

APPLICATION NO:	PA/2019/084
APPLICATION ADDRESS:	AY438, land near zig-zag, Giffoine
DESCRIPTION OF WORK:	Erect a chicken coop and a 3m x 3m shed
NAME OF APPLICANT:	Katy Orton
DEVELOPMENT AREA:	Designated Area – Protected Zone
AGENT:	

**Site description**

This site is a strip of land near the top of the zig-zags. It is outside the Agricultural zone nearer the cliff path. The land is long and thin, running north east to south west. Either ends of the land are high up and have views out to Fort Clonque, Burhou Island and Ortac gannet colony beyond. The middle of the land is at a lower level. All the land surrounding this piece of land is covered in gorse, like much of the cliff top land in this area. There are public cliff paths surrounding the land with views to the land from the west, north and east.

**Brief description of development**

This application is to put a chicken coop and a 3m x 3m shed on the land, both free standing and to be painted forest green.

**Law/LUP/Policy – Relevant Sections**

Please see separate check list for the relevant law and LUP policies.

**Representations**

The application has been publicly advertised for 21 days and one letter of representation has been received. The planning issues raised are that the proposals are on land which is rich in biodiversity and does not conform with policy HE4.

**Officer Comment.****The Law Section 7 & LUP Policies**

Section 7 (1a) The Committee shall take into account the effect of the development on the natural beauty of the area and the desirability of keeping land adjacent to the foreshores and cliffs of the island in its natural state. This plot of land is outside the Agricultural Zone and so it does not benefit from the same policies. This part of the law asks the Committee to keep land around the edge of the island in its natural state, which does not include sheds and chicken coops!

Section 7 (1c) The Committee shall take into account whether the movable structure would be incongruous with its surroundings. It is felt that a shed and chicken coop in this location would be very incongruous. This is wild land with coastal foot paths either side, tourists and islanders alike love the wild rugged cliff paths and views down to the foreshore. It is felt that a domestic shed and chicken coop would upset the character of the area, especially as they would also be viewed from the foreshore looking back up the cliff.

Policy HE4: Landscape Character, part D says; Development proposals on land adjacent to the foreshores and cliffs of the Island will have regard to the special characteristics of these areas, and to the protection of their natural beauty. This will include consideration of views into and out of the Island. This application does not comply with this policy. The letter from the Alderney Wildlife Trust picks up these and other issues the proposals raise to do with biodiversity.

**Recommendation**

Refuse.