

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Thursday 20<sup>th</sup> April 2017 at 1415

Present:

Mr M Birmingham, Chairman  
Mr M Dean  
Mr A Snowdon  
Mr S Roberts

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

The meeting was open to the public and press in accord with the BDCC Protocol.

Apologies:

The chairman welcomed members of the public and introduced the second of three open meetings held on a trial basis.

**ACTION**

**02/2017** The resolutions from the previous meeting were noted and ratified.

**03/2017** Planning Matters

**3.1 Planning Applications – Ratified**

PA/2017/016 Sure (Guernsey) Ltd, Marais Square, Alderney.  
PA/2017/017 Sure (Guernsey) Ltd, Braye Road/Newtown Junction, Alderney.  
PA/2017/022 Mrs E Carpenter, Ptarmigan, 1 Colimbot, Alderney.

Unanimously ratified by the committee with no discussion.

**3.2 Planning Applications – new applications & deferred in running order.**

Unless otherwise stated, advance notice had not been given, there were no speakers for or against the application from the applicant or objectors. Written representations were included in the committee papers. Copies of the drawings and letters of representations (redacted of personal information) and the planning officer's report had been published on the States website.

**PA/2017/019 Visit Alderney, Various locations around the Island.** Erect A2 visitor information signs in front of Forts and other sites of interest.

**The Committee had no objection to the proposed signs and their locations. Recommended they be treated as exempt development**

**PA/2017/028 Mr & Mrs P & J Richardson, Bluestones, Route de Carrieres, Bluestone.** Rear extension providing en-suite bathroom and walk in wardrobe to existing bedroom. Enclose the existing front porch, enlarge the rear patio, and remove 4 Leylandii and 2 large Hawthorn trees from rear garden.

**Application approved.**

**PA/2017/018 Mr Peter Kerr, The Kennels, Longis Common.** Amendment to approval PA/2015/021. Remove stair access to roof. Original consent (14<sup>th</sup> July 2015). Reconstruction of existing residential and agricultural buildings including demolition of existing – also described by the applicant as replacement and relocation of existing residential and agricultural buildings.

**Application approved subject to conditions 1 to 21 stated in the report including conditions to protect the archaeology in this conservation area and prior approval of external cladding materials (samples to be provided).**

**PA/2017/021 Mr S Benfield & Mr & Mrs Gaudion, She View & Notre Reve, Longis Road.** 2 new garages built as one in centre of shared drive.

**Mr W Benfield** addressed the Committee, and spoke against the application. He stated that this application has been turned down twice, and that nothing has changed with the parking spaces.

It will cause havoc as there is not enough turning space, and the problem could be exasperated with additional cars. There has been a contradiction of information by the Planning Officer.

**Mr S Benfield** spoke as the applicant, and advised the Committee that the set of garages meet all the criteria required from the BDCC. This has been going on for 21/2 years, and has cost the island/applicant £20k on this issue. The application speaks for itself.

**Application approved subject to improved visibility measures, roller doors for the garage, and recommendation to GSC to extend the existing yellow line north of Longis Road by 4.5 metres eastwards opposite the garage entrance to facilitate ingress/egress of vehicles.**

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

**Application approved.**

**PA/2017/001 Mr Frank Dean, Belle Vue Hotel. Preliminary Declaration.** Theoretical change of use and possible sub-division of the Belle Vue building in order to market the premises for sale. The chairman did not want to make any decisions until we know the outcome of the LUP review.

**Application deferred subject to the LUP enquiry.**

*Mr Snowden withdrew from the Committee.*

**PA/2017/005 Mr Alex Snowden, The Town House, 10 High Street.** Construct a block outbuilding in the garden. It was noted that the previous conditions set by the Committee for the reduction of ridge height from 4m to 3m has been applied.

**Mr Horsborough** spoke against the application, it was still far too big, too high and would have a detrimental effect on the amenities of his property. The building is now different from the 1<sup>st</sup> application, from oak frame to block with cladding. The plans don't show the depth of the concrete base and the overhang to the boundary wall. Still a large building, overbearing, incongruous, doesn't fit in with the surrounding area. What is the long term nature of the building? Intended for a shed, but is now an immovable structure.

**Mr Snowden** spoke as the applicant and advised the Committee that the design has changed due to the height reduction. It is in keeping with the surrounding area. The building will be used for storage. The floor area is 29.75 square meter and the overhang is approx. 30cm – to be clarified. Happy to move the building 1m away from the boundary wall if required.

**Application approved subject to moving the overhang of the building at least 1m away from the boundary wall.**

*Mr Snowden re-joined the meeting*

**PA/2017/011 Mr & Mrs Cundey, Part of Le Vieux Chene, Picaterre.** One new 2 storey dwelling at back of plot with own access.

**Ms Hilary Bentley** spoke against the application, having written several times with her concerns. Overlooking is the concern for all neighbours, it will have a direct line of sight into my property – does not comply with GEN2. It is too big for the location – does not comply with GEN7, which has not been fully addressed. There are concerns regarding the drainage and road access. The report is not factual, the neighbours have not been considered, and the height of the plot, design and the overlooking has not been resolved. Floored advice and an inaccurate report has been provided.

**Mr Arthur Wheeler** spoke against the application, having written a number of objections. The soil structure is not the best for building – sand content. A proper ground survey has to be done. The BDCC guidance notes has reference to pre determination which he alleged had been made by the Planning Assistant in a letter to the architect – which is on the website.

