

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 7th June 2018 at 1415

Present:

Mr M Birmingham, Chairman

Mr M Dean

Mr A Snowdon

Mr S Roberts

Miss S Osborne, Planning Assistant

Mrs L Baines, Minute Secretary

Mr A Bray, Technical Services Officer

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

The chairman welcomed members of the public.

ACTION

05/2018 The resolutions from the previous meeting were noted and ratified.

06/2018 Planning Matters

6.1 Planning Applications – Ratified

PA/2018/034 Sure Ltd, Route de Picaterre/Platte Saline.

PA/2018/035 Mr S Case, Lyceum House.

PA/2018/036 Ms Caroline Kay-Mouat, The Old Presbytery.

PA/2018/037 Mr K Dale-Crossley, Treetops, Butes Lane.

PA/2018/039 Ms Caroline Kay-Mouat, AY1481, The Blaye.

PA/2018/040 Mr Patrick Sebire, Unit 3, St Michaels, Valongis.

PA/2018/042 Mrs K Allen-Herivel, Allen's Row, Longis Road.

Unanimously ratified by the Committee with no discussion.

6.2 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/2018/038 Mr Mark Tugby, Old Mill Farm, La Heche. New double garage/workshop. Application deferred. Applicant to be advised of the necessary reduction in size required in accordance with the LUP.

PA/2018/041 Mr B Bengtsson, Cotil du Nord, Le Petit Val. Proposed new workshop within garden. Application approved subject to the annex being used as an ancillary to the existing building.

Mr Dean stood down from the meeting to become a member of the public

PA/2018/043 Mr Ian Tugby, Les Cashets, Route de Picaterre. Demolish existing bungalow and erect a new 2 story house.

Mike Dean spoke against the application on behalf of Ms Ball and himself. Procedure has not been followed – the site poles were late up and the notice was not visible. The Planning report is not independent as the acting Planning Officer is conflicted. HCA6 – 19 bungalows have either been converted or remain as is. This application is not strengthening the existing layout. It is not a converted bungalow, it is a new build. The driveway and parking area has no turning circle. The build will block sunlight and cause overshadowing to my property. I don't agree with the report – the acting

Planning Officer is not qualified. If the dwelling was moved back, it would look into the bedroom. There have been no drainage reports. There is not enough information to make a decision.

Mr Pimm Smith spoke for the applicant. The surrounding area of houses are a mix of 2 story dwellings and bungalows. The HCA6 encourages up to 2 story developments for increasing capacity in the housing stock. Retaining a substandard building is not a satisfactory way of building. The application does not impinge on the views from dwellings on Petit Val Lane. The application includes rain water harvesting system, and a higher insulation specification than required by building regulations. Building regulations will be adhered to. The reduction in the height of the roof and window levels can be done. There has never been the need for a light study on Alderney – this is not an issue.

Mr Snowdon and Mr Roberts stated that they were not comfortable in making a decision on this application.

Application deferred, subject to a written ruling from Guernsey Planning.

Mr Dean re-joined the meeting

PA/2018/044 Mr Richard Bickerton, Herrison House, Angel Hill, Newtown. Erection of summer house in the front garden.

Application approved.

PA/2018/047 Mrs Lois Fitzgerald, 18 Hauteville. Preliminary declaration for a new dwelling in the garden, creating two separate plots with dwellings.

The Committee advised that they would not be minded to approve the application as is. The following guidance was advised – to reduce the size of the dwelling by 10/20%, have at least 3m from the boundary, and access/parking issues need to comply with Technical Standards Part P of the Building Regulations.

PA/2018/048 Mainbrayce Ltd, Inner Harbour. Reconstruction of chandlery over two floors.

It was advised that the Planning Office are awaiting a Health & Safety report.

Application approved subject to adequate Health & Safety and Fire regulations regarding the fuel tank.

PA/2018/049 Mr David Legg, 57 High Street. Replace aluminium dormer windows with uPVC units, front and back.

Application approved.

PA/2018/050 Mr Leopard & Mr Hobson, Seldomin, Longis Road. Erection of new open slatted fence, 1.1m high, along raised road front.

Application approved.

PA/2018/055 Ravenswood Ltd, Airport Business Park. Change of use from commercial space to live/work space for units 4 & 5 only.

Application deferred (Mr Roberts against), subject to a site visit.

PA

Meeting closed: 3.32pm

Signed: Matt Birmingham

Dated: 11th June 2018