

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Thursday 27<sup>th</sup> May 2021 at 1415

Open Meeting

Present:

Mr K Gentle, Chairman  
Mr I Carter, Deputy  
Ms A Burgess  
Mr C Harris

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

Apologies: Mr A Snowdon

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

**ACTION**

01/2021

**Planning Matters**

**1.1 Fast Track Planning Applications – Ratified**

PA/2019/017 4 Ollivier Street.  
PA/2021/032 13 Braye Road.  
PA/2021/036 Apple House, Rue les Joy  
PA/2021/038 6 Auderville  
PA/2021/039 Hope Cottage, Carriere Viront  
PA/2021/041 Unit 6, Airport Business Park  
PA/2021/042 8a Little Street  
PA/2021/053 10A Birdcage

**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.

**PA/2020/104 Plot AY 259, Valongis.** Construction of new house.

**Application approved subject to the following conditions:**

- **Safe site access and materials storage must be in place before construction begins.**
- **A phased construction schedule is to be submitted before construction begins**
- **Working hours with machinery must only be carried out between 8am and 5pm on weekdays, 9-4 on Saturdays and no work with machinery or electrical equipment on Sundays and Bank Holidays.**
- **Excavation of the site preparatory to construction being carried out must have regard to the retention on any historic materials found on or below the ground.**
- **A landscaping scheme to be submitted and approved before the property is occupied.**
- **Landscaping to be completed within the first planting season after the property is occupied and any plants which die must be replaced to ensure the scheme is satisfactorily established.**

***Mr Gentle removed himself for this item after seeking legal advice, Mr Carter took the Chair.***

**PA/2021/006 Burhou View, Petit Val Lane.** Construction of balcony at first floor on rear (north) of property.

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

- **Screens of an agreed opacity, of 2m height, installed at both ends of the proposed balcony are to be in place before the balcony is first brought into use; as the proposed development is not acceptable without the provision of the screens.**
- **A sample of the screen glass is to be submitted to and approved in writing by the BDCC before work commences, to ensure that the opacity of the screens meets the requirement for the screens to provide adequate privacy.**
- **The screens are to be retained in perpetuity, whilst the balcony remains in place the proposal is otherwise not acceptable.**

**PA/2021/027 Plot AY 1374, Longis Road.** Demolition of existing bungalow, erection of two, two bedroom detached houses, off road parking and new vehicle access.

**Mr Findings** spoke in favour of the application going ahead and is happy that a demolition of the existing property and the building of two detached properties, in its place, goes a very long way to 'revive and renew' this small section of Longis Road. It was noted that he only has a verbal agreement with the applicant regarding the reinstatement of the gable end of his property which is currently attached to the old cottage. Mr Findings requested for this to be part of the conditions set by planning, as he has spent a lot of money on the cladding which has been moulded around the cottage attachment, and that these remedial works are completed in a timely manner as the gable is the weather end of their property. The boundary on the plans is slightly incorrect, which were drafted in error from the applicant.

**Mr Bunn** spoke against the application, stating that the applicant had lost the right of access with the other neighbour, and that the access track should remain as it is today. The new dwellings would cause a gross invasion of privacy into a bedroom, bathroom, kitchen diner and garden. The distance from my house is 9m from our extension to the new proposed building – this is not shown correctly on the location map, which then provides the Committee with a false impression of distance. Our property will also be subject to overshadowing.

**Mr Bohan** spoke for the application stating that the boundary had been set with pegs, and legally determined by the Court, and that both new dwellings come within the current LUP.

**Application deferred subject to further clarifications on the boundary access, accuracy and potential dispute; and an up to date plan to be submitted which include all current neighbouring properties.**

**PA/2021/028 Beauvoir, Les Rochers.** Erection of boundary fence between 90cm and 2m; erection of polycarbonate greenhouse.

**Application approved subject to there being no removal of existing hedges to facilitate the construction of the fences.**

**PA/2021/033 6 High Street.** Replacement of front and rear windows with uPVC.

**Application approved for the replacement of the front and rear windows with uPVC excluding the ground floor window.**

**Application deferred for the replacement of the front ground floor window subject to the submission of a clearer design.**

**PA/2021/035 White Cottage, Rue de la Saline.** New glass roofed veranda and new gravelled parking area.

**Application approved.**

**PA/2021/037 Wells House, Longis.** Construction of terrace, pond, planting beds and walls.

**Application approved subject to no further structures forward or to the sides of the residential unit, to protect the setting of the Designated Area from overdevelopment.**

**Ms Burgess removed herself from the Committee for this next item.**

**PA/2021/040 The Farmhouse, Chemin du Meunier.** Alterations to render finish; cladding at upper floor level; and removal of three conifer trees.

