

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room
Tuesday 3rd May 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

Mr S Roberts

Apologies: Mr R McDowall

ACTION

17/2016 **Minutes of previous meeting** of 14th March 2016 **tabled and approved.**

18/2016 **Matters Arising** - nothing to report.

19/2016 **Planning Matters**
19.1 Planning Applications – new applications

PA/2016/034 Mr J W Maurice – AY2279, Chemin du Meunier. Erect a 3m x 3m greenhouse.
Application approved.

PO

PA/2016/036 Mr P Matlock – Sundial House, Les Rocquettes. Swap front door for window, so door in the middle.
Application approved.

PO

PA/2016/041 Mr Martin Burtoft – Stoney Lane Cottage, Le Pre. Reposition entrance gates and build up wall either side.
Application approved.

PO

PA/2016/042 Mrs Amanda Kiely – 15 Champs Beulai. Remove 4 leylandi trees from the back garden.
Application approved.

PO

PA/2016/043 Mr & Mrs Walden – AY1756, Field at Courtil Liage. Renewal of planning permission for existing field shelter building and its relocation. It was noted that the orientation has been changed for structural stability. The Committee agreed for a two year period as this area will be addressed in Part 2 of the LUP.
Application approved for two year period.

PO

PA/2016/044 Ms Lucy Mellor – Le Petit Chalet, Longis Common. Removal of a storm damaged pine tree.
Application approved.

PO

PA/2016/045 Ms Alice Whitton – 51 High Street. Swap the front door with the window to the left hand side of the front elevation.
Application approved.

PO

PA/2016/046 Mr Francois Gerard – Pouteaux Farm, La Haize. Rebuild and make safe the existing ruin to house the tractor shed and store with WC. New drainage connection to road.

Application approved.

PO

PA/2016/047 Mrs V Spandler – 19 Le Banquage. Remove one tree from the back garden.

Application approved.

PO

PA/2016/048 Mr & Mrs Doury – Pole Star, Wide Lane. Amendments to approved plans (PA/2015/060).

Application approved.

PO

19.2 Planning Applications – fast track – for ratification

PA/2014/116 Nigel Roberts, 13b Braye Road. Add window to side elevation. It was noted that the Planning Officer declared an interest due to Mr Roberts being his Landlord.

Application approved – for ratification.

PA/2016/031 Mr Mike Cox – Jean Stores, Braye Street. Mend pavement and repair damaged doors.

Application approved – for ratification.

PA/2016/032 Mrs M Billington & Mr R Kemp – 81/2 Little Street. New heritage style uPVC windows & new garden shed.

Application approved – for ratification.

PA/2016/033 Dr J Cooper - AY2344, Newtown Road. Removal of tree; insertion of a pedestrian gate.

Application approved – for ratification.

PA/2016/035 Mrs Paula Moore – St Georges, Route de Picaterre. Removal of tree to prevent damage to wall.

Application approved – for ratification.

PA/2016/037 Mr Ross McAllister – 21 Le Banquage. Remove old wooden fence and build a block wall.

Application approved – for ratification.

PA/2016/038 Mr John Jeune – 4&5 Albert Mews, Ollivier Street. Replace timber window with uPVC due to dry rot.

Application approved – for ratification.

PA/2016/039 Sure (Guernsey) Ltd – The Nunnery, Longis. Replace existing telecoms cabinet with new, remove old cabinet once new one is installed.

Application approved – for ratification.

PA/2016/040 Mrs Rachel Gaudion – 6 La Breque Phillippe. Install a new entrance gate.

Application approved – for ratification.

19.3 Planning Applications – deferred

PA/2015/099 SWD – York hill Quarry, Braye. To lay a concrete base for the relocation of the Skate Park ramp. Minutes from GSC Meeting dated 22nd March 2016 tabled and noted.

Application deferred as EIA required as stated in the Zoning of York Hill. GSC to action.

