

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

6th March, 2012

0915 hrs

Present:

Mr G Sargent, Chairman

Mr M Birmingham

Mr R Berry

Mr R Burke, CEO

Ms J B Turner, States Engineer

Ms R Sowden, Planning

Assistant/ Minute Secretary

Apologies: Mr P Arditti, Mr A Llewellyn

ACTION

08/2012 **Minutes of previous meeting** of 19th January 2012 were confirmed and signed.

09/2012 **Matters Arising**

09.1 **Any matters arising from the minutes**

There were no matters arising from the minutes.

10/2012 **Planning Matters**

10.1 **Planning Report**

A4939 Anthony Flower Masonic Hall, Church Street. Replace 3 timber windows with uPVC.
Application deferred pending receipt of information.

JBT/defer

A4940 Dickin Drew & John Cadoret (on behalf of all property owners on Alfred Terrace / Platte Saline Road) Platte Saline Road. Barrier and turning area at west end of road.
Application refused.

Reason: The Committee considered that the primary proposal to place a barrier and form a turning area would be detrimental to the traffic movement along Platte Saline Road because the proposed turning area would not be large enough to enable service vehicles and fire appliances to turn, which would result in vehicles reversing the length of the road in order to exit. The Committee therefore considered that the application was contrary to Section 7(1)(f) of the Building and Development Control (Alderney) Ltd, as follows: -

“In exercising its powers under the provisions of section 6 the Committee shall take into account....the effect of the development on roads, traffic.....”

JBT

B3083 Richard Phelan AY690, Rue de la Saline. Electricity substation (4m x 3m x 3m).
Application deferred.

JBT/defer

10.2 **Deferred items**

B3080 Mr P Sebire, Mr E Sebire & Mr W Sebire AY1328, land adjacent to St Michaels, Valongis Road. Construct 3 bungalows. Letter from Mr P J Sebire dated 09.02.12 and letter from Engineer dated 20.01.12 tabled. It was noted that when the proposal was first considered, as a Preliminary Declaration in July 2010, a ‘community benefit’ contribution had been agreed in the form of a monetary contribution towards the upgrading of the Longis Sewage Treatment Works, which would enable these new properties to join the public sewer. It was noted that the first stage of the necessary remedial and improvement works to the Longis Sewerage Treatment Plant had recently been carried out, and that whilst these works will enable new properties to join the network, they will also be of benefit to existing dwellings served by the Treatment Works. In view of this, the Committee considered it inappropriate to pursue a contribution toward these costs as a form of community benefit. **Application approved.**

JBT

11/2012 **Policy / Legal Matters / Systems & Procedures**

11.1 Untidy and derelict land The subject of ‘tidying up’ the Island in time for the upcoming tourist season was discussed. The Engineer gave a verbal report on efforts that had so far been undertaken by States Works, within States’ owned areas. On the subject of privately owned land, the Committee supported the Officers in contacting landowners about

areas requiring attention. The Committee considered that an interpretation on what was regarded as 'detrimental to the amenity' would be useful. **Discussion document to be prepared and tabled at next meeting**

JBT

11.2 Subdivided properties Draft policy document tabled and discussed. The Committee approved the draft policy, subject to some minor wording changes, to be submitted for discussion by Mr Sargent at P&F.

GS/PFC

11.3 New build housing Further to a question being asked regarding when a new dwelling could legally be sold to a third party, a legal opinion had been sought. It was reported that because all planning permissions were personal in Alderney, including those for the construction of dwellings, a purchaser would have no permission to complete the build if purchased before completion. They would therefore have to get a new planning permission for the unfinished parts if these amounted to development for which permission is required under Part II of the Law and which are not exempt.

JBT

11.4 Building Regulations Report from Planning Office dated February 2012 tabled and discussed. It was noted that the fees schedule for Building Regulations applications was yet to be finalised. It was noted that an amendment to Section 39 of the Law would be necessary before the adoption of up-to-date Building Regulations. This would also be an opportunity to include any further amendments to the Law currently under consideration. **Proposed fees schedule to be finalised for April meeting.**

JBT

It was noted that in practise, proposals were currently being assessed using Guernsey 1992 Building Regulations, Approved Documents A-H, J,K,M,N and P.

11.5 Trees Draft policy document tabled and approved for publication. The Committee felt that there was scope to simplify and speed up the current process for tree removal permissions. **Discussion Paper to be prepared and tabled at future meeting.**

JBT

12/2012 Any other business

Importation of campervans and caravans Report from CEO dated 05.03.12 tabled and noted. Paper entitled 'Bringing your Camper Van or Caravan to Alderney' distributed by CEO tabled and discussed. It was noted that Section 58 of the Building and Development Control (Alderney) Law, 2002, was concerned with the restriction on importation of caravans, except under the authority of and in accordance with the conditions of a licence granted by the Building and Development Control Committee. **The Committee resolved to approve the delegation of the issuing of licences to the States General Office, all such licences being conditioned as follows: -**

- i) Any such vehicle is to be no more than 6.9 metres long
- ii) Any such vehicle is to be booked onto Saye Camp Site
- iii) Any such vehicle must not be driven on the roads, other than on arrival and departure at the campsite at the beginning and end of the stay.

At its meeting of 17th April 2012, the Committee confirmed that licences issued by the States General Office were to be limited to a maximum of 28 days.

Land at Banquage

Mr Berry suggested that the area to the eastern side of the Banquage could be considered for development, possibly by the Housing Association.

Meeting finished 1225

Date of next meeting: TUESDAY 17TH APRIL 2012

Signed : G Sargent

Dated: 17th April 2012