

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Island Hall

Thursday 5th March 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
Mrs C Hanlon – Horton, Admin Assistant**

Apologies:

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

ACTION

02/2020

Planning Matters

2.1 Planning Applications – Ratified

PA/2020/007 Green Waste Site at Mannez – it was noted that this is a temporary structure, and is to be removed once the site is relocated. GSC to be informed.

PA/2020/008 Phoenix, Valongis

PA/2020/011 Tree Tops, Val Fontaine

Unanimously ratified by the Committee with no discussion.

2.2 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/2020/005 Mike & Jane Aireton, Fraggie Rock, Windy Corner. Preliminary declaration to erect two 2 storey semi-detached houses creating 4 separate dwellings with off road parking and gardens.

Application approved (Mr Snowdon abstained), subject to full building designs, report from States of Alderney Water Board and site landscaping being submitted.

PA/2020/006 William Coleman, Iona, La Brecque Phillippe. Replace timber windows and timber back door with uPVC.

Application approved.

PA/2020/009 Ian & Alison Hills, Picachon, Wide Lane. Replacement of all windows, creation of new patio doors; reconstruction of conservatory; infill of porch area; removal of 5 Holly trees (to be replaced with 10 fruit trees); erection of shed 10x 12ft; construction of retaining wall, fence all boundary.

Mr Pimm Smith spoke for the applicant stating that these are small minor activities taking place. They have been disjointed planning applications. The boundary hedge has been removed but new replacement planting has been completed. Building regulation issues are to be addressed once the planning applications have been approved.

The Committee noted that the hedge removal requires a retrospective application which will be fast tracked once received.

Application re deferred PA/2019/111 new windows, patio door & rebuild conservatory - approved.
Application re deferred PA/2019/118 erection of shed and fencing – approved in principle, subject to new location of shed to be approved via email.
Application re deferred PA/2019/116 removal of 5 holly trees - refused as the Holly trees are healthy mature specimens that do not need removing.

PA/2020/010 Francois Gerard, Pouteaux Farm, Val Fontaine, Barrack Masters Lane. Completion of works to reinstate existing farmhouse and agricultural outbuildings.
Mr Gerard spoke for his application stating that he is very passionate for the history of the site, wanting to reinstate the barn/farmhouse, market garden, stone work, production of vegetables and the orchard.
Application deferred under Policy DA1, subject to advice from Law Officers regarding clarification of the LUP, and what constitutes a new development in the agricultural zone (i.e. TRP rates and yield of farm land).

PA/2020/013 The New Vicarage, Church Street. Removal of one Poplar tree and prune tree adjacent to the drive.
Application approved, subject to confirmation of the replacement species being planted and a qualified tree surgeon being employed to carry out the pruning of the driveway tree.

Deferred Applications

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 Tourism Office advised that reclaimed cobbles from Fort Albert are to be used – these are similar to that in Victoria Street. These will be laid in sand for easy removal if required. Alderney Society were happy with proposed works.
Application for heritage site welcome board approved (Ms Burgess abstained).
Application for installation of wooden posts refused (Ms Burgess abstained).
Application for cobble driveway deferred (Ms Burgess abstained, Mr Gentle against deferral) subject to the submission of cobble samples, and written confirmation from the Alderney Society and Jason Monaghan re proposed works.

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 discussed under new application PA/2020/009 – see above.

CR

Meeting closed: 3.15pm

Signed: Mike Dean

Dated: 22nd May 2020