

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

OPEN PLANNING MEETING

THURSDAY 28 November 2019

14.15 hours in the Anne French Room

This meeting will be held under the Rules of Procedure for States Committees and is open to the public in compliance with the published Protocol for Open Planning Meetings approved by the Committee at its meeting on 19th January 2017

AGENDA

Approx.

Time (hrs) Apologies for absence

14.15 Planning Matters

1.1 Fast Track Planning Applications – For Ratification

1. PA/2019/104; Les Chevaliers, St. Martins – new uPVC windows and doors throughout except for right hand side ground floor window and front door
2. PA/2019/105; 65 High Street, Remove large Eucalyptus tree from rear garden and replace in same garden.
3. PA/2019/108; 12 Val Reuters, Remove old hedge of 4 Conifers to allow proper development of adjacent trees
4. PA/2019/109; Bluestones, Route des Carrieres, Remove 3 dangerous Birch trees and 1 Hawthorn and replace elsewhere in garden.
5. PA/2019/110; Rose Farm, Extension to downstairs cloakroom

1.2 Planning Application Reports – New Applications

1. PA/2019/103: Burhou View, Petit Val Lane; New enlarged balcony (see also item below for same address)
2. PA/2019/111: Picachon, Wide Lane; Insert new windows and patio door and re-build conservatory
3. PA/2019/112: Goussets Garden, La Vallee; Construct extension partly under existing balcony.
4. PA/2019/113: Northern Ramparts of Fort Clonque; Construct temporary shed over to provide weatherproofing

5. PA/2019/114: Caractacus, High Street; Replace ground floor windows with Heritage uPVC

Unauthorised works

PA/2019/113: Fort Clonque;

Erection of timber shed to provide weatherproofing and improve the appearance of the generator.

This item is on the agenda under a second heading as it flags up the need to address some matters of enforcement

PA/2019/095: Stony Villa, Petit Val;

All works to complete this project had been finished when the Planning Officer visited the site in September. The plans were inadequate and no Building Regulations approval had been applied for or issued.

PA/2018/096: Blonde Hedgehog;

Amendment to approved plans to provide lighting for front three entrances and lighting in rear courtyard.

The current lighting was installed to complete the project and to light the newly designed entrances and the rear courtyard. Whilst the rear lights are satisfactory those at the front are at too low a height and project too far for public safety. A revised design has been found and it is suggested that the lights are treated as an amendment to the approved plans.

PA/2019/106: Old Wreck shed site, Braye;

Installation of 6 Containers to provide temporary processing facility (retrospective application).

This project has proceeded in its current form without the benefit of any properly submitted plans or consents and without Building Regulations approval.

PA/2019/040: Trees at St.Michel, Longis Road

The approval for the removal of trees at the front (roadside) of St.Michel and consent to TRIM the trees alongside the driveway has resulted in the partial removal, so far, of the front trees and the partial destruction of the remaining three trees. The applicant has responded via email to the Planning Officer's concerns and that correspondence is attached.

Amendments to approved Planning Applications

PA/2017/018: The Kennels, Longis;

Plans have been submitted, as attached, for a revised design for this site. Essentially, the applicant wishes to reduce the size of the new building within the same design criteria.

PA/2018/030: White Cottage, Rue de la Saline;

Amendment to approved plans to use revised structure and cladding which will improve the design and be less obtrusive in appearance.

Deferred Applications

PA/2019/098: Wells House, Longis;

Construction of swimming pool in rear garden with decking, associated water supply and water treatment plant.

The Planning Officer has been on site with the builder and can confirm that trees will be affected by the revised proposal. The location of the pool has been changed again and there is still a lack of detailed and accurate plans.

PA/2019/099: Buildings A & B Crusher site;

Paul Clark – windows, sign, etc, need GSC confirmation.

It has been noted that these proposals need to go to the GSC before final approval has been given and this issue will be addressed at the Policy Section of today's meeting.

Confirmation of Planning Consent

PA/2019/093 & PA/2016/055: Grand Val Barn;

Replacement of 3 garage doors with porches and new internal layouts to provide 3 one bedroom flats.

Detailed plans are attached. A change of use to full residential use was given consent 19 July 2018.

The above listed applications, drawings, letters of representations received (redacted for data protection compliance) and the Planning Officer's report on each application can be viewed in the Planning Office at the Island Hall, Connaught Square, Alderney. All applications have been previously advertised for the minimum statutory period.

Date of Next Meeting: 30 January 2020