

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

23<sup>rd</sup> April, 2013

0915 hrs

**Present:**

**Mr F Simonet, Chairman**  
**Mr M Birmingham**  
**Mr R Berry**  
**Mr C Rowley**

**Ms J Turner, States Engineer**  
**Ms R Sowden, Planning Assistant/  
Minute Secretary**

**Apologies: Mr R Burke, Chief Executive**

**ACTION**

**12/2013** **Minutes of previous meeting** of 5<sup>th</sup> March 2013 were confirmed and signed.

**13/2013** **Matters Arising**

**13.1 B3109 Continental Metals** Erection of industrial units at AY1749 & AY2012 La Corvée. Engineer reported that the applicant had not yet submitted the EIA, which was necessary before the application could be determined. **Noted.**

**13.2 A5016 Simon Benfield** 'She View', Longis Road. It was reported that the applicant had been unable to fulfil the condition of the permission due to various reasons. The Committee agreed to extend the time limit of the condition for a further six weeks.

**SE**

**13.3 Building and Development Control (Alderney) (Amendment and Fees) Ordinance, 2013**

The Chairman explained that the Ordinance had not been put forward to the full States, as he still had some concerns about it. It was proposed and agreed that the item was deferred for further discussion at the following meeting.

**Defer**

**14/2013** **Planning Matters**

**14.1 Planning Applications Report**

**A5024 D W Bursey** 2 Newtown Road. Removal of Cypressus tree. Application approved, with condition: -

1) The tree is to be replaced with a native species tree appropriate to the location.

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

**SE**

**A5026 Waterscape Developments** Unit 1, Building B, The Crusher Site. Installation of roller shutter door to north elevation (retrospective application). **Application approved.**

The Committee also noted that the building's recent extension had been approved with a condition that the frontage be landscaped, and that this has not been carried out. Applicant to be reminded of the landscaping condition and the law regarding the erection of signs.

**SE**

**A5030 Mr Ian Malby** Sunset, 7 Val Reuters. Installation of 12 photovoltaic solar panels on southwest facing roof slope, relocation of previously approved solar panel to southeast elevation. **Application approved.**

**SE**

**15/2013** **Policy / Legal Matters / Systems & Procedures**

**15.1 Planning Advisory Panel** Draft Brief for Planning Consultants tabled and discussed. It was reported that the Chief Executive was currently progressing the formal document which would be circulated to members when available. **Noted.**

**CE**

**15.2 Register of Historic Buildings and Ancient Monuments** It was noted that the Register was due to be reviewed this year. It was also noted that local resident Mr Donald Hughes, who has professional qualifications in historic building conservation, as well as a personal interest in the built heritage of the Island, had offered to assist the Committee with the review on a voluntary basis. The

Committee accepted Mr Hughes offer, and invited him to the next meeting to discuss the matter.

**15.3 Untidy and derelict land** Paper from Planning Office dated 15.04.13 tabled and discussed. It was noted that the sites which had been identified as requiring clearance remained in a poor condition. It was decided that advice should be sought from the States of Guernsey Enforcement Officer, and that the landowners were to be advised that the Committee would now be taking further action on the matter.

SE

**15.4 Alderney Housing Association Ltd** Exemption Ordinance. Paper from States Engineer dated 15.04.13 and draft The Housing (Exemptions) (Alderney) Ordinance, 2013, tabled and discussed. The Committee was supportive of the promotion of an Ordinance in relation to any application made by the Alderney Housing Association Ltd.

BILLET

**15.5 Street Name Signs** Paper from Planning Office dated 09.04.13 tabled and discussed. It was noted that over the years, street name signs of different styles and colours had been erected, which had resulted in the Island not having a consistent design for street name signs. It was proposed and agreed that all new and replacement name signs be black background with white lettering and border, which was considered to be traditional and in-keeping with the historic built areas, as well as being visually unobtrusive in rural settings.

**15.6 Matters to be taken into consideration** Information Paper from the Planning Office listing planning and non-planning considerations tabled and noted.

SE

#### 16/2013 Any other business

**Appointment of Deputy Chairman** It was noted that following Mr Llewellyn's resignation, the position of Deputy Chairman was vacant. It was agreed that the appointment would be decided at the following meeting.

Defer

1220hrs the Committee left the meeting for site visits  
1255hrs the Committee re-entered the meeting

#### 17/2013 Planning Matters (continued from 14.1)

**B3130 Driffield Estates Ltd** Le Vallon, Fontaine David. Detached single garage. The Committee considered that the size and design of the garage as proposed would have a detrimental impact on the lane. The Committee resolved to defer the application, to enable the applicant to consider ways of reducing the impact of the building.

SE/defer

**B3131 Driffield Estates Ltd** AY2032, Braye Lane. Installation of roof light and new doors to existing garage building. Construction of boundary and retaining walls. Four letters of representation were tabled and considered. **Application approved.**

**Meeting finished 1300hrs**

**Date of next meeting: TUESDAY 4<sup>TH</sup> JUNE 2013**

**Signed :** .....

**Dated:** .....