

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

1<sup>st</sup> February, 2011

0915 hrs

**Present:**

**Mr G Sargent, Chairman**

**Mr A Llewellyn**

**Mr P Allen**

**Mr M Birmingham**

**Mr R Berry**

**Mr R Burke, CEO**

**Ms J B Turner, States Engineer**

**Ms R Sowden, Planning Assistant/**

**Minute Secretary**

**ACTION**

**07/2011** **Minutes of previous meeting** of 18.01.11 were confirmed and signed.

**08/2011** **Matters Arising**

**08.1 Cotil du Val** Letter dated 21.01.11 from Marquis Surveys Limited tabled and discussed. Queries were raised about the quotation, the scope of works, and whether such a survey was actually necessary. The Committee was not generally in favour of the expenditure.

**RESOLVED to defer the matter pending further information and investigation by the Engineer.**

**JBT/DEFER**

**09/2011** **Planning Matters**

**09.1 Planning Report** tabled. Comments from Alderney Society dated 20.01.11 tabled and noted.

**A4856 Penelope Anne Watkins** Vert Cotil, Wide Lane. Removal of 22 Leylandii trees. Letter from applicant dated 09.12.10 tabled and noted. Mr Birmingham proposed that the works be phased, so that the impact of the works was less severe.

**RESOLVED to approve the application, subject to the above comments.**

**JBT**

**A4857 Paul Clark** Unit 4, Building A, Crusher Site. Insert four new windows at first floor level. It was noted that the application also involved the change of use of the unit to office accommodation, which would have implications for Building Regulations.

**RESOLVED to approve the application, subject to compliance with Building Regulations.**

**JBT**

**A4858 Martin Smith** The Flat, London House, Victoria Street. Replace upper floor timber windows with new uPVC windows. Letter from applicant dated 14.11.10 tabled and noted. Letter from Alderney Society dated 20.01.11 tabled and noted. The Committee was informed that the building was listed on the Register of Historic Buildings (No. L/50), whose listed features to be preserved included the windows.

**RESOLVED that the Committee would be minded to approve the replacement of the windows in uPVC, on the condition that the replacement windows were exactly the same in appearance and means of opening as the existing windows. Sample to be approved prior to final approval being granted and a permit issued.**

**JBT**

**A4859 Peter Jenkins** Berrys Quarry, Mannez. Install new entrance doors and window to laundry building.

**RESOLVED to approve the application in principle, subject to compliance with Building Regulations.**

**JBT**

**B3035 Ravenswood Ltd** Bears Corner & Tiggers Den, Mare Jean Bott. Proposed garden store & garden wall

**RESOLVED to approve the application in principle, subject to compliance with Building Regulations.**

**JBT**

**B3036 John & Bronte Mackay** Bluestone Hill, Route des Carrieres. Bathroom extension to west elevation.

**RESOLVED to approve the application in principle, subject to compliance with Building Regulations.**

JBT

**B3037 Mr & Mrs F Dean** 'Saltraker', Rue Genet. Relocate porch door from rear to side of property & install new window to rear. No objection was raised to the proposal. It was reported however that the recently constructed roof extension had not be constructed as per the approved plans. The Committee was prepared to consider and approve the changes as minor alterations to approved pans.

**RESOLVED to approve the application in principle, subject to compliance with Building Regulations.**

JBT

**B3038 Mr & Mrs Lynch** 7 Gauvain's Row, Newtown. Extensions to provide ensuite shower rooms, relocated bathroom & entrance, breakfast room, utility & modified roof. It was noted that the proposal involved an increase in roof height of 2metres, but that height poles had not been erected to demonstrate this. Letters of objection tabled and noted (See Confidential Annexure).

**RESOLVED to defer making a decision on the application, subject to erection of height poles to show the effect of the proposed increase in height.**

JBT/DEFER

**B3039 Windermere Ltd** 'Windermere', La Marette. Demolish & reconstruct dwelling. Letter from Mr C Partridge dated 28.01.11 tabled and noted. The Committee, taking into account the points raised in Mr Partridge's letter, felt that consideration of the development as proposed would far exceed the level of discretion it was able to exercise within the rules of the Land Use Plan. The Committee considered that so long as the property was within the Designated Area, the relevant guidelines for development should apply.

**RESOLVED to defer the application to enable the applicant to submit revised plans which complied with the guidelines for the Designated Area (Residential Zone).**

JBT/DEFER

**B3040 Ace Parts** AY737, land adjacent to existing premises at Les Coutures. Proposed new storage building (18m x 12.5m x 7m). Letters of objection tabled and noted (See Confidential Annexure). It was noted that the proposed building would offer only a short-term solution to the applicant, who was seeking a more suitable site for their business in the long-term.

**RESOLVED to defer the application, pending investigation into more suitable locations for the size of the building required. CEO to contact applicant to discuss.**

JBT/RB/DEFE

**B3041 Dr J Cooper** AY2266, Land at Le Val Field. Proposed new surgery. Letter of objection tabled and noted (See Confidential Annexure). The Committee was broadly in favour in principle of the construction of a new surgery at the Val Field. Queries were raised regarding the design of the building, its siting within the plot, access and parking provision.

**RESOLVED to defer making a decision on the application, pending a meeting with Engineer and applicant to discuss the points raised.**

JBT/DEFER

**C1053 Matthew Walker** Plot AY2241, Fontaine David. Sub-divide (partially constructed) dwelling to provide additional dwelling, including minor alterations to approved plans.

**RESOLVED to approve the application, subject to compliance with Building Regulations.**

JBT

**C1045 Abby Bohan** AY185, Vert Courtil. Proposed new dwelling. Letter of objection tabled and noted (See Confidential Annexure). The Committee considered that further information was required to enable it to see how the building would sit within the site. It also considered that a meeting between the Engineer and applicant's architect would be helpful following receipt of the further drawings.

