

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

1st March, 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

12/2011 **Minutes of previous meeting** of 1st February 2011 were confirmed and signed.

13/2011 **Matters Arising**

13.1 Cotil du Val Engineer reported that Mr Beney was willing to conclude the design guide without spot levels of area, which was work which would fall to each individual developer. The Committee considered that mention of the preservation of existing trees of note should be included in the Land Use Plan.

RESOLVED that the Design Guide be finalised, and that the wording for Zone 10b be amended as above, for inclusion in the Land Use Plan Review.

JBT

13.2 2 Le Bourgage / 1 Well Lane Letter from Advocate Clare Tee dated 14.02.11 tabled and noted. The Committee asked the Engineer and CEO respond to letter.

RB/JBT

13.3 Any other matters arising from the minutes

Chairman asked that a legal opinion be sought on whether the demolition and rebuilding of an existing dwelling required a 'C Permit' or Exemption Ordinance under the Building and Development Control (Alderney) Law, 2002.

RB

14/2011 **Planning Matters**

14.1 Planning Report tabled. Comments from Alderney Society dated 26.02.11 tabled and noted.

A4860 Lois Fitzgerald 18 Hauteville. Erect freestanding wooden shed (8' x 9') on existing hard standing to rear of dwelling.

RESOLVED to approve the application.

JBT

A4861 James Hutton I Mare Jean Bott. Construct low stone wall to divide site into two. Create new vehicular access. It was noted that the Traffic Advisory Group had raised no objection to the highway aspect of the proposal.

RESOLVED to approve the application.

JBT

A4862 Keith Webster Alderney Airport, NDB Site. Increase height of entire compound wall by 1m and repair gate blockwork.

RESOLVED to approve the application.

JBT

A4863 Mark Wordsworth Lion View, Butes Lane. Replace and extend timber decking to rear of property.

RESOLVED to approve the application.

JBT

A4864 Mr G E Johns The Anchorage, Platte Saline. Renew boundary wall to east of property.

RESOLVED to approve the application.

JBT

A4865 B Crawford, A Crawford & A MacDonald Valley Gardens. Erect poly tunnel (25' x 12') & timber potting shed (8' x 4').

RESOLVED to approve the application.

JBT

A4866 Mrs Angela McAllister Le Levre Field, Windy Corner. Erection of mobile stables with tack / food room (32' x 12' x 9' 10") and mobile barn (24' x 12' x 9' 10").

RESOLVED to approve the application, for a period of 1 year, following which the applicant would need to re-apply or remove the structures.

JBT

A4867 General Services Committee Various locations. 5 new timber directional finger post signs.

RESOLVED to approve the application.

JBT

B3042 Mrs G Whittaker Mouriaux House, Les Mouriaux. Replace uPVC windows and front door to cottage with new timber units. Replace all windows to main house with new timber units to same design. Replace hedge to front of house with iron railings. Re-open basement door to cottage and window to existing food store. Install stone ornaments on front gate pillars. Letter from Alderney Society dated 26.02.11 tabled and noted.

RESOLVED by a majority to defer the application for the replacement windows to the main house, pending receipt of detailed information regarding the proposed replacements (Mr Allen AGAINST deferral). Further resolved to approve the remaining items.

JBT/DEFER

B3043 Mr & Mrs M Green Camelia Lodge, Bluestone Hill. Replace flat roofs with pitched to match existing & extend garage. Replace external boarding with render finish.

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

JBT

B3044 Mr & Mrs P Crowcombe Les Sources, La Vallee. Extension to form attic floor providing two ensuite bedrooms & balconies. Some concern was raised about the design and appearance of the proposal in relation to the existing building.

RESOLVED to defer making a decision on the application, to enable the Engineer to meet with the applicant's agent to discuss its concerns, with a view to agreeing what measures can be taken to improve and enhance the overall look of the building.

JBT/DEFER

B3045 Mr & Mrs Dean Bank House, Bluestone Hill. Construction of 3 bungalows. Letter from applicant dated 03.02.11 tabled and noted. It noted that the applicant was intending the 120m² units to be made available to full-time residents over the age of 55 with an ongoing covenant. It was the developer's intention that the specifications be to a high standard, with potential for disabled facilities. It was noted that the Traffic Advisory Group had recommended that the location of the existing access road be altered for safety reasons. The Committee supported the proposal in principle. It was noted that the development would require the promoting of a Housing Exemption Ordinance to the full States. The applicant would be required to mitigate the effect of the proposal on the services in the area.

RESOLVED to defer the application, pending negotiation with the developer with regards to the mitigation of the effect of the proposal on the services in the area.

JBT/DEFER

B3038 Mr & Mrs Lynch 7 Gauvain's Row, Newtown. Extensions and alterations, modifications to roof (increase in height of 2m). Site visit. Letters of objection tabled and noted (See Confidential Annexure). Letter from Doug Hamon dated 18.02.11 tabled. It was noted that the proposed rear dormer had now been removed.

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

JBT

C1051 Norman & Michaela Bond 10 Rue les Joy, Le Val. New dwelling (Revised application). It was reported that the applicants had withdrawn the current application, and were intending to submit plans for a new scheme in due course.

