

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

4<sup>th</sup> December, 2012

0915 hrs

**Present:**

**Mr G Sargent, Chairman**

**Mr A Llewellyn**

**Mr R Berry**

**Mr P Arditti**

**Mr M Birmingham**

**Mr R Burke, Chief Executive**

**Ms J Turner, States Engineer**

**Ms R Sowden, Planning Assistant/**

**Minute Secretary**

**ACTION**

**39/2012** **Minutes of previous meeting** of 16<sup>th</sup> October 2012 were confirmed and signed.

**40/2012** **Matters Arising**

**40.1 B3108 Continental Metals** Proposed industrial building at AY1749, La Corvee.

Engineer reported that further information regarding the Environmental Impact Assessment Scoping Document was still awaited from the applicant. It was noted that once received, the Environmental Impact Assessment would be made available for public comment, prior to a decision being made on the planning application.

**40.2 Land and fencing at Le Val** Report from Planning Office summarising planning history of the site tabled and discussed. It was noted that there had been ongoing concern regarding the use and unsightliness of this area of the town for a number of years. The Committee requested that guidance be sought from the Law Officers on the matter. It was reported that a traffic sign had recently been removed from the road, and the engineer was asked to investigate.

**SE**

**40.3 Any other matters arising from the minutes**

**Map of States' owned land** It was reported that work was ongoing on mapping all States' land on the Digimap system, and the map would be available shortly. **Item to be brought forward.**

**SE**

**Harbour Master Plan** It was noted that this item had been referred to the General Services Committee for comment at its forthcoming meeting.

**41/2012** **Planning Matters**

**41.1 Planning Report**

**A4997 Mr & Mrs K P Wedd** 1 Reine des Pres, Newtown. **Application approved with condition: -**

1) That the tree is replaced in the vicinity with a native species.

**Reason:** To replace the amenity value which will be lost by the removal of the tree.

**SE**

**A4998 Ms Helen E Dickinson** Dubarry House, Ollivier Street. Replace ground floor windows and door to front elevation with uPVC. Letter from David Thornburrow, Alderney Society, dated 1<sup>st</sup> December tabled and discussed. **Application approved, with condition: -**

1. That the replacement windows and door are made of timber.

**Reason:** In accordance with the current policy, which states that all windows and doors to the ground floor in cobbled street areas of the conservation areas are to be made of timber.

There was a discussion around the existing windows policy, and the Committee considered that the policy should be reviewed in the new year, to establish whether it was achieving its objective. **Discussion paper to be prepared.**

**SE**

**A4999 John Cosheril** 4 Victoria Street. Replace first floor windows with heritage style uPVC.  
**Application approved.**

SE

**B3113 Grand Hotel Developments Ltd** AY961, Grand Hotel Site, Butes. Housing development to provide 4 houses and 9 apartments for rental / shared equity and 7 houses & 16 apartments for sale. **Application approved with conditions: -**

1. All planting, seeding or turfing comprised in the hereby approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or completion of the development, whichever is sooner.

**Reason:** To ensure that a satisfactory form of development is achieved in the interests of amenity.

2. Notwithstanding the provisions of the Building and Development Control (Exemptions) Alderney Ordinance, 2007, no sheds, fences, gates, walls, or other means of enclosure shall be erected or constructed on this site without the express prior permission of the Committee. This condition is required to be laid down as a Condition of Sale to each individual purchaser.

**Reason:** The form and design of the development permitted is such that detailed control is required over any additional development that may be proposed.

3. The proposed parking spaces located within domestic garages of the 7 private detached dwellings shall be provided in accordance with the approved details as an integral part of the residential development of the site and shall not at any time be converted to any other use, including any other ancillary domestic use, without the express prior written consent from the Committee. This condition is required to be laid down as a Condition of Sale to each individual purchaser.

