

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 20th July 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

Mr B Sumner, Planning Intern

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

The chairman welcomed members of the public.

ACTION

06/2017 The resolutions from the previous meeting were noted and ratified.

07/2017 Planning Matters

7.1 Planning Applications – Ratified

PA/2017/040 Mr Stephenson, Goussets Garden, La Vallee.

PA/2017/043 Ms Deborah Burgess, 2 Picaterre.

PA/2017/044 Mr Darren Digby, St Anne's School, Newtown.

PA/2017/045 Ms Hannah Cox, Jeans Stores, Braye Street.

PA/2017/046 Dr's Geoff & Patsy, Ladysmith House, Le Petit Val.

PA/2017/048 Bruno Kay-Mouat, Essex Castle, Essex.

PA/2017/049 Sara Fisher, Portland House, Braye Road.

Unanimously ratified by the committee with no discussion.

7.2 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.

Mr Birmingham abstained and removed himself from the meeting for the following two items due to conflicts of interest. Mr Dean took the chair.

PA/2016/050 AEL, Weighbridge Substation, Near St Anne's School. Build a new electric substation and once in place remove the old one.

Mr Paul Davies spoke on behalf of Mrs Cleverly against the application. The substation is like a shipping container, and is visible from every window of Mrs Cleverly's property. AEL have an exemption for the submission of planning applications, however, they do so for public information. Mrs Cleverly had made no objections at the 1st meeting from AEL in September 2016 re the potential works. It was agreed that she would be kept informed. This has not happened. She is wanting to sell her bungalow, and this will affect the value of her property, and her health has been affected by this stressful issue. It has been a waste of time writing letters, as nothing is taken into consideration.

Mrs Jane Airton spoke on behalf of Mrs Cleverly against the application. Mrs Cleverly is suffering from stress and other physical conditions due to this issue. This development could also cause her house not to sell.

Mr James Lancaster, AEL Managing Director spoke for the application. AEL have an exemption under BDCC Law which would cover this application. We submit planning applications to bring the developments to the attention of the public. Planning was granted for this substation in April 2016. When works commenced in January 2017, Mrs Cleverly had not been advised. The works were stopped. The application has now come back to the Committee. It is the best site for the new substation, the footprint and height has been reduced, and the location is further away from the properties affected. Fencing and screening is to be placed along the boundaries, which will be completed before the construction process. It will take 12 weeks for the construction from January 2018. It is adequate distance from the railway.

The Committee noted that the current substation pre dates the Banquage and needs replacing. If it was to be replaced in the same position as the old substation, the island would lose power for the works to be completed.

The Committee have been on two site visits and viewed the screening. They sympathised with Mrs Cleverly, but the system needs upgrading.

The Committee noted that the application is exempt and supported the works with conditions that screening is put in place.

PA/2017/047 Alderney Cricket Club House, The Butes. Put up a 3.1 x 0.8m advertising sign on the balcony of the club house.

Application approved with conditions that the lettering of the sign is approved by the planning office before printing.

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

PA/2017/050 Mr John Bates, La Neche, Chemin de Meunier. Removal of 4 Sycamore trees and replace with native species.

Application approved.

PA/2017/051 Mr Richardson & Ms Roscrow, AY2229, Fontaine David. Preliminary Declaration Application - New low impact small single storey dwelling.

Application approved.

PA/2017/052 Mrs Alexandra Troman, 12 Le Huret. Replace timber windows with Heritage style uPVC replicas.

Application approved.

PA/2017/053 Mr J Sanderson, 59 High Street. Roof reconstruction, remove front dormers and replace with Velux roof lights. .

Application approved.

PA/2017/054 Mr & Mrs Baron, 14 Champs Beulai, Longis Road. New garage and convert old garage to dining room.

Application approved.

PA/2017/001 Mr F Dean, Belle Vue Hotel. Preliminary Declaration Application – for the possible sub-division of the property.

Mr Roberts stated that this is a prime tourism site, and we should look to the future.

Application deferred subject to the outcome of the Land Use Plan Enquiry. The Committee support the Call for Sites assessment by ARUP, and will support this at the enquiry.

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

Application approved.

PA/2017/036 Mainbrayce Ltd, Inner Harbour. Proposed petrol storage/ dispense unit installation.

Mr Mike Fitton spoke for the application. He has been working with the States departments to improve the area. It is currently unsafe how petrol is delivered. This application is the best solution for this moment in time. I plan to replace the Mainbrayce hut and invest in tourism.

Application approved subject to the following items being secured before commencement of operation;

- **The Health & Safety Licence is issued and recommendations applied**
- **The Fire Officers Report**
- **Protocol for Spills & Operations are put in place**
- **Fencing, if required.**

To ensure the rig is situated and run with all aspects of safety checked and approved. The approval is to run for a maximum of 5 years to ensure a more permanent and improved solution is found.

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

Application withdrawn by applicant.

PO

Meeting closed: 3.30pm

Signed: Matt Birmingham

Dated: 26th July 2017