

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

6th September, 2011

0915 hrs

Present:

Mr G Sargent, Chairman

Mr A Llewellyn

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 P Allen

48/2011 **Minutes of previous meeting** of 5th July 2011 were confirmed and signed.

49/2011 **Matters Arising**

49.1 B3050 Mr & Mrs Dean Bank House, Bluestone Hill. Construction of 3 bungalows. Letter from Applicants dated 13.07.11 tabled. It was noted that the Applicants wished to withdraw the application. **Noted.**

50/2011 **Planning Matters**

50.1 Planning Report tabled.

All approvals are subject to compliance with Building Regulations, where applicable.

A4900 David Richard Lewis Martyn House, QEII Street. Remove cherry tree from flower bed. Letter of representation noted. **Approved, subject to the tree being replaced with bushes / planting, to mitigate the loss of greenery in this area.**

JBT

A4901 States of Alderney New Connaught Care Home, Le Val. Pedestrian gate in stone wall for emergency access to Le Val. **Approved, subject to the gate being of a suitable design and size for the opening.**

JBT

A4902 States of Alderney Braye Road, opposite entrance to Newtown Road. Removal of 2 trees. Letter of representation noted. **Approved, subject to the trees being replaced in a more suitable location.**

JBT

A4903 Braye Beach Hotel Braye Street. Oak cladding to existing refrigeration unit. **Approved.**

JBT

A4904 Fay Webster 2 Trigale Cottages, La Trigale. Replace 2 windows to front elevation with new uPVC. **Approved, subject to the windows being of 'heritage' style, in accordance with the Committee's policy on replacement windows in Conservation Areas.**

JBT

A4905 Mrs J E Birmingham AY96, Land at Wide Lane. Replace existing steel store with new timber store. Mr Birmingham declared an interest. Letter of representation noted. **Approved.**

JBT

A4906 Michael Dismorr Hillside, The Butes. Replace existing windows with heritage style uPVC sliding sash windows. **Approved.**

JBT

A4907 Zoe Sowden 10 La Brecque. Replace windows to east elevation with heritage style uPVC sliding sash windows. **Approved.**

JBT

A4908 A Woodnutt The Giffoine. Extension to existing agricultural building. **Deferred, pending the erection of height poles.**

JBT/DEFER

B3065 Alderney Gravel Co. Ltd, T/A Blanchard Building Supplies Blanchard Building Supplies, Newtown Road. Lay concrete between railway tracks to allow vehicular access over. **Approved, subject to the existing planted screen between the area and the housing to the north being retained, to screen the development.**

JBT

B3066 Mr & Mrs R M Smith Armorica, Longis Road. Detached garage (4m x 7m). **Approved, subject to:**

- i) **The garage being set-back from the edge of the pavement by at least 4m.**
- ii) **The materials being matched to the existing dwelling.**
- iii) **The front stone wall being no higher than 900mm within the required visibility plays.**

JBT

B3067 Mr F D Abreu 2 La Trigale. Single storey extension to rear. **Approved.**

JBT

B3068 H Boughton-Leigh Rose Farm, Le Grand Val. Swimming pool, paved surround and filter house. Letter of representation noted. **Approved.**

JBT

B3069 Mr & Mrs R Cairduff Apple House, Rue Les Joy. Two storey extension to rear to provide sunroom, balcony & utility room. **Deferred.**

JBT/DEFER

B3070 Dr R Cloete The Dental Surgery, Venelle du Milieu. Construction of X-Ray facility at rear of existing garage. **Deferred.**

JBT/DEFER

B3071 Mr & Mrs Jeremy Flynn The Studio, Valongis. Two storey extension to east elevation. Letter of representation noted. **Approved, subject to the existing planted screen to the eastern boundary being retained.**

JBT

B3072 Lucy W Mellor Le Petit Chalet, Longis Common. Demolish and rebuild existing dwelling. External works to form new terrace and swimming pool. **Withdrawn.**

B2993R The ACSC Charitable Trust. York Hill. Revisions to previously approved plans for community and sports centre. **Deferred.**

JBT/DEFER

50.2 Deferred items

a) **B3047 J Ayrle-Gardner & A Burgess** 13 Little Street. Formal sub-division of existing property to form 2 separate dwellings. It was noted that the required Exemption Ordinance had been approved at the States Meeting of 20th July 2011, and the application could therefore now be formally considered. **Approved.**

JBT

50.3 Mouriaux House Change of roof covering to natural slate. Letter from D Hamon, Architect, dated 26.08.11, requesting the amendment to existing approvals tabled and noted. **Approved.**

JBT

50.4 B3041 Sundial Holdings Ltd AY2266, Le Val Field. Construction of new doctor's surgery with flat over. Draft Exemption Ordinance (with conditions) tabled and discussed. **Applicant to be notified of conditions of Ordinance prior to its inclusion on Billet.**

JBT

51/2011 Land Use Plan

51.1 Billet submission The format for the proposed Billet submission was discussed. The general consensus was that the correct procedure had been followed with regards to the July submission. The Committee considered that the Land Use Plan, as amended, should be again included in the Billet as one single item, whereupon States Members would need to submit their own amendments to the item prior to the States meeting, if they so wished. **CEO to obtain advice from the Greffier on the above. New Billet submission to be circulated for approval by BDCC Members prior to inclusion on Billet.**

CEO

51.2 Saye Farm buildings Letter and accompanying documents from Mr R Willmott dated 24th July 2011 addressed to Mr M Birmingham tabled and noted. **Mr Birmingham to respond.**

MB

52/2011 Policy / Legal Matters / Systems and Procedures

52.1 Planning meetings Discussion document dated 01.09.11 tabled. Proposals to change the current system were discussed. It was considered that applications should be advertised for 21 days, with formal planning meetings being held every six weeks. Any applications of a straightforward, minor and non-contentious nature to be 'fast-tracked' following the 21 day advertising period. All other applications to be considered at the formal BDCC meeting. **New system to be trialled in 2012.**

JBT

52.2 Fees Proposed new fees schedule tabled and discussed. There was a general consensus that 'user pays' principle should be applied, whereby the estimated costs involved in the processing of an application should be recovered in the fee. In order to demonstrate the effect of the proposed fee schedule, the Chairman asked that a comparison be made using the proposed structure against the existing structure for the previous 3 months' applications. **Defer for research and further discussion.**

JBT/DEFER

53/2011 Any other business

Email from Simon Brazier dated 5th September tabled and noted. The Members were asked to perform a search of their computers for any documents mentioning Mr Brazier, in relation to Mr Brazier's subject access request. **Email to be referred to the Law Officers for response.**

CEO

54/2011 For Information

The following items were tabled for information only: -

- Letter from Engineer to Mr & Mrs Street dated 29.08.11.
- Letter from Engineer to Mrs H Ackrill dated 08.08.11.
- Letter from Advocate Tee dated 19.08.11.
- Letter from Driffield Estates Ltd dated 15.08.11.
- Letter from Engineer to Driffield Estates Ltd dated 23.08.11

Meeting finished 1610

Date of next meeting: Tuesday 18th October 2011

Signed : G Sargent

Dated: 18th October 2011