

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 3rd December 2020 at 1415

Present:

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

Ms C Roberts, Planning Officer
Mrs L Baines, Committee Secretary (via Teams)

Apologies:

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

ACTION

12/2020

Planning Matters

12.1 Fast Track Planning Applications – Ratified

None.

12.2 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.

PA/2020/057 Le Passage, Les Rocquettes. Reconstruction of part of side extension; re roofing main roof; replace two windows in west side extension with glass doors and pointed stonework finish; replace existing rendered front parapet wall with lower parapet and railings to match original; paint render.

Tracey Yates spoke on behalf of the applicant. The property was bought in 2019 and is in desperate need for restoration. New electrics and heating system are being installed, and a new roof is required. The 'Stables' section are to be restored to one open gallery space, with plenty of natural light, which is required for galleries. It is the aim to make this building the No 1 art gallery in the Channel Islands. With the front façade being listed, the applicant aims to keep the wood and masonry white, with the render being a light terracotta colour. Samples are to be decided in April when the applicant is back on island. Slate replacement samples tabled to Committee. The applicant is happy to keep the front of the roof with original slates and the back to have the new replica slate tiles.

Application approved for the following:

- insertion of glazed doors in left hand extension (Mr Dean against);
- re-construction & re-roofing of rear (west) extension;
- re-construction of front railings and parapet walls;
- main roof (front and rear) to be replaced with all original slates – no replica slate tiles to be used; and
- for site visit to be organised for the Committee to approve the colour of render used.

PA/2020/088 Bayfield, Les Venelles de Gaudion. Erection of single storey garden building.
Application approved.

PA/2020/089 Moondance, 4a Little Street. Replace ground floor front window with multi-pane bow window in same opening.

Application approved.

PA/2020/090 4/5 Gauvains Row, Newtown. Removal of 4 over mature Conifer trees from gardens east of property.

It was noted that this application was missed off the Committee site visits yesterday.

Application deferred subject to site visit.

PA/2020/091 Granary Cottage, Chemin du Meunier. Remove section of roadside hedge for new gate access.

Application approved.

PA/2020/092 14 Champs Beulai, Lonigs Road. Remove old conifer tree.

Application approved subject to the replacement of the tree elsewhere in the curtilage of the property.

PA/2020/093 Braye Chippy, Braye Harbour. Create ramped access.

The Committee expressed concerns regarding the location of the proposed ramp area – that this would affect the outside seating capacity. It was also noted that the use of concrete was not encouraged by the Members.

Planning Officer to speak with States Works Department to ascertain if Chippy owners were happy with proposal; why ramp was located as proposed; why concrete used as construction material.

Application deferred (Mr Gentle abstained) subject to a possible revised plan for entrance and materials to be used for ramp.

PA/2020/094 6 Clos de Mer, Newtown. Insert new window in first floor north elevation, erect garden shed 2.4 x 2.4m, replace garage door.

Application approved.

PA/2020/096 Land at Le Corvee. Preliminary Declaration Application to demolish existing buildings & erect laboratory building & ancillary administration building.

Preliminary application approved with conditions to include:

- **Consultation with the Airport Authorities before a full application is submitted.**
- **Confirmation that existing services are adequate or can be upgraded to a satisfactory level.**
- **Removal of all demolition materials from the site to an approved disposal site before construction of the new building is commenced and within a specified limited time frame.**
- **A Landscaping scheme to be submitted with the full application.**
- **Hours of working during demolition and construction to be agreed.**
- **Traffic movements during demolition to be limited to an agreed route and hours of traffic to reduce the frequency of road traffic.**

PA/2020/099 Montrose, Braye Road. Replacement of all windows except dormers and roof lights with uPVC "Heritage" style.

Application deferred subject to clarification regarding the registered/unregistered nature of the building, and for the Planning Officer to provide a revised report for the Committee to consider. It was also noted that the 'Blue Plaque' would also require retrospective planning permission if permission had not already been sought and given for this plaque and others around the Island.

PA/2020/100 Scott's House, Braye Road. Removal of mature Holm Oak (*Quercus Ilex*).
Application approved subject to replacement elsewhere within the curtilage of Scotts House.

