

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 11th October 2018 at 1415

Present:

Mr M Birmingham, Chairman

Mr M Dean

Mr A Snowdon

Mr S Roberts

Ms S Osborne, Land, Planning & Research

Support Officer

Apologies: 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

11/2018 The resolutions from the previous meeting were noted and ratified.

12/2018 **Planning Matters**

12.1 Planning Applications – Ratified

PA/2018/088 Mrs G M Jackson, 45 High Street

PA/2018/089 Alderney Football Association, Arsenal Football Field

PA/2018/090 Mrs M Dadd, L'Hermitage, Longis Road

PA/2018/091 Mr Ian Taylor, Fisher's View, 7 Gauvains Row

PA/2018/092 Liesa Wilson, AY1994 Filed Near Longis Road

PA/2018/093 Michelle Rick, The Old Barn, La Vanelle Jeanette

Unanimously ratified by the Committee with no discussion.

12.2 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/2016/060 Le Cocqs Stores. Redevelop the Belle Vue Hotel – Previously deferred.

The Committee discussed the report supplied by Guernsey traffic officer. The chairman took the view that as the traffic authority and states landlord it is the responsibility of GSC to come to an agreement with the developer regards traffic matters.

Application approved by majority (Mr Snowdon against), subject to the conditions of the officers report and agreement between the applicant and GSC about the traffic matters including the road, pedestrian walkways and car park layout to ensure safe access to the shop. SO to finalise the conditions with Jim Rowles in Guernsey.

PA/2018/094 Mr P Jenkins, Berry's Quarry, Mannez. New store adjoining existing store.

Application unanimously approved, with a letter to Mr Jenkins to accompany the approval reminding him for the need for an overall Development Plan for Berry's Quarry as per the LUP.

PA/2018/095 Ms G Norwood, Burhou, Crabby. Enlarging 4 windows and changing 1 door.

Application unanimously approved.

PA/2018/096 Blonde Hedgehog Ltd, Rose & Crown. Upgrade and extend into hotel.

Mrs Hempel spoke against the development, the issues were structural, the size of the Orangery and loss of garden, the new roof line for the single storey extension as seen from Le Huret, whether or not the application should have been two separate applications, concerns relating to historic walls in Le Huret and Vennelle de Simon and the impact on local infrastructure particularly sewers.

The chairman recommended that the developer should discuss the condition of the sewers with GSC as it would be in their own benefit to do so.

Application unanimously approved, subject to the conditions suggested in the officer's report including the submission of a Construction Management Plan and a Landscaping Scheme.

PA/2018/097 Mr S Benfield, Plot 8, Clos Casquets. PRELIMINARY DECLARATION – New dwelling.

The Committee discussed the proposed development.

The Committee were of the view that any forthcoming application should include a landscaping scheme and topographical survey to accompany the full planning application. The applicant is also to be made aware that any permissions will be subject to an agreement for the provision of a road, of a standard suitable to the BDCC, to be in place before any works on his proposed development could commence and that drainage and adequate sewerage arrangements must be made until such time as the development can be connected to mains sewerage.

The Committee were supportive of the proposed design and construction methods.

PA/2018/098 Mr & Mrs Edwards, 1 Picaterre. Alterations and extension to dwelling.

Application withdrawn.

PA/2018/099 Ms J Moseley, 9 Rue Genet. Remove one fir tree from garden.

Application unanimously approved.

The open section of the meeting was then closed by the chairman.

12.3 Any Other Business.

Application PA/2018/053. The committee discussed advice from the Law Officers regarding the conditions applied to this application.

The Committee resolved to rescind the condition relating to the restriction of further developments applied to Application PA/2018/053 the as per Section 22 of the Planning Law.

SO

Meeting closed: 3.45pm

Signed: Matt Birmingham

Dated: 31st October 2018