

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room
Thursday 19th January 2017

Present:

Mr M Birmingham, Chairman
Mr M Dean
Mr A Snowdon

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

Apologies: Mr S Roberts

ACTION

01/2017 Chairman advised the Committee regarding the Hansard Minutes format and procedure
The Chairman stated that there may be a potential issue with Hansard Minutes for the Open Planning Meetings. PO to enquire about the States Members qualified privileges, and how this would sit with Hansard minutes.
It was agreed for the normal minute procedure to continue until further notice. Noted.

02/2017 Appointment of Deputy Chairman
Mr Snowdon proposed Mr Dean for Deputy Chairman, which was seconded by Mr Birmingham. Mr Dean accepted the position of Deputy Chairman.

03/2017 Planning Matters
3.1 Planning Applications – deferred

*1445 the Committee left the meeting – site visits were made for both applications
1515 meeting resumed*

PA/2016/027 Mr Dave Gillingham, Esquina, Les Rochers. New garage/annex. Site plans tabled and noted.

Application deferred; the Committee agreed for the following issues to be addressed for approval:-

1. That the annex remains ancillary to the main dwelling and not separated at any time in the future.
2. To resolve the ingress and egress of the garage – the current location lacks turning space for a vehicle to use the garage.
3. To provide a site plan showing off-street parking for at least two cars.
4. That the current balconies be replaced by Juliette balconies to resolve overlooking issues.

PO

PA/2016/095 Mr Victor Levine, AY2113 The Armoury, Les Rochers. Add a new first floor with new entrance, stairs and WC to an existing workshop to create a dwelling. Site plans tabled and noted.

Application deferred; the Committee agreed for the following issues to be addressed for approval:-

1. To alleviate potential overlooking, that the design of the first floor does not have an extension above the future utility room.
2. A steeper pitch at first floor, to be sympathetic with the local character of the area and other buildings.

PO

3.2 Planning Applications – new applications

PA/2016/091 Mr & Mrs Camrass, Fig Tree Cottage, Les Rocquettes. Amendment to the construction of a rear extension at first floor and roof levels.

Application approved.

PO

PA/2016/116 Mr Jamie Sanderson, 59 High Street. Replace three first floor windows with uPVC replicas.

Application approved.

PO

PA/2016/120 Mr Emile J Cocheril, Val Stable Cottage, Le Val. Replace old timber front door with uPVC front door.

Application approved subject to the replacement door being composite or wood, and either black or white in colour to ensure it is in keeping with the nature of the property.

PO

PA/2016/121 Mr F Gerard, Le Pouteaux Farm, Val Fontaine. Remove two sycamore trees which have been damaged by the storms.

Application approved.

PO

PA/2016/122 Mr & Mrs Baines, Les Sycamores, Venelle du Val du Sud. Create a car port at road level in northwest corner of plot.

Application approved subject to adequate visibility splays.

PO

PA/2016/123 Mr Derek Coates, Tradewinds, Braye Road. To create a new dormer window at the front of the house to house a new second floor bathroom.

Application approved.

PO

PA/2016/124 Mr L Kern, The Gate House, 1 Venelle de Simon. Remodelling the top floor and re-roofing.

Application deferred; subject to provision for off road parking.

PO

PA/2016/125 Canon Michael Hore, St Vignalis, Braye Road. Removal of one large Laylandi tree which overhangs the road.

Application approved.

PO

PA/2016/126 Mr Peter Raphael, Moonshine, Barrack Master's Lane. Removal of an overgrown sycamore.

Application approved.

PO

PA/2016/127 Mr & Mrs Mapp, 15 Little Street. Replace first and second floor windows with replica uPVC heritage style windows.

Application approved.

PO

PA/2016/128 Drifield Estate Ltd, Danefield, Butes Lane. Removal of a conifer tree at the southern boundary of the plot.

Application approved.

PO

04/2017 **Other Planning Matters****4.1 York Hill**

It was noted that the School has requested to use a section of land near York Hill for agricultural use – growing vegetables and plants. This matter has been passed to GSC for consideration at their next meeting.

4.2 AEL Substation

It was noted that AEL have agreed to re-advertise the substation works that are being carried out at the Banquage due to a complaint.

4.3 Petit Val Site – Mr Levine

It was noted that this application has an outstanding Building Regulations application from June 2016. The Committee agreed for the PO to provide the applicant with a site condition notice and to comply with Building Regulations regarding demolition of the site.

05/2017 **Policy / Legal Matters / Systems & Procedures**

5.1 Draft Protocol for Open Planning Meetings – Report from Planning Officer dated 28th November 2016 tabled and noted.

The Committee agreed to implement the protocols for open planning meetings which have been adapted from Guernsey Development & Planning Authority and the States of Jersey Planning Committee. This is to commence from February 2017 with a trial of 3 meetings. PO to obtain a note from the Law Officers on the rules on qualified privilege.

PO

5.2 Planning Review 2014 – progress of implementation – 2014 Planning Review final report tabled and noted.

PO

5.3 LUP Review Revised Timescale – tabled and noted.

The Committee approved the revised timescale as set out in the schedule.

PO

1705 SO left meeting

06/2017 **Any Other Business****07/2017** **For Information & Noting**

The following reports/letters were noted:-

- **Minutes of Previous Meeting**
- **Fast Track Planning Applications - ratified**
- **Propriety Guidance – as previously circulated**

Meeting closed: 5.30pm

Signed: Matt Birmingham

Dated: 20th January 2017