

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 28th February 2019 at 1415

Present:

Mr M Dean, Chairman
Mr K Gentle, Deputy
Mr D Earl

Ms S Osborne, Land, Planning & Research
Support Officer
Mrs L Baines, Minute Secretary

Apologies: Mr A Snowdon

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

ACTION

04/2019 The resolutions from the previous meeting were noted and ratified.

05/2019 **Planning Matters**
5.1 Planning Applications – Ratified

PA/2019/001 Ms Barbara Head, La Cashette, QEII Street
PA/2019/002 Mr & Mrs Edwards, Highlands, 16 Le Bourgage
PA/2019/003 Mr Stephen Mellor, Fort Corblets
PA/2019/004 Mr & Mrs Cross de Chavanne, 11 Gauvains Row
PA/2019/005 Eddie Etheridge, Blaye Cottage
PA/2019/006 Mr & Mrs Kissick, 38 Le Banquage
PA/2019/007 Mr Eric Reynolds, Les Venelles Garden
PA/2019/008 Ms R Roberts-Mapp, Maison du Chien
PA/2019/009 Blonde Hedgehog Ltd, AY1483, Le Grand Val
PA/2019/011 Mrs Norma Butler, 9 Champs Beulai

Unanimously ratified by the Committee with no discussion.

5.2 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/2019/010 Tourism & Marketing, Braye Harbour. Erect timber 'Welcome' pergola.
Application unanimously approved.

PA/2019/012 Mr Frank Dean, 7 Rue Genet, Allee es Fees. Alterations and rear dormer extension.
Application unanimously approved.

PA/2019/013 Tourism & Marketing, Pak Bunker, Braye Street. Insert Perspex window.
Application unanimously approved.

PA/2019/014 Tourism & Marketing, Braye Road Station. Replace signage, add clock and new sign.
Application unanimously approved.

PA/2019/015 Mouriaux Holdings, Mouriaux garage site. 4 Apartments with garages.

Ms Sleeman spoke against the application. Disappointed that the height is only lowered slightly. This will still effect the light to Farm Court. Concerns about the impact to the 1600 building, as the new development is very close to the back wall of Farm Court – planting will compromise the light, and can encourage damp ingress. The drainage for this new build could cause more congestion, the surface water that runs to Connaught Square can be smelly with drainage at times.

Impact on the neighbourhood – this site has been left to deteriorate. The developer is clearly not worried about the impact. This development is greedy and unnecessary. Farm Court is a guest house, not flats as stated in the Collas Crill letter. I agree with all the other letters of objection.

Mr Peck spoke against the application, on behalf of Dilla Wright, and himself. Dilla Wright had written a letter stating that this was gross overdevelopment of the area. It is still too high, and will look directly into Dilla's kitchen and garden.

Over excess of the old building by 1m. Drainage could be a big potential problem, could this be conditioned? This is a complete change of the HCA 9A area, as generally intended in the plan – not apartments. There is concern regarding the volume of buildings on that site. The balconies have changed position, but the new location now overlooks our garden. There is contradiction in the officer report – incorrect information should not be relied on. The letter from Collas Crill shows the conflict of 2 provisions. Concern that the position has been distorted. The Committee would be setting a precedent if this application is passed, going against the LUP.

Application deferred subject to Law Officer's advice on the letter from Collas Crill point 2.1; advice from GSC regarding yellow lines, and a HSE report about the decommissioned fuels tanks.

PA/2019/016 Alderney Cricket Club, Butes Cricket Club. Small infill extension on ground floor level.
Application unanimously approved.

PA/2019/017 Mrs Claudette Woodruff-Clark, 4 Ollivier Street. Replace existing single storey flat roof annex with new single storey pitched roof annex.

Application unanimously approved, subject to the submission of a Construction Management Plan before any works commence on site, and that the residential annex remains ancillary to the main house.

PA/2019/018 Cimandis Ltd, Unit 8, Crusher Site. Small machine shed for refrigeration units.
Application unanimously approved.

PA/2019/019 Mr Charlie Hetheron, Units 1 & 2, Crusher Site. Erect a 1.2 x 0.9m business sign above the unit door to the Gym.

Application unanimously approved.

PA/2019/020 Ms Katherine MacQueen, 13a Braye Road. Erect a low level wooden picket fence and 2 round top wooden garden gates 0.9m high.

Application unanimously approved.

Meeting closed: 2.55pm

Signed: Mike Dean

Dated: 1st March 2019