**Mrs Jenny Wesley** spoke against the application. It will destroy the characteristics of the Picaterre. The build would destroy privacy in our gardens and homes. If this is passed, you are setting a precedence for the rest of the island. The heavy plant that will be needed for the development will destroy the surrounding area, and the road – being only 9ft wide. It will affect our quality of life, not just the neighbours, but the elderly that live in the hospital too.

**Mr Darren Keung** replied for the applicant. This plot has a right to connect to the existing drainage connections and services. The emergency services have stated that they are happy with the access. A fire hydrant will be installed at the bottom of the driveway.

The overlooking of neighbours has been taken into consideration – shown on a drawing. The building ability of the dwelling will fall under building regulations, not planning.

**Application deferred for further information to be provided by the applicant on the adequacy of the driveway and provision of services and emergency vehicle access and also compliance with building regulations on access. Law Officers advice to be sought if required.**

**PA/2017/013 Mr D H Harris, Part of Les Fougères.** To construct 3 new dwellings adjacent to the top of Butes Lane.

**Mr Jack Livingston** addressed the Committee. He expressed concern over the vehicle access to the houses which would cause damage to the character of Butes Lane. Extend the existing access which would save spoiling the lane, and include landscaping. The flooring levels of the dwellings should not be raised.

**Mr Pimm-Smith** replied for the applicant. The width of Butes Lane can achieve 4.5m for vision splays. Planting and decoration can be provided on a plan.

**Application approved subject to the construction of one internal access road for the dwellings with an appropriate planting scheme. Details of the final internal layout and non-tarmac surfaces to be approved by the Planning Officer**

*The Chairman withdrew from the meeting due to conflict of interest.*

*Mr Dean chaired the meeting for this item*

**PA/2017/014 Mouriaux Holdings Ltd, Former garage site, Carriere Viront.** To construct 4 new apartments with garages.

**Mrs Carol Neill** spoke against the application. The design looks like council housing. The area is all bungalows with gardens and stone walls. The development could cause an increase in parking and vehicle traffic, making it dangerous and difficult for other residence with cars. The balconies overlook into all other surrounding properties. It is only 1m away from the neighbour's garden. The design should be one level only. Who is the mystery developer?

**Mr Peck** spoke against the application. The LUP stated that there should be no apartments in this area.

**Ms Moira Sleeman** spoke against the application, the building is very overbearing in design. The drawing doesn't show the adjacent properties. It is not in keeping with the neighbourhood. The balconies would look straight into my bedrooms of the guest house. This issue has been discussed as a community, it is insulting to us all if this is passed.

**Application refused as the development of the apartments proposed is contrary to the development principles for the type, size and design of residential buildings in Housing Character Area 9A of the Building area, Allee es Fees, (Section 2 Land Use Plan Page 25) which were defined under Policy HOU5 (Section 1 of the Land Use Plan, Page 25)**

*Mr Birmingham re-joined the meeting, and took the chair.*

**PA/2017/015 Mr Tugby & Mr Laughton, Old Mill Farm.** Remove 5 trees, make new entrance in front of garden wall to create off road parking. (Later added: 6ft fence around the majority of perimeter).

**Application approved subject to alternative fence design guided and passed by Planning Officer.**

**PA/2017/020 Mr & Mrs Sumner, Casita, La Vallee.** Timber framed garage extension to existing bungalow. **Application approved.**

**PA/2017/023 Alderney Tennis Club, Platte Saline.** To site a shipping container in ATC car park area for the storage of club maintenance equipment.

**Application approved subject to renewal in 3 years and the painting of the container green to match existing buildings at the tennis club.**

**PA/2017/024 Ms N Luxford & Mr G Hutchings, The Barn & St John, Sauchet Lane.** Sub-division of house and barn to 2 separate dwellings.

**Application approved.**

**PA/2017/026 General Services Committee, States of Alderney, The Nunnery, Longis Common.** Material change of use. No works.

**Application deferred subject to receiving advice from ARUP on the emerging Land Use Plan Policy for tourism. Once received decision to be agreed via email.**

Subsequently advice was received that although the Committee may require an application if the change of use is a material one, the proposed change from the existing residential use to non-serviced visitor accommodation did not contradict the existing Land Use plan and emerging LUP policy for such use could not be taken into account. The Planning application was not therefore required.

**PA/2017/027 Ms McGregor & Mr Bevis, Bonne Chance, Fontaine David.** Remove 2 overgrown Sycamore trees from the front garden.

**Application approved.**

**PA/2017/029 Windermere Ltd, Windermere, La Marrette.** New 2 storey dwelling with garage.

**Mrs Hemple** spoke. She raised significant issues about the application which required further information.. The proposed access differs from the original dwelling. Parking would be an issue – this needs to be shown on the design, allowing for up to three cars – for visitors etc. The increase in floor area of 50% to provide a 4 bedroom dwelling is massive compared to the original house. The footprint of the house has increased having the attached garage. This is in the greenbelt area, and a precedence should not be set.

**Application deferred (Mr Roberts abstained) subject to further information on the following issues:**

- **Confirmation on height of site poles**
- **Confirmation of materials of build, which should not be red brick nor roof pantiles**
- **Confirmation of floor size**
- **Additional access drawing required showing access points, layout of driveway & number of car parking spaces**
- **Confirmation of the demolition papers for the previous bungalow.**

**PA/2017/030 Mr & Mrs Fleming, 41 Le Banquage.** Remove one large Leylandii tree.

**Application approved.**

**Meeting closed: 6.00pm**

**Signed:** Matt Birmingham

**Dated:** 3 May 2017