

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Annual Report 2013

Committee Members: M Birmingham (Chairman), F Simonet, R Berry, C Rowley, S Roberts

Between November 2012 and November 2013, the Building and Development Control Committee received a total of 125 applications. This compares to 113 during the previous period. Of the 125 applications received, 120 were approved.

Significant applications

Of the applications considered during the past year, there were two with high public interest. These were the developments at the Campsite and Alderney Housing Association's housing development at Platte Saline.

Planning Review

In January, the Building and Development Control Committee decided to instigate an independent review of the planning and development control process on the Island.

An Advisory Group consisting of relevantly experienced or qualified local residents was appointed. This Group was tasked with considering the strengths and weaknesses of the existing planning process and Law in the context of the needs of the Island economy. They then assisted in drafting a briefing document which was sent to a number of planning consultants. Following evaluation of proposals received, UK based planning advisors ARUP were appointed to review the Alderney planning process and make recommendations that address the perceived weaknesses and include implementation plans.

In October, the Committee issued a 'Call for Evidence', inviting interested parties to comment on any part of the planning system. A team from ARUP then visited the Island during the last week of November to interview key stakeholders involved in the planning and development process.

The next stage of the review process will be an interim report documenting the consultants' findings to date. Comparative analysis with other planning systems will then be carried out. This will be followed by a discussion seminar with stakeholders to feedback, inform and evolve any recommendations made at an early stage. A final report and recommendations will conclude the Review.

Building Regulations

Up-to-date Building Regulations have been drafted to replace the 1978 regulations currently legally in force. The necessary enabling legislation is due to be put before the full States in early 2014.

Untidy and derelict sites

The Committee has been actively pursuing the clearance of sites which are being misused and are considered to be detrimental to the amenities of the locality. Some minor progress has been made, and the matter will remain a priority.

The aim of the Committee remains to provide for the development of the island in way that conserves the special features of its environment, continues to be attractive to visitors, makes optimum use of its land and offers a good quality of life for its residents.

M Birmingham, Chairman, B&DCC, November 2013