**Reason:** To ensure that adequate provision for car parking is retained within the site.

SE

**B3114 Alderney Housing Association** AY2341, Platte Saline. Housing development of 3 semi-detached houses to provide 6 units of accommodation. The Committee suggested that further consideration might be given to the layout of the proposed dwellings on the site.  
**Application deferred.**

SE/defer

**1105hrs the Committee left the meeting for a site visit  
1125hrs the Committee returned**

**B3115 Victor G Levine** Coin de Soleil, Le Petit Val. Demolish and rebuild existing dwelling. The Committee considered that further consideration should be given to the issue of the bulk and mass of the building. **Application deferred.**

SE/defer

**B3116 Ian Malby** 7 Val Reuters. Proposed orangery & balcony decking to north elevation and solar panel to south elevation. **Application approved.**

SE

**B3117 Lucy Mellor** Le Petit Chalet, Longis Common. Revisions to approve plans for replacement dwelling – Repositioning of building 4.23m further to west of site and addition of 2 windows to west elevation. Repositioning of driveway & new site entrance. . **Application approved.**

SE

**B3118 Freshair Investments (CI) Ltd** Bumps Restaurant, Off Victoria Street. Addition of porch to restaurant entrance. **Application approved.**

SE

**B3119 Michael & Susan Foister** 18A Little Street. Reconstruction of roof and rear dormer. Replacement windows. **Application approved with condition: -**

That the replacement window to the ground floor front elevation is made from timber.

**Reason:** In accordance with the current policy, which states that all windows and doors to the ground floor in cobbled street areas of the conservation areas are to be made of timber.

SE

**B3120 R Adams** 4 Hauteville. Extension to rear of dwelling. **Application deferred.** **SE/defer**

#### **41.2 Deferred applications**

**B3084 Edward Etheredge** Blaye Cottage, Chemin du Meunier. Installation of two solar panels on south facing roof slope (2.5m x 1.3m each) **Application approved with condition: -**

1. That the solar panels are centrally sited on the roof, between the two dormer windows, and are below the ridge line.

**Reason:** In the interest of visual amenity.

**41.3 B3084 Edward Etheredge** Blaye Cottage, Chemin due Meunier. Sunroom to front elevation. The applicant was asking the Committee to consider an alternative proposal of a sunroom on the front facade, covering the two front windows. The Committee considered that the front windows contributed to the cottage's distinctive character and should therefore not be obscured by development. The Committee was therefore not minded to alter its previous decision that any extension should be centrally positioned on the facade, between the windows on either side, leaving the brick surrounds fully visible.

**SE**

**41.4 B3107 D Wilson** Thiseldome, QEII Street. Proposed modifications to approved plans. It was noted that the application for a first floor extension had recently been approved with the condition that the existing balcony was not extended, in order to protect the reasonable amenities of neighbouring dwellings. The applicant was now proposing to erect an opaque glass privacy screen to the western edge of the proposed balcony extension, in order to remove any overlooking potential. The Committee considered that the provision of a privacy screen as proposed was an acceptable means of overcoming the overlooking issue, and therefore approved the modification and removed the prior condition .

**SE**

#### **42/2012 Policy / Legal Matters / Systems & Procedures**

**42.1 Planning Fees & Building Regulations** It was reported that the legislation regarding the introduction of new Building Regulations, fees for planning applications and building regulation applications, and other revisions to the Building and Development Control (Alderney) Law, 2002, was expected to be completed by early in the new year. **Item to be carried forward.**

**SE/defer**

**42.2 Material change of use** Paper from Planning Office outlining the 'use class' system in place in Guernsey and the UK tabled and discussed. The Committee considered that the definition of 'material change of use' within the current Building and Development Control Law was unsatisfactory, and asked that guidance be sought from the Law Officers on the subject. **Item to be carried forward.**

**SE/defer**

#### **42.3 Confidential Item (See Confidential Annexure)**

**42.4 Grand Hotel Site** Letter and Gantt chart from Grand Hotel Developments Ltd dated 9<sup>th</sup> October tabled. It was noted that in accordance with the Planning Agreement dated 24.04.12, the Policy and Finance Committee was required to agree the Development Programme following the grant of planning permission. **Noted.**

#### **43/2012 Any other business**

**Historic Buildings Register** The Chairman considered that it was important that buildings' registrations on the Register of Historic Buildings and Ancient Monuments were noted on their Land Registry files, in order that potential buyers were made aware of this encumbrance.

**Inquiries to be made with the Land Registry in the first instance.**

**SE**

The Chief Executive offered his thanks to Mr Sargent, on behalf of the officers, for his help and guidance as Committee Chairman over the previous three years. Mr Berry thanked Mr Sargent, on behalf of the Committee, for being an 'exceptional chairman'.

**Meeting finished 1230hrs**

**Date of next meeting: TUESDAY 15<sup>TH</sup> JANUARY 2013**

**Signed : F Simonet**

**Dated: 15<sup>th</sup> January 2013**