

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

4th June, 2013, 0915 hrs

Present:

Mr F Simonet, Chairman

Mr M Birmingham

Mr R Berry

Mr C Rowley

Mr S Roberts (by invitation)

Mr R Burke, Chief Executive

Ms J Turner, States Engineer

Ms R Sowden, Planning Assistant/

Minute Secretary

		ACTION
18/2013	<u>Minutes of previous meeting</u> of 23 rd April 2013 were confirmed and signed.	
19/2013	<u>Administration</u> 19.1 Appointment of Deputy Chairman Chairman advised that he would be standing down as Chairman of the committee, and that a new chairman would be elected at the forthcoming States meeting. In view of this, the Chairman proposed, and it was agreed, that the appointment of a deputy chairman should be deferred until the following meeting.	Defer
20/2013	<u>Matters Arising</u> 20.1 B3109 Continental Metals La Corvée. Engineer reported that the necessary Environmental Impact Assessment was still awaited from the applicant, and therefore there was nothing further to report at present. Application deferred.	Defer
21/2013	<u>Planning Matters</u> 21.1 Planning Applications Report A5035 Estates and Services Committee Relocate memorial bench from Fontaine David to Clonque. Mr Berry declared an interest. Application approved.	SE
	A5036 Ms A C Burgess 3 Sauchet lane. Replace five windows to front elevation with heritage style uPVC. Application approved.	SE
	A5037 Robert Stingemore 6 Courtil Lubin. Removal of one leylandii tree and one laburnum tree. Application approved.	SE
	A5038 M C Aireton Fraggie Rock, Windy Corner, La Trigale. Widen existing access (retrospective application). Application approved.	SE
	A5039 Quay FM Braye Lodge, Crusher Site, Braye. Refurbishment of building and change of use to radio studio. Application approved with condition: 1. That permission is granted on a temporary basis, for a period of two years only. Reason: To ensure that the development does not impede the comprehensive plan for the Harbour and Braye Area, in accordance with the Land Use Plan zoning.	SE
	A5040 Island Land & Property Co Ltd Old Riduna Stores, Victoria Street (QEII Street side). Change existing ground floor window to doorway. Application approved.	SE
	A5041 Peter Baron 14 Champs Beulai, Longis Road. Replace hedge to western boundary with wooden fence (1.8m high). Application approved with condition: - 1. That any fence panels north of the existing tree are no higher than 1m in height. Reason: - To ensure that a satisfactory form of development is achieved in the interests of amenity.	SE

B3132 States of Alderney Saye Beach Campsite. Extension to existing shop to provide cafe seating area. Erection of log cabin (15m x 6m) to provide a laundry, dry room and storage area. Siting of portable timber-clad accommodation unit for use as warden's quarter. Chairman considered that the proposals contravened the Law with regards to development in the Designated Area (greenbelt), where there was a presumption against development. He proposed that an interpretation be sought from the Law Officers on the matter prior to a decision being made. He also considered that if the applicant wanted the application to be considered in parts, then separate applications should be submitted for each individual building, as he could see no provision in the Law to consider an application in parts. It was agreed that advice be sought on this issue also. **Application deferred.** **Defer**

B3133 Peter Raphael Moonshine, Barrack Master's Lane. Construction of double garage with terrace over. **Application approved with conditions: -**

1. That all planting contained in the landscaping details shall be carried out in the first planting season following completion of the development.

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

2. That the balustrade to the top of the garage be of glass or wire construction (as opposed to timber as proposed), to help to reduce the mass and impact of the building.

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

B3134 Mr William Jones 4 Clos de Mouriaux. Single storey extensions to front and rear of property. **Application approved.** **SE**

B3135 Mr E Etheredge Blaye Cottage, Chemin du Meunier. Replace porch to front elevation with new larger porch. **Application approved with condition: -**

1. That no structural alterations are to be made to the existing (original) front facade of the building without the prior written permission of the Committee.

Reason: To ensure that the original fabric of the building is protected, in the interests of preserving the building's historic and traditional interest. **SE**

21.2 Planning applications deferred from previous meetings

B3109 Continental Metals AY 1749, La Corvée. Erection of Industrial building. **Application deferred.** **Defer**

B3130 Driffield Estates Ltd Le Vallon, Fontaine David. Detached single garage. It was noted that the application had been withdrawn by the applicant.

22/2013 Policy / Legal Matters / Systems & Procedures

22.1 Enforcement Matters

A5016 Simon Benfield Retention of retaining wall at 'She