham, Chairman
Mr F Simonet
Mr C Rowley

Mr J Young, Planning Officer
Miss S Osborne, Planning Assistant
Mrs L Baines, Minute Secretary

Apologies: Mr R McDowall, Mr S Roberts

ACTION

09/2016 **Minutes of previous meeting** of 26th January 2016 and Special Meetings of 8th February 2016 and 1st/2nd March 2016 **tabled and approved.**

10/2016 **Matters Arising** - nothing to report.

11/2016 **Planning Matters**
3.1 Planning Applications – new applications

PA/2016/008 Mrs McDowall – Maison d’Aurigny, St Martins. Replacing 1 triple sash ground floor window with heritage style uPVC window.

Application deferred subject to confirmation of window sample, and a retrospective application to be submitted for the windows replaced with no permission.

PO

PA/2016/010 Mrs C L Odoire – 5 Le Huret. Replace three ground floor windows with uPVC replicas to match all other windows.

One letter of representation received, tabled and noted.

Application deferred subject to confirmation of window sample.

PO

PA/2016/011 Ms Charlotte Newton – Vue de Saline, Le Petit Val. Retile main roof, turn conservatory into sun room with tiled roof and lantern. Create a balcony at first floor level at the front of the house. Change the windows to doors and windows.

Application approved.

PO

PA/2016/012 Dr & Mrs Page – Seabreeze, 6 Le Banquage. Raise the pitch of the roof over part of the house, extend the garage and reroof the rest of the building

Application approved.

PO

PA/2016/015 AHA – Coastguards, Rue des Mielles. External insulation cladding & 7 new car parking spaces and chimney removal.

Application deferred subject to further information regarding the finish of the houses, and a photo montage from the Architect.

PO

PA/2016/016 Mrs Jenny Bradley – Hillside, Les Butes. Replace 11 windows with heritage style uPVC replica windows. Replace aluminium patio doors with four panel uPVC doors.

Application approved subject to wooden windows on the gable end of the property.

PO

PA/2016/021 Mr Mark Frampton – Chez Andre Hotel, 45/46 Victoria Street. Removal of two Leylandii & one oak tree.

Two letters of representation received, tabled and noted. CR reluctant to approve.

Application approved, with the Committee supporting the offer of replacing the front two trees with ornamental trees. **PO**

PA/2016/023 Mr & Mrs Mapp – 15 Little Street. Replace ground floor windows with replica heritage style uPVC.

Two letters of representation received, tabled and noted.

Application deferred subject to confirmation of window sample. **PO**

PA/2016/024 Mr & Mrs Preston – 1 Gauvains Row. Replace ground floor windows with replica heritage style uPVC.

Application approved. **PO**

PA/2016/025 AEL – Allees es Fees. Replace Electrical Sub Station with a new one.

MB abstained due to conflict of interest. FS took chair of the meeting for this one item.

Application approved. **PO**

PA/2016/026 Mrs Jenny Bradley – Hillside, Les Butes. Alterations to create access to a flat roof balcony, roof repairs including changing the north roof to be similar to the south roof, reposition oil tank and boiler.

Application approved. **PO**

PA/2016/027 Mr Dave Gillingham Sr – Esquina, Les Rochers. New garage/workshop/store.

Six letters of representation received, tabled and noted.

The Committee stated that the current zoning under the land use plan is for residential development and not commercial. It is not the general building area. Any garage/workshop development therefore must be ancillary to an existing domestic property, single storey, and to be used as a garage for the main dwelling.

Application deferred subject to conversations on the above issues/requests. **PO**

PA/2016/028 Mr & Mrs Baines – Les Sycamores, Venelle du Val du Sud. Lounge extension; retille roof and new windows on the ground floor (including 4 bays).

LB left the meeting for this one item.

Application approved. **PO**

PA/2016/029 Mr & Mrs Aldis – Huret Lodge, Le Huret. Proposed new garden room by Warwick Garden Rooms.

