

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

5th July, 2011

0915 hrs

Present:

Mr A Llewellyn (Deputy Chairman)

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

Apologies for absence: Mr G Sargent

42/2011 **Minutes of previous meeting** of 9th June were confirmed and signed.

43/2011 **Matters Arising**

43.1 Matters arising from the minutes

36.1 Replacement windows in Historic Buildings and Conservation Areas Messrs Allen and Berry proposed that Point 4 of the policy agreed at the previous meeting be amended to read as follows: -

“The use of non-traditional materials will normally not be acceptable in Registered Historic Buildings whose windows or doors are a significant feature of, and make a significant contribution to the character of that building, and where non-traditional materials would greatly affect the appearance of the building.”

RESOLVED to accept the amendment and approve point 4 of the Policy on Replacement Windows in Historic Buildings and Conservation Areas to read as above.

44/2011 **Planning Matters**

44.1 Planning Report tabled.

A4894 Martin Allen Douglas Quay, Braye. Erection of memorial stone for HMS Affray – stone plinth and associated road / pavement surfacing.

RESOLVED to approve the application, subject to approval by GSC, as States landlords.

JBT

A4895 Mr & Mrs R Barnett Chellier, Carriere Viront. Loft conversion. Installation of 5 rooflights.

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

JBT

A4896 Mrs F Collins 7 Braye Road. Replacement of existing timber windows with uPVC to same design.

RESOLVED to approve the application.

JBT

A4897 Sally Jane Barber White Gables, Rue de la Saline. Widening of existing driveway entrance.

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

JBT

A4898 Mrs S Burgess Wide Lane. Installation of 2 rooflights.

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

JBT

A4899 General Services Committee Northeast of runway within Airport perimeter. Removal of stone wall. Comments from the Alderney Society dated 01.07.11 tabled. The Society advised that the Blaye is an ancient site surrounded by stone walls. During the German occupation and the construction of the airport runways, ancient stones, which possibly marked burial sites, had been unearthed and moved. Land Commission boundary markers also cover this area. It was requested that if stones or walls have to be removed for safety purposes, that the Society be alerted so that the structures can be identified and photographically recorded before they are moved. Anything considered significant could possibly be relocated elsewhere on the Blaye.

RESOLVED to approve the application. Alderney Society to be alerted when the works commence.

JBT

B3060 Mr P Dogherty 16 Brickfields, Le Grand Val. Erection of fencing to side of property. New window opening to gable at top floor level.

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

JBT

B3061 States of Alderney Water Board States of Alderney Water Board. AY1482 & AY1486, La Marette. Phase 3 – Potable water storage tanks and pump house.

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

JBT

B3062 Robert Wyke Lorem, Braye Road. Conversion of existing dwelling into 3 apartments. It was noted that there may be some issues with regards to Building Regulations which may impact on the design of the proposed apartments. It was also noted that the off-road parking proposed at the rear of the dwelling was not viable due to access restrictions. The Committee raised no objection in principle to the scheme.

RESOLVED to promote an Exemption Ordinance to the full States for the sub-division of the existing property into three separate dwellings. Application deferred pending drafting of Exemption Ordinance.

JBT/DEFER

B3063 Mrs G Whittaker Mouriaux House, Les Mouriaux. Demolition of existing garage. Erection of orangery and gazebos to rear elevation. Refurbishment of dormer windows and minor external modifications.

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

JBT

B3064 Lois Fitzgerald 18 Hauteville. First floor extension to southern single storey building. **RESOLVED to approve the application in principle, subject to compliance with Building Regulations.**

JBT

B3048R M G & K Smith Westering, the Butes. Repositioning and increase in size of previously approved detached garage.

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

JBT

C1054 James Steven Vizard AY2338, Longis Road. Construction of 2 storey dwelling.

RESOLVED to approve the application in principle, subject to:

i) Roofing material being of a natural colour to help the building blend with its rural surroundings.

ii) Traffic mirror to be sited opposite exit onto Longis Road, for traffic safety reasons.

iii) Compliance with Building Regulations.

JBT

C1052R Robert Burgess AY2190, La Trigale. Repositioning of previously approved new dwelling – 1m further towards the western boundary.

RESOLVED to approve the amendment to the approved plans.