PA/2020/101 Dell House, Val Fontaine. Replace kitchen window with patio doors; new decking platform in line with existing adjacent front door.
Application approved.

PA/2020/103 Agricultural land at Le Grand Val. Demolish remains of existing shed and construct new steel frame agricultural building 5m x 18.21m x4.6m high.
Application approved (Mr Dean against) subject to the colour of shed to be approved by email by the Committee, and that the building is for agricultural use only.
It was also noted that a further planning application would need to be submitted for the installation of solar panels.

Deferred Applications

PA/2020/056 Plot AY 152, Le Bourgage. Construction of two dwellings (semi-detached) with off road parking & gardens.

Application approved (Mr Snowdon abstained) subject to the following conditions:

- **Restricted days and times of operation during construction.**
- **A schedule of construction stages to be submitted.**
- **Removal of the front wall material to a safe store and the re-use of the same stone for re-construction.**
- **Removal of vegetation from all walls on the faces within the site and repair where necessary.**
- **Retention of all viable trees within the site between the north, east, and west boundary and 7 metres from the north elevation of the new dwellings'.**
- **The Committee considered a time limit on the development and an archaeological watching brief were un-necessary.**

PA/2020/072 The Nunnery Heritage Site, Longis. Removal of two trees and raised planting bed in the courtyard.

Norma Paris spoke on behalf of the Alderney Bird Observatory Committee against the application. The Alderney Bird Observatory have been tenants of the Nunnery since 2016, and were the impetus for the renovation of the site. It is good to see that the Planning Office in Guernsey has endorsed the Planning Officer's report. We should all be working together for the good of our economy. The ABO understand the economic issues, and is the definition of a special niche tourism for the island. Amazing location, amazing birds. The ABO has contributed £450k into the Alderney economy, we are all in this together. Dr Phil de Jersey, States of Guernsey Archaeologist spoke for the application. Trees and their roots are not good for any archaeology – they damage any remains and destroy the soil layers (archaeological stratigraphy). Trees are a threat to both the archaeology, the walls and remaining structure of the site. Beneath the flower bed will be key information regarding the structure of the main tower. There has been some damage already done, but removing both trees would stop further damage to a very important heritage site.

Richard Phelan, Manager SWD spoke for the application. The Cherry tree is already showing signs of decay with a rotting lim. A previous contractor uncovered the roots that are posing a risk to the drainage system and heritage wall. Advice was then sought from Dr Jason Monaghan, who recommended the removal of the two trees in order to maintain the heritage site. This recommendation was then put to the General Services Committee, who approved for the preservation

of the archaeology and drains, as these can't be moved. Both trees need to be removed, the ABO will have to find another area to release birds.

Ken Baker spoke as a representative for Dr Jason Monaghan for the application. The proposal is in the best interest for the preservation of the site. There is no place for a flowerbed and trees in a small historic structure. In one of our digs, tree roots were found 1.2m deep. Roots were also seen running inside the tower wall, and found in the drains. We risk losing the archaeology if it is left to continue. Isabelle Picornel spoke for the application. The Nunnery is being used as the ABO centre – this is not designated in the LUP. Many factors presented regarding this application are not material to the planning application and apply with the LUP.

Nigel Clark spoke for the application. Evidence of damage has been provided this afternoon, therefore the Planning Officer's recommendation has been met – removal of both trees should be approved by the Committee.

Application approved (Ms Burgess abstained) for both trees to be removed.

All excavation should be by hand, except for the initial felling of the Cherry tree just above the existing raised ground level, and details of the excavation areas and methods to be advised by the Culture and Heritage Department in Guernsey.

Two replacement trees to be replanted on another site where deemed appropriate.

13/2020

Any Other Business

Ollivier Court: PA/2020/022

The Planning Officer requested that the Committee ask the applicant to submit a full application based on the previously submitted 'Option 1' for re-development of the court so that there was a clear planning brief for future development of the site.

Due to the late hour the Committee wished this to be considered at a later meeting and for the outstanding policy meeting also to be convened later in December.

The Planning Officer agreed to compile an agenda for that meeting and circulate to members.

2021 Committee meeting dates – tabled and noted.

CR

Meeting closed: 5.55pm

Policy Meeting – to be rescheduled.

Signed: Mike Dean

Dated: 4th December 2020