GSC/TSO

PA/2016/015 AHA – Coastguards, Rue des Mielles. External insulation cladding and 7 new car parking spaces and chimney removal. Insulation/render example tabled and noted. 3D drawings of red/terracotta coloured finish on the houses tabled and noted. The Committee were advised that these

houses were not on the Historic Buildings Register. The red brick was deemed as an iconic feature to some members, and that this original character should be maintained. However, the Committee noted that the colour is a matter for AHA not BDCC, and agreed to advise the AHA to do a public consultation on the exterior colour of the building, as it may be of interest. The Committee approved for parallel parking spaces off the road, to prevent reversing out onto the public highway.

Application approved, for parallel parking spaces, and BDCC to encourage AHA to do a public consultation on potential colourations.

PO

20/2016 Other Planning Matters

20.1 Nunnery Excavation – Email from Jason Monaghan dated 23rd February 2016 tabled and noted. PO had discussed with AWT and ABO and it was noted that this is seen as an idea time for this work, as it is between the bird migration seasons.

The Committee approved for excavation works at the Nunnery to commence from 10th to 21st August 2016.

PO

20.2 10 La Trigale – Letter from Mr Aireton dated 22nd March 2016 tabled and noted.

The Committee was advised that this property has been rezoned for taxation purposes, and the current owners contact details are available from Treasury. It was noted that this building fits under the derelict building law, and that the BDCC have powers to deal with such issues. There have been public concerns as well as concerns from the Committee regarding this property.

The Planning Officer is to write to the owners and start a dialogue regarding their intentions for the property, and to explain the future changes to the BDC Law which may encourage a further development opportunity.

PO

20.3 PA/2015/010 Le Vallon Garage – Letter from Planning Officer dated 21st April 2016, and letter from Driffield Estates Ltd dated 1st April 2016 tabled and noted for information.

21/2016 Policy / Legal Matters / Systems & Procedures

21.1 Stanley/ Casquets House – Letter from Zoe Sowden, Alderney Centre dated 24th April 2016 tabled and noted.

The Committee discussed the issue and whether the BDCC could serve a notice for replacing the glass window. It was queried whether this is a BDCC matter, as there are no real powers in the law for BDCC. The Committee agreed for this issue to be brought to the Chamber of Commerce's attention.

PO

21.2 Land Registry - Email from Robert McDowall dated April 2016 tabled and noted.

The Committee were advised that this is a P&F matter, and was requested to be placed on the agenda by Mr McDowall, who was not present at the meeting to discuss further. Governance Accountability issue to be discussed through P&F if required.

RM/P&F

22/2016 Any Other Business

Benfield Court Case – it was noted that the judgement has been postponed until the 12th May 2016.

LUP Review – it was reported that the Inquiry was successful, with ARUP dealing with the technical areas, BDCC Chairman dealing with the political areas, and the Planning Officer dealing with the legal areas. The week-long Inquiry was well received by the public.

The Committee agreed for a Special BDCC meeting to be arranged to discuss the Inspector's Report. Minute Secretary to circulate potential dates to all members. It was also agreed for the Inspector's Report to be published on the States website for information as soon as received.

LUP Phase 2 – a report from Mr Birmingham and the Planning Officer will be placed at the next P&F Meeting for consideration.

Chez Hotel – it was noted that there will be a retrospective application being brought forward to cover the remedial works on the curved windows which had to be blocked up to comply with fire regulations.

FAB Link – Letter tabled and noted. The Planning Officer stated that he has sought advice from ARUP regarding the FAB Link project. It was noted that an EIA would be required. The Committee agreed that the States of Alderney should engage with consultants to ensure that the process is done properly and is time efficient. It was noted that ARUP could be used as the consultants, as they are doing the LUP review, which will include the FAB Link interconnector station in Mannez Quarry in Phase 2.

Planning Officer to liaise with Treasury i.e. the tender process for the consultants.

PO

23/2016

For Information

The following reports/letters were noted:-

Meeting closed: 5pm

Date of next meeting: 5th July 2016

Signed: Matt Birmingham

Dated: 13th May 2016