Application approved. **PO**

PA/2016/030 Mrs Alex Flewitt – AY2369, Field opposite Harbour Lights Hotel. New house.

Two letters of representation received, tabled and noted.

C Permit Application Letter acknowledged and noted.

Application approved. **PO**

3.2 Planning Applications – fast track – for ratification

PA/2016/003 Mr M Gaudion, Harbour Master – Alderney Harbour. New access and new signage for the harbour showers, plus solar panels on the roof.

Application approved – for ratification.

PA/2016/004 Mr Nick Gates – Lavender Cottage, Le Bourgage. Replace old rotten windows with uPVC windows.

Application approved – for ratification.

PA/2016/005 Ms Hilary Bentley – Ormer House, La Vallee. Replace 5 dysfunctional windows with uPVC windows.

Application approved – for ratification.

PA/2016/006 Mrs Jenny Hamon - Fontaine House, Fontaine David. Removal of three Sycamore trees and pollard one Wild Plum tree.

Application approved – for ratification.

PA/2016/007 Mr Matt Case – Elsinore, Route de Picaterre. Replace all existing double glazed windows in the property.

Application approved – for ratification.

PA/2016/009 Mr Jack Bingham – 3 La Trigale. Removal of one unsafe pine tree.

Application approved – for ratification.

PA/2016/013 Mr L Aldis – Le Huret Lodge, Le Huret. Removal of one tree from the back garden.

Application approved – for ratification.

PA/2016/014 Alderney Week Committee – The Butes. Fit new electricity supply box.

Application approved – for ratification.

PA/2016/017 Mr Royston Raymond – San Gene, 17-18 High Street. Reroof dwelling add two velux windows to north elevation.

Application approved – for ratification.

PA/2016/018 Mrs M Manley – Highlands, Les Rochers. Replace windows for uPVC, replace timber boarding with weather boarding. Render building.

Application approved – for ratification.

PA/2016/019 Mr Richard Phelan – AY983, Fontaine David. Amended drawings for a new dwelling, reducing it in size. Previous permit no – PA/2014/142.

Application approved – for ratification.

PA/2016/020 Mr & Mrs Smith – The Burrows, Valongis. Remove one window from the south elevation and replace patio doors with small window on the west elevation. Continue dwarf wall round the southern boundary.

Application approved – for ratification.

PA/2016/022 Mr M Cocker – Heche Stables, La Heche. Two new roof lights on either side of the roof.

Application approved – for ratification.

3.3 Planning Applications – deferred

PA/2015/093 Mr E Cosheril - Colenzo House, Victoria Street. Replace five first storey windows with heritage style casement windows.

Application deferred due to no response from applicant.

PA/2015/099 SWD – York hill Quarry, Braye. To lay a concrete base for the relocation of the Skate Park ramp.

Application deferred – GSC item – to consider new potential locations.

PA/2015/100 States of Alderney - The Court House, QEII Street. To replace five rear windows with uPVC replicas.

Application approved as the building is not on the Historic Buildings Register. Alterations are consistent with previous changes to the rear of the building.

- 12/2016** Other Planning Matters
12.1 Request for removal of condition of Exemption Ordinance – The Bungalow, Harbour Lights Hotel
 – Email from Mr Syer dated 22nd January 2016 tabled and noted.
 The Committee agreed that this is a usage category issue, and that further information is required for a clearer report to be produced by the PO for the next meeting.
Deferred item.
- PO**
- 13/2016** Policy / Legal Matters / Systems & Procedures
Longis Common Investigation – Works by ARE Ltd - SEE CONFIDENTIAL ANNEXURE
- 14/2016** Policy Matters – SEE CONFIDENTIAL ANNEXURE
- 15/2016** Any Other Business
 None.
- 16/2016** For Information
The following reports/letters were noted:-
- **Refused Planning Application (PA/2015/010) – Correspondence.**

Meeting closed: 5.40pm

Date of next meeting: 3rd May 2016

Signed: Matt Birmingham

Dated: 3rd May 2016