**Application approved (Ms Burgess abstained) subject to the replacement of trees with three tree species to be agreed in consultation with the AWT and the tree surgeon and confirmed by email to BDCC; to comply with LUP Policy IW13.**

**PA/2021/045 Le Passage, Old Presbytery, Les Rocquettes.** Reconstruction of garden building and hardstanding.

**Application approved.**

**PA/2021/047 Le Petit Chalet, Longis.** Erection of timber clad studio annexe in the garden.

**Application approved subject to the following conditions:**

- **No separation of the annexe from the principle residence is permitted – to comply with Policy DA3.**
- **No changes to the size, cladding, windows or door of the annexe are permitted except with the written consent of the BDCC – to ensure that the proposal is carried out in accordance with the submitted and approved plans.**
- **The unit is not to be used as rented accommodation – to ensure compliance with DA3 which does not allow an annexe to be used for any use other than for the purpose of an annexe to the principle dwelling.**

**PA/2021/048 Pear Tree Cottage, 5 QEII Street.** Alterations to rear courtyard and retaining wall.

**Application approved.**

**PA/2021/049 10 Gauvains Row, Newtown.** Demolish existing shed and replace with Shepherd's Hut, 16' x 7'6" in same location.

**Application approved (Ms Burgess abstained) subject to the Shepherds Hut being immobilised.**

**PA/2021/050 Picachon, Wide Lane.** Construct new roof with accommodation in the roof space.

**Application approved.**

**PA/2021/051 Oselton, Le Petit Val.** New two storey extension.

**Application approved subject to a schedule of controlled hours of working to be submitted before development is commenced, to comply with Policy IW12.**

**PA/2021/052 Le Vallon, Fontaine David.** Replace front windows with double glazed timber sashes to replicate existing; replace two side and three rear with 'Heritage' style uPVC.

**Application approved (Ms Burgess and Mr Harris against; Mr Gentle used casting vote) for the replacement of the existing timber windows on the front façade with timber double glazing, and for the replacement of the side and rear windows with uPVC.**

**PA/2021/054 Val des Portes, Braye Road.** Removal of four trees from the west and east sides of the garden.

**Application approved subject to the replacement of trees on the site; the submission of a full professional species and condition survey of the remaining trees; and the submission of a detailed scheme with a schedule of planting for the restoration of the landscape, to comply with Policy IW13. The requested survey and scheme to be received before any removal of trees take place.**

### **1.3 Deferred Applications**

**PA/2020/099 Montrose, 16 Braye Road.** Replacement of windows on the frontage of the property with uPVC.

**Application refused, to preserve the heritage asset.**

***Mr Carter removed himself from the Committee for this next item.***

**PA/2021/013 St. Gertrude, Les Butes.** Removal of five trees from front garden (adjacent road).

**Application approved (Ms Burgess against, Mr Carter abstained) subject to the replacement within one growing season with 5 trees of species to be approved in consultation with the tree surgeon and the AWT in the same area.**

#### **1.4 Amended Applications**

**PA/2015/021 The Kennels, Longis.** Reconstruction of residential and agricultural buildings including demolition of existing dwelling. Amendments to approved cladding materials on new dwelling.

**Application approved.**

**02/2021**

#### **Any Other Business**

**Nothing to report.**

**CR**

**Meeting closed: 4.25pm**

**Signed:** Kevin Gentle

**Dated:** 28<sup>th</sup> May 2021

#### **Policy Meeting**

##### **Item For Billet – Register of Historic Buildings and Ancient Monuments**

Under the provisions contained in Section 50(2) of the Building and Development Control (Alderney) Law, 2002, as amended, the Building and Development Control Committee is required to publish in a Billet D'Etat, at least once every three years, a list of buildings and conservation areas appearing in the Register of Historic Buildings and Ancient Monuments.

The list was last published in a Billet D'Etat on 14 December 2016 and was due again in 2019. The formal approval of the Land Use Plan in March 2018 superseded the three yearly requirement due in 2019, making the new legal requirement date this year.

It was noted that there have been no amendments since 2018.

**The Building Development Control Committee resolved to place this matter before the States.**

**BILLET ITEM**

**Meeting closed: 4.28pm**

**Signed:** Kevin Gentle

**Dated:** 28<sup>th</sup> May 2021