

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Thursday 25<sup>th</sup> July 2019 at 1415

Present:

Mr M Dean, Chairman  
Mr K Gentle, Deputy  
Mr A Snowdon

Ms S Osborne, Land, Planning & Research  
Support Officer  
Mrs L Baines, Minute Secretary  
Mr W Tate, President for PA/2019/050

Apologies: Mr D Earl

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

**ACTION**

09/2019

**Planning Matters**

**9.1 Planning Applications – Ratified**

PA/2019/059 Katy Orton, AY289  
PA/2019/060 Tourism & Marketing, Braye Harbour  
PA/2019/061 Bennt Bengtsson, The Old Presbytery  
PA/2019/064 Mrs Banister, 2 Little Street  
PA/2019/065 Mr M Ingram, Dolphin Cottage, High Street  
PA/2019/066 Mrs E Carpenter, Ptarmigan, 1 Colin Bott

Unanimously ratified by the Committee with no discussion.

**9.2 Planning Applications – deferred & new applications 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 Dean stepped down as the Chair due to a conflict of interest*

*Mr Gentle took the Chair, President sat on the Committee for this one item*

**PA/2019/050 Bruno Kay-Mouat, AY2116, The Cutting.** Demolish existing building and erect 20 x 30m steel framed portal building with 7m roller shutter door. Access via existing gate. Erection of new perimeter fence.

**Application unanimously approved.**

*Mr Dean re-joined the meeting as Chair*

**PA/2019/031 Mark Tugby, Old Mill Farm, La Heche.** Erect a timber summer house/garden room on a temporary basis.

**Application unanimously approved, with the condition for the temporary structure to be removed after 1 year.**

**PA/2019/035 Hangar 2, Alderney Airport.** Lay gravel on land adjacent to Hangar 2 to park 3 additional cars. The Committee were advised that these parking spaces are not in the designated area, as previously advised.

**Application unanimously approved.**

**PA/2018/123 Alderney Railway Society, Mannez Quarry.** Extend existing engine shed 2.3m x 7m on the northern side; replace timber ticket office with 3.2m x 2.6m.

**Application unanimously approved, subject to the colour of the extension to coincide with the existing shed.**

**PA/2019/062 Rory Lyons, Ollivier Court, Ollivier Street.** Change of use from commercial to residential.

**Application refused due to the non-compliance with the Supplementary Planning Guidance: Minimum Housing Standards.**

**PA/2019/063 Rory Lyons, Stefan House, Ollivier Street.** Change of use from commercial to residential.

**Application unanimously approved.**

**PA/2019/067 Source Holdings Ltd, AY1475/1479 & AY1484 (land east of Hanger 2).** Erect a 24m x 12.3m building along with a poly-tunnel and container, parking spaces and some landscaping.

**Application deferred to allow the applicant time to consider an alternative location, with consideration to approve with a condition that a decommissioning report be added to the OM manual on completion.**

**PA/2019/068 Jake Woodnutt/Lucie Easton, AY259.** Preliminary Declaration – Erect new two storey dwelling, widen existing access and create car parking and turning area.

**Mrs Mauger** spoke against the application, stating that their house overlooks the plot. With the site poles having been erected, they would see a lot of the new dwelling – the outlook would be blighted. The driveway access is very steep off the first corner of Valongis. The lane is too narrow. Their garden wall could be disturbed and undermined as this is in line with the proposed driveway. They would also suffer noise and disturbance for many months whilst the dwelling is built.

**Preliminary Declaration unanimously approved, subject to the following conditions requiring submission and approval prior to any development being commenced:**

- Fully detailed plans, elevations and sections of the proposed development, including details of existing and proposed land levels and of finished floor and roof levels;
- Fully detailed Traffic Report regarding the entrance, driveway and turning circle;
- Fully detailed Construction Plan;
- Details of proposed external materials and finishes, including for hard surfaced areas;
- Details of proposed new boundary treatment(s);
- Comprehensive landscaping proposals including specification of appropriate indigenous planting species, and a programme for implementation of the approved landscaping;
- A programme of archaeological work to ensure that any features of archaeological interest discovered during the development are protected and/or recorded.

**PA/2019/069 General Services Committee, Old Fire Station, St Martins.** Dismantle roof structures and internal fittings to make building safe.

**Application unanimously approved.**

**PA/2019/070 General Services Committee, The Old Connaught Hotel, Royal Connaught Square.**

Repair work to the Old Connaught Hotel and associated works.

**Application unanimously approved.**

**PA/2019/074 Mrs Rita Gilmore, First & Last, Braye Street.** Change of use from commercial to part commercial/part residential.

**Application deferred (Mr Gentle for approval) subject to GSC approval regarding amenity space.**

**SO**

**Meeting closed: 3.05pm**

**Signed:** Mike Dean

**Dated:** 23<sup>rd</sup> September 2019