

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Tuesday 28th February 2017 at 1415

Present:

Mr M Birmingham, Chairman

Mr M Dean

Mr A Snowdon

Mr S Roberts (Absent from 1415 to 1540) Present for later items.

Mr J Young, Planning Officer

Miss S Osborne, Planning Assistant

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

Apologies: Mrs L Baines, Minute Secretary

The chairman welcomed members of the public and introduced the first of three open meetings held on a trial basis.

ACTION

01/2017

Planning Matters

1.1 Planning Applications – Ratified

PA/2017/002 Mr & Mrs Chapman, Compass House, Le Petit Val, Alderney.

PA/2017/003 Mr & Mrs Marland, Church Street Flats, Church Street, Alderney.

PA/2017/004 Mr P Jenkins, 1 Longis Road, Alderney.

PA/2017/006 Mr C Hodgson, The Fleethouse, 10 Braye Road, Alderney.

PA/2017/009 Mrs Chiswell, 8 Braye Street, Alderney.

Unanimously ratified by the committee with no discussion

1.2 Planning Applications – new applications & deferred in running order.

Unless otherwise stated, advance notice not have 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 on 22 Feb.

PA/2016/099 Mr & Mrs Bithell, Glenhurst, 15 Longis Road. (Previously deferred) Sub-division of dwelling to provide 2 households.

Application approved subject to condition about providing off street parking for both dwellings.

PA/2017/001 Mr Frank Dean, Belle Vue Hotel. **Preliminary Declaration.** Theoretical change of use and possible sub-division of the Belle Vue building in order to market the premises for sale. The chairman did not want to make any decisions until we know the outcome of the LUP review.

Application deferred.

PA/2017/008 Mr P Stephenson, Goussets Garden, La Vallee. Five small extensions including a double garage, and removal of chimney.

Application approved.

PA/2017/010 Florestan Ltd, AY2114, Valongis. New Scotframe one and a half storey dwelling.

Application approved.

PA/2017.012 Mr & Mrs Green, 11 Rue Genet, Alles es Fees. Alterations to house, including a large rear dormer, a double garage and changes to the driveway.

Application approved.

PA/2017/013 Mr D H Harris, Part of Les Fougères. To construct 3 new dwellings adjacent to the top of Butes Lane. The committee wanted to see a better access layout.

Mr Jack Livingston addressed the Committee, a note of his comments is included in the record. He was not against the development but concerned over the design and layout. He expressed concern over lack of site survey, houses positioned too high up the escarpment adversely affecting Grand Hotel developments, concern over the vehicle access to the houses, damage to the character of Butes Lane. He reminded the Committee of the planning obligation agreement for their development which GHD had delivered, AHA housing at cost.

Mr Pimm-Smith replied for the applicant. The siting of the houses had been chosen to maximise their views and the access could be reworked. He emphasised the green roofs and low profile in the landscape to reduce the impact. It would be unreasonable to move the dwellings down the hill.

Application deferred subject to new access design.

PA/2016/124 Mr L Kern, The Gate House, 1 Venelle de Simon. (Previously deferred) Remodelling the top floor and re-roofing. Incorporated car parking but omitted amenity space.

Application deferred subject to reviving the amenity space.

PA/2017/015 Mr Tugby & Mr Laughton, Old Mill Farm. Trees down and new entrance driveway. No scaled drawing submitted.

Application deferred subject to a scaled drawing being submitted.

PA/2017/011 Mr & Mrs Cundey, Part of Le Vieux Chene, Picaterre. One new dwelling at back of plot with own access. Letter of objection referred to over-looking and access, the committee did not think over-looking was a factor, but they would like some assurances about the practicality of the access.

Application deferred subject to confirmation about safety and usability of the existing access.

PA/2016/027 Mr Gillingham Snr, Esquina, Les Rochers. (Previously deferred) This new scheme covers all the points raised at the last meeting and the committee were happy to issue a conditioned approval.

Application approved subject to conditions about removing the northern Velux's and keeping the annex ancillary to the main house.

PA/2017/005 Mr Alex Snowden The Town House, 10 High Street. Construct a large timber frame outbuilding in the garden..

Mr Roberts joined the Committee at 1540

Mr Snowden withdrew from the Committee.

Mr Horsborough spoke against the application, it was far too big, too high and would have a detrimental effect on the amenities of his property.

Mr Snowden spoke as the applicant and advised the Committee that he would reduce the height of the outbuilding

The committee agreed it would like to see a change in design.

Application deferred subject to lowering the ridge of the new building.

PA/2017/014 Mouriaux Holdings Ltd, Former garage site, Carriere Viront. 4 new apartments on old garage site. Building covers old building footprint, but at present is too high. A number of letters of objection were received and the issues raised were dealt with one by one, the height being a repeating factor.

Mr Snowden rejoined the meeting

The Chairman withdrew from the meeting as he was conflicted by a family member being an objector.

Mr Dean chaired the meeting for this item

Mrs Dilla Wright and M/s Moira Sleeman having given notice spoke against the application, the building was too high and overshadow adjacent homes, the building was too far forward on the site and cause parking problems on this busy road and make access to properties difficult.

Mr Noel Peck not having given notice, asked to speak against, the Chairman agreed. Mr Peck wanted the forecourt to remain.

Application deferred subject to lowering the roof line and altering the front boundary.

PA/2016/095 Mr V Levine, Ferrero, Les Rochers. (Previously deferred) Although the issues raised at the previous meeting were NOT mitigated the committee decided to approve.

The Chairman considered the application should not be approved and deferred for further revisions, voted against. Mr Dean Snowden and Roberts voted to approve without amendment

Application approved by a majority

Meeting closed: 5.00pm

Signed: Matt Birmingham

Dated: 4th March 2017