JBT

44.2 Deferred items

a) **B3050 Mr & Mrs Dean** Bank House, Bluestone Hill. Construction of 3 bungalows. It was reported that advice received had been that an agreement under Section 16 of the

Building and Development Control (Alderney) Law, 2002, would not prevent the Applicants, or any successors in title, applying for planning permission for any extensions to the dwellings, because any future application would have to be determined on the basis of the LUP and other material considerations as set out in s7 of the Law. A re-zoning of the site in the Land Use Plan would be a means to restricting future development.

Before the Committee was prepared to promote an Exemption Ordinance, it wished to ensure that the properties remained as 2 bedroom bungalows in perpetuity.

RESOLVED to defer the promotion of the Exemption Ordinance, pending the re-zoning of the site under the Land Use Plan as a measure to restrict future development.

JBT/DEFER

b) C1045 A Bohan Proposed new dwelling at AY185 Vert Cotil. Revised drawings tabled and discussed. Letter from Mr C Partridge dated 23.06.11 tabled and noted.

RESOLVED to approve the application in principle, subject to the following conditions:

1) The provision of a satisfactory full set of drawings, including elevations and sections, for the scheme.

2) Materials and landscaping - The Committee considered that the use of natural materials wherever possible would help to preserve the natural character of this semi-rural location. A landscaping plan is to be included with the full set of drawings for this revised scheme.

3) Trees - The root protection area of the trees to the western and southern boundary to be calculated in accordance with British Standard BS 5837:2005 - Trees in relation to Construction. During construction, the root protection area will need to be fenced off to avoid any damage occurring to these trees. In addition, any trees marked for removal will need to be replaced with native species.

JBT

c) B3057 Ravenswood Ltd Bears Corner & Tiggers Den, Mare Jean Bott. Formal subdivision to provide two separate dwellings. Letter from Mark Bristow dated 23.06.11 tabled and discussed.

RESOLVED to promote an Exemption Ordinance to the full States for the sub-division of the existing property into 2 separate dwellings.

JBT

44.3 Temporary light structures at Airport Email from Steve Langlois, Finance and Administration Manager, Guernsey Airport, dated 23.06.11 tabled and discussed. Mr Langlois was asking whether permission may be forthcoming for the placing of a temporary light structure on the airfield in order to offer additional covered space to local light aircraft. The Committee was concerned about the installation of temporary structures, preferring to see a permanent hangar. The general feeling was that, subject to full details, the proposal may be acceptable as a short-term measure. **Further detail to be requested.**

JBT

44.4 Maison du Chein, La Trigale Letter from Miss R Roberts-Mapp dated 15.06.11 tabled and discussed. Miss Roberts-Mapp was enquiring whether permission was required for the use of the building as a religious space. The Committee noted that the Cadastre rating reflected the building's current use, and was satisfied that the building was being used as such. **No action required.**

JBT

45/2011 Policy / Legal Matters /Systems & Procedures

45.1 Planning & policies Engineer reported that she had been unable to contact the relevant person at the Guernsey Planning Department with regards to the provision of regular professional advice. **Engineer to pursue the matter and report at next meeting.**

JBT/DEFER

45.2 Planning meetings Discussion document tabled and discussed. The Committee was in favour of making changes to the current system which would result in the majority of applications being determined more quickly than at present, and changing the frequency of planning meetings. The Committee was also interested in moving towards a system of delegation of minor applications to Officers, to expedite the processing of such applications.

JBT

45.3 Legal advice CEO reported that the legal advisor dealing with the matters was currently unavailable due to illness, and therefore there was nothing to report at present.

45.4 Fees CEO reminded the Committee that planning fees had not been increased since 2009. It was noted that the new fees structure which had been under consideration since 2010 had been continually deferred for various reasons. **Proposed new fees structure and levels to be circulated to members by email for consideration and comment prior to next meeting.**

RS

46/2011 Any other business

Mr Allen enquired whether an Environmental Impact Assessment had been carried out for the States' Phase 3 Water Project. Engineer confirmed that an EIA proportionate to the size of the development had been carried out in-house.

Mr Berry, on behalf of a member of the public, enquired whether the derelict car at Simon's Place could be removed. **Engineer to investigate, and take appropriate action.**

JBT

47/2011 For Information

BDCC proposed budget for 2012 tabled.

Meeting finished 1125hrs

Date of next meeting: Tuesday 6th September 2011

Signed : G SARGENT

Dated: 7TH SEPTEMBER 2011