**RESOLVED to defer making a decision on the application, pending the receipt of further information.**

JBT/DEFER

**C1043 Emma Bohan** AY2275, Vert Courtil. Proposed new dwelling. Letter of objection tabled and noted (See Confidential Annexure). The Committee considered that further information was required to enable it to see how the building would sit within the site. It also

considered that a meeting between the Engineer and applicant's architect would be helpful following receipt of the further drawings.

**RESOLVED to defer making a decision on the application, pending the receipt of further information.**

JBT/DEFER

## **09.2 Deferred items**

**a) Ian Charles Tugby** Plot AY2020, La Corvee. Proposed agricultural building. Planning Assistant reported that research into Route de Souffrances at the Land Registry had revealed that they were historically rights of way for farmers to access their fields, but that nothing was stated in Law. The Committee was satisfied that there was physically an access to the site, and considered that it was a matter for the applicant to ensure that the access to the site was legal. It advised that the applicant seek a legal opinion before starting any works.

**RESOLVED to approve the application in principle, subject to the proposed building being located closer to the existing buildings in the existing commercial area, and to compliance with Building Regulations.**

JBT

**b) Blue Horizon Ltd** Grand Site, Butes. Housing development. Plans and 3d model tabled. Letter of objection tabled and noted (See Confidential Annexure). It was noted that an Exemption Ordinance had recently been passed by the full States and the application was now able to be legally considered. The Committee considered that landscaping was of utmost importance, and that a scheme designed and implemented by a landscape professional would be required. Highway layout and further detail on the roads and parking was required, and approval of these aspects would also be subject to approval by the General Services Committee. The Committee was interested in the concept of shared surfaces (Home Zone) and welcomed the applicants' views on this. Agreement was also required as to the future site management of the common areas. It was also noted that a Development Programme would require the approval of the Policy & Finance Committee prior to full planning permission being granted.

**RESOLVED to approve the application in principle, subject to further consideration of:**

- 1) Landscaping details.
- 2) Roads and parking details.
- 3) Agreement re future management of common areas.

JBT

**c) B2998 Freshair Investments (CI) Ltd** 'The Vine', Victoria Street. New manager's accommodation. It was noted that an Exemption Ordinance had recently been passed by the full States and the application was now able to be legally considered.

**RESOLVED to approve the application, subject to compliance with Building Regulations.**

JBT

## **09.03 Proposed new bungalows at Valongis**

Letter from P J Sebire dated 24.01.11 tabled and discussed. **Engineer / CEO to respond to letter.**

JBT/RB

**1230hrs meeting adjourned  
1415hrs meeting re-convened**

## **09.04 Plot AY2283, Newtown**

Letter from E J Cocheril dated 19.01.11 tabled and discussed. It was noted that Mr Cocheril was requesting advice about the potential development of the site. The Committee suggested that he liaise with Mr Beney regarding the Master Plan currently under production.

JBT

**09.05 B3022 Mr & Mrs Hutton** Redevelopment of existing studio at 1 Mare Jean Bott. Request for amendments to approved plans. Letter from Mr J Hutton dated 25.01.11 tabled and discussed. Amendments requested were:-

- i) Omission of feature stone panel
- ii) Garage door to be up and over type
- iii) Windows to be uPVC heritage type

**RESOLVED to approve the amendments to the approved plans.**

JBT

The Committee was aware that the current policy for windows to the ground floor of properties in the Conservation Areas was that they were to be fabricated in timber. It was considered however that because the replacement building was not immediately adjacent to the road, an exception could be made in this instance. **There was support for the current policy to be reviewed.**

JBT

#### 10/2011 Legal Matters /Systems & Procedures

**10.1 Control of Camping Ordinance** It was noted that the matter was ongoing, and further consideration of draft documents was required. **Chairman to review draft ordinances and forward any comments to Planning Assistant.**

GS/RS

**10.2 Building Regulations** Discussion paper tabled. The recommendation was for the Alderney Building Regulations 1978 to be updated to the England and Wales 2000 edition excluding Parts L (Energy Efficiency) and Part P (Electrics). The Committee considered that although it may not be practical to adopt those parts in full, certain issues regarding basic energy efficiency should be incorporated. It was reported that Part P was almost in practise. Engineer suggested that we adopt the principle of these two UK regs, but produce our own guidelines on how these could be achieved. **Engineer to look into which parts of these regulations were appropriate and could be easily applied, and report back to next meeting.**

JBT

**10.3 Planning / Building Regs Fees** Chairman proposed that Policy and Finance Committee be consulted on the level of planning fees. Details of costs and expenditure, including a distinction between planning and building regulations fees / costs to be considered by P&F prior to adoption of any new fees structure. **Planning Assistant to forward information and comparisons of past two years to CEO.**

RS/RB/P&amp;F

#### 11/2011 Any other business

- **June Planning Meeting** Owing to pre-booked staff leave, it was agreed to change the June meeting to **Thursday 9<sup>th</sup> June.**
- **Minutes** It was noted that at a recent P&F meeting, it had been agreed that all Committee meeting minutes should be produced within 7 days. Engineer explained that because of staff work schedules, and the requirement for applicants to be notified of planning decisions prior to the publication of the minutes, this was not always possible with this Committee. **Minutes to be produced as soon as practicable following meetings.**

**Meeting finished 1600hrs**

**Date of next meeting: Tuesday 1<sup>st</sup> March 2011**

**Signed : G Sargent**

**Dated: 1<sup>st</sup> March 2011**