JBT/DEFER

Preliminary Declaration

Alan Perks Land opposite Les Rosiers, 8 La Trigale. Demolition of existing studio and construction of new dwelling. Site visit. Letter of objection tabled and noted (See Confidential Annexure). It was noted that the Traffic Advisory Group had raised concerns about the location of the proposed access. It was noted that the site is located on a narrow one-way

road, with the proposed entrance exiting onto a blind bend. Considerable site excavation would be required, which would cause problems with traffic flows on this major route road. The Committee considered that because of issues with access for both construction and subsequent use, the site was unsuitable for such a development.

RESOLVED that the Committee would not be minded to approve a scheme such as this should a full planning application be submitted.

JBT

A general discussion ensued from the above application regarding the publication of a policy on housing requiring the granting of Exemption Ordinances. The Committee asked that the officers produce a discussion document as a starting point.

JBT

B3046 Alderney Renewable Energy Ltd Fort Albert and adjacent land Tidal Pumped Storage Project. Construction of reservoir within existing walls of Fort, use of adjacent concrete bunker for electrical controls, underground piping to the sea and construction of turbine housing within the cliff. Letter from Mount Hale Limited dated 27.02.11 tabled and noted.

It was reported that the application was incomplete and no decision could be made until outstanding details were provided.

RESOLVED that the Committee was supportive of the scheme in principle. Further resolved that further information, including an Environmental Impact Assessment, would be required before a decision could be made.

JBT/DEFER

14.2 Deferred items

B3040 Ace Parts Proposed new storage building on land adjacent to existing premises at Les Coutures. CEO reported that he was in talks with the applicant regarding a more suitable location for the building.

RESOLVED to defer making a decision on the application as the matter was still under consideration.

JBT/DEFER

15/2011 Legal Matters /Systems & Procedures

15.1 Late correspondence Report from Engineer dated 23.02.11 tabled and discussed. It was reported that correspondence is often submitted for inclusion in the meeting agenda pack at the last minute and is not able to be fully investigated prior to meetings. The Engineer recommended that correspondence received less than ten days prior to a planning meeting be included in that agenda pack for information only. Such correspondence should then be followed up by officers and presented to the following planning meeting with all relevant information. **Recommendation accepted.**

15.2 Building Regulations Engineer stated that there was nothing to report at present.

JBT

16/2011 Policy

16.1 Windows Discussion paper dated 23.02.11 tabled and discussed. It was noted that the Committee, at its previous meeting, had resolved to review its policy on replacement windows in Conservation Areas and Historic Buildings. The Engineer recommended that as part of the review, the Alderney Society and a professional architect, as well as the public, be consulted on the subject. Current policy should be used until a final decision is made. **Matter deferred for further consideration.**

DEFER

16.2 Stables Draft planning guidance document tabled. Mr Allen declared an interest, but considered that wording "without concrete base" be removed. **The Committee agreed that the planning guidance be published, as amended.**

17/2011 Land Use Plan

17.1 Harbour Zone Proposed wording for Harbour Area tabled and discussed. Memo from Harbour Master dated 18.02.11 in response to harbour users' comments, tabled and

discussed. **Clarification to be sought from Messrs Beney and Hamon on wording regarding Braye Street and English Row.**

Comments from Harbour Users to be forwarded to GSC, for comment. Proposed wording for Land Use Plan to be forward to MAG for comment.

RS

17.2 Letter re Valongis Letter from Mr P Cranford-Smith dated 12.02.11 tabled and discussed. Engineer to respond to letter stating the Committee, having recently conducted a site visit and subsequently discussing the matter at a LUP Review meeting, saw no reason to re-zone the land.

JBT

17.3 Letter re Les Rochers Letter from Mr D Hamon dated 18.02.11 and letter from Engineer dated 14.02.11 tabled and discussed. The Committee confirmed that it would be willing to consider an application for a small dwelling on the northern part of plot AY1206 by a suitably qualified person; the subdivision of the plot to two equal sized plots being treated as a minor departure to the Land Use Plan. Any proposal would be subject to normal planning considerations. It also noted that Plot AY1211 is currently zoned for low density building and any application for a single dwelling by a suitably qualified person would be considered.

17.4 Land Use Plan Inquiry Timetable tabled. It was noted that arrangements had been made for Mr Whitehead to start the Planning Inquiry on 04.05.11.

18/2011 Any Other Business

Housing Association Planning Fees & Exemption Ordinances. Planning Assistant reported that she had received an enquiry on behalf of the AHA as to whether planning fees would be payable for any future social housing schemes. It was noted that the Guernsey Housing Association were exempt from planning fees. Chairman queried whether there was a mechanism to exempt planning fees in Alderney. It was noted that the subject of planning fees was due to be the subject of debate by P&F, who should also decide on whether AHA should be exempt. Discussion paper to be produced.

JBT/RS

The Committee asked that legal advice be sought on how new social housing projects by AHA could proceed without the need for an Exemption Ordinance each time.

RB

Meeting finished 1645hrs

Date of next meeting: Tuesday 5th April 2011

Signed : G Sargent

Dated: 5th April 2011