

BUILDING AND DEVELOPMENT CONTROL COMMITTEE
Annual Report 2012

Committee Members: G Sargent, T Llewellyn, P Arditti, M Birmingham, R Berry

Between November 2011 and November 2012, the Building and Development Control Committee received a total of 113 applications. This compares to 146 during the previous period.

Of the 113 applications received, 108 were approved.

In addition to the above, the Committee has this year spent time on other ongoing matters, including: -

Improved Planning Procedures

Further development of a more effective, professional and efficient planning system, where many planning applications are now being approved outside the structure of the formal planning meetings, resulting in a quicker turnaround of such applications.

Large scale or potentially contentious applications continue to be considered at the formal six-weekly Committee meetings.

Planning guidelines have been produced on issues such as the running of businesses from domestic properties, and the installation of solar panels.

Building Regulations

The Committee has been working towards adopting up-to-date Building Regulations to replace the 1978 Alderney Regulations which are legally in force. The final drafting of the new regulations is in progress and these will be placed before the States in early 2013.

Environmental Impact Assessments

A framework has been adopted to undertake Environmental Impact Assessments where these are required. External advice is being taken on the development of procedures and assessment of E.I.A. reports.

Significant applications

Several notable applications, with high public interest, are currently being assessed. These include the Grand Hotel Site, Alderney Housing Association development at Platte Saline and Continental Metals proposed Industrial buildings.

The aim of the Committee remains to provide for the development of the island in a way that conserves the special features of its environment, continues to be attractive to visitors, makes optimum use of its land and offers a good quality of life for its residents.

G Sargent, Chairman, B&DCC, November 2012