

BUILDING AND DEVELOPMENT CONTROL COMMITTEE
Island Hall
Thursday 13th February (30th January meeting) 2020 at 1400

Present:

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

Ms C Roberts, Planning Officer
Mrs L Baines, Committee Secretary

Apologies:

The meeting was open to the public and press in accord with the BDCC Protocol.
The Chairman thanked Mr Earl for his membership for 2019, and welcomed Ms Burgess to the Committee.

ACTION

01/2020

Planning Matters

1.1 Planning Applications – Ratified

PA/2019/121 Quay House
PA/2019/118 Water Lane
PA/2019/126 Fougères
PA/2019/119 Longis Bird Hide – Application Withdrawn
PA/2019/122 Quay House, Chevaliers Estate
PA/2019/123 Red Roof Cottage, Newtown
PA/2019/125 Community Woodland, Les Rochers
PA/2020/001 Les Hirondelles, Petit Val
PA/2020/003 Brickfields Estate
PA/2020/004 AY2399, Valongis

Unanimously ratified by the Committee with no discussion.

1.2 Planning Applications – new applications and deferred 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 will be published on the States website in due course. The Planning Officer is not, however, currently authorised to post items to the website, and is awaiting relevant training.

PA/2019/117 Martyn House, QEII Street. Application Withdrawn.

Mr Snowdon abstained, and stood down to join the public for the next item.

PA/2019/120 7 Victoria Street. Conversion of ground floor to residential accommodation.

Application refused. The proposal does not meet the criteria in the LUP for:

- Protecting the viability of the town centre 'core' and 'outer' Victoria Street retail areas
- Maintaining a balance in the availability of retail units to provide a range of unit sizes including small to medium units.

The loss of this unit could not successfully be replaced in a nearby location.

Mr Snowdon re-joined the meeting.

PA/2019/124 St Michael, Longis Road. Remove three damaged Birch trees and replace, raise the crown of one Holly tree.

Application approved subject to confirmation of the replacement tree species and size, and a site visit with the tree surgeon to confirm the appropriate pruning of the Holly before work starts.

PA/2019/129 St Michael Bunker, Longis Road. Demolish parapet walls over bunker, waterproof slab cover, fix wooden fencing and trellis to roadside faces of wall, erect small timber framed barn over bunker.

Application approved.

PA/2019/128 La Frette Farm, Le Blaye. New balcony on south elevation, new roof window in south elevation, enlarged existing roof lights, 3 new roof lights on east elevation, enlarge existing window openings to French windows on south and east elevation, new greenhouse adjacent existing garage, gazebo in garden.

Application approved.

PA/2019/130 The Nunnery. Erect heritage site welcome board; construct cobbled driveway between road and Nunnery gates; install wooden posts to prevent parking on the grass between bunker and Nunnery west wall.

The Planning Officer advised that the application still had 1 week left for the 21 day advertisement.

Application deferred subject to the completion of the full 21 day advertisement, and confirmation that the Alderney Society has been consulted regarding the application.

PA/2019/130A Somewhere Up, Water Lane. Application Withdrawn.

Deferred Applications

PA/2019/098 Wells House, Longis. Erection of swimming pool and associated filtration unit in garden north of house.

Application approved subject to the completion of a watching brief for archaeology, conditions covering staged excavation and light machinery, and that any additional works would require a further planning application.

PA/2019/111 Picachon, Wide Lane. Insert new windows and patio door and rebuild conservatory.

PA/2019/116 Picachon, Wide Lane. Removal of 5 Holly trees, replacement with 10 fruit trees.

PA/2019/118 Picachon, Wide Lane. Erection of shed 12 x 10ft; and stock proof fencing around the property boundary.

Applications deferred subject to the submission of detailed plans for all applications.

PA/2019/113 Fort Clonque. Erection of timber shed over emergency generator to provide weatherproofing and screening.

Application approved with strict conditions that the generator and 'shed' are removed within 6 months; and that the oil tank is re-located as a matter of urgency. Temporary structure to be reviewed at the 6 month stage.

Amended Applications

PA/2017/018 The Kennels, Longis Common.

PA/2018/030 White Cottage, Rue de la Saline.

PA/2019/095 Stony Villa, Le Petit Val.

PA/2019/106 Old Wreck Shed Site, Braye.

The above amended applications were approved by the Committee via email.

Unanimously ratified by the Committee with no discussion.

Open Meeting closed: 2.55pm

Policy Meeting

Minutes of previous Policy meeting – Tabled and **approved**.

Election of Deputy Chairman – Mr Gentle was elected Deputy Chairman.

BDCC Committee Dates 2020 - Revised – tabled and **approved**.

Letter from President Guernsey Planning – tabled and noted - invitation to visit Guernsey Planning. Chairman to liaise with Guernsey Planning re dates for potential visit. **Noted**.

Appeals Processing – Discussion - it was noted that discussions have been had with Law Officers. Ongoing conversations to be had with the Law Officers regarding a separate appeals law, rather than amend the original law. **Noted**.

Update re Tree Planning/Enforcement/SPG - Draft Supplementary Planning Guidance regarding tree planning and enforcement to be tabled and discussed at the March meeting. **Noted**.

Complaint – Review tabled and **noted**.

The Committee considered the findings set out in the review of this complaint. It was noted that the applicant had submitted a new application for consideration at the March meeting.

The Committee agreed to the waiving of any planning fees for the new application, in order to resolve the complaint. It was also agreed that the Chairman will remove himself from the meeting for this application. Noted.

Future of Planning Office – it was noted that archiving/scanning of historic/previous planning applications is required, to create further shelf space within the Planning Office. It was queried what the retention policy was for planning documents. This has since been confirmed for planning and building site plans – lifespan plus 7 years. **Noted**.

Meeting closed: 4.40pm

Signed: Mike Dean

Dated: 22nd May 2020