

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 19th October 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.

The chairman welcomed members of the public.

ACTION

10/2017 The resolutions from the previous meeting were noted and ratified.

11/2017 Planning Matters

11.1 Planning Applications – Ratified

PA/2017/069 Mr Mark Harding, 32 Victoria Street.

PA/2017/072 Mr Terence Gander, 9 Le Bourgage.

PA/2017/073 Mr G Le Marchant, Beaufort, Picaterre.

PA/2017/075 Mr John Bates, La Nache, Chemin du Meunier.

PA/2017/076 Mr & Mrs Tapley, Scotts House, Braye Road

PA/2017/077 Mr Billy Watt, Wisteria Cottage, 3 La Trigale.

Unanimously ratified by the committee with no discussion.

11.2 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 stood down from the Chair. Mr Dean took the Chair

PA/2017/070 AEL, The Arsenal, Mount Hale. New sub-station.

Application approved (MB abstained).

PA/2017/074 AEL, Le Banquage, AY2159. Construction of a new electrical substation.

Application approved (MB abstained).

Mr Birmingham took the Chair

PA/2017/071 Lois Fitzgerald, 18 Hautville. Demolition of existing wall to create off street parking.

Application deferred, further information required:

- Visibility splays
- Turning circles
- On site/off site access – safety issues
- Drainage issues (manhole covers)
- Reinstatement of pavement

PA/2017/078 Mrs J Gillingham, 28 Le Banquage. Extension to existing property.
Application approved.

PA/2017/079 Mr & Mrs Mauger, 2 La Breque Phillippe. Proposed new garage.
Application approved subject to an adequate turning circle and the reinstatement of the footpath.

PA/2017/080 Nina Dupont-Abreu, Venelle du Val du Sud. Pre-fab insulated metal single storey unit to be used as a laundry facility.

Les Stuart spoke against the application on behalf of Mr Isles and himself. Their family own the house opposite the potential loading bay which is not appropriate for parking. The Officer's report is contradictory to the LUP. It is a residential area, not commercial. There would be issues with traffic, access, drainage, noise and pollution. There are better sites than here.

Mr John Hunt spoke against the application. This is the conservation area – why would you spoil the conservation area when there are more suitable fit-for-purpose alternatives. Without industrial quality drain troughs and lint interceptors, which are not mentioned in the application, there is a real danger that the detergent scum, hair and dirt will cause problems for the main drains on this small residential street.

Application refused (Mr Snowdon abstained).

PA/2017/081 Philippa Sutherland, The Albert House. To change an existing window and door for a larger opening with double doors and a full height window either side.

Application deferred, further information required on the design. Committee to approve via the fast track system.

PA/2017/082 Mr Bruno Kay-Mouat, Longis Bay Guest House. To lower the sills on two windows and one door set – increasing the size of the windows and improving the internal light.

Application approved with like for like design.

PA/2017/083 Ms J Uggla, Val des Portes, Braye Road. Refurbishment and extension of the main house.

Application approved.

PA/2017/084 Mr D Harris, Les Fougères, Butes Lane. Two further dwellings.

Mr Pimm Smith spoke for the applicant. There is limited infill, with the remaining area 8000square metres. The 3 houses at the top are 1500 square ft. The square foot of the houses are in comparison with the other sites in the area. The plans are in congruous with the other house. With regards to traffic, the lane is 5.6m wide for the road which will have little impact. The services are all within the connecting distance. The planned houses will increase the intensity of the biodiversity of the area. It is a £2.5m investment, with certainty that the houses will be occupied soon, which is a contribution to the economy.

The Chairman stated that the existing driveway is not an access road, therefore this causes an issue in relation suitable access to subdivision of the lower part of the site. House 4 is viewed as overdevelopment, with the already approved development of the three houses at the top. It was advised that this application should have been one whole development – not piece meal.

Application refused.

PA/2017/085 Mr & Mrs G Gillingham, Les Rochers. New dwelling.

Mr Noone spoke against the application. The sewers are serviced by cesspits – the access is difficult as only space for two cars. The design of the house is too big for the location – not in keeping with the area. It will increase congestion at the start of Les Rochers road. The off street parking area is too small. Mr Gillingham Senior currently parks on the potential new access – where are those cars going to park. There will be overlooking to the neighbours.

Application refused. The addition of a second access road is unnecessary and constitutes overdevelopment.

PA/2017/086 Mr Ducan Goodhew, Mother Fridays, Newtown. Replace the existing conservatory with a new kitchen room on the same level as the house.

Application approved, with existing consent rescinded.

PA/2017/087 States of Alderney, The Nunnery, Longis. Change of roof covering to natural slate.
It was noted that the States are exempt for any change of use.
Application approved.

PA/2017/088 Mr D Gillingham, Ailrore Boreale, Les Rochers. New garden shed and removal of two trees.
Application approved.

PA/2017/089 Lucy Mellor, Le Petit Chalet, Longis Common. New double garage.
Application approved subject to the existing container to be removed from the site.

PA/2017/067 Poppy Mellor, Mannez House, Mannez. Demolition of existing house and construction of a new dwelling – revised application.
It was noted that the applicant had addressed all the previous requests made by the Committee.
Application approved with Chairman casting vote (Mr Dean and Mr Snowdon against).

PO

Meeting closed: 4.30pm

Signed: Matt Birmingham

Dated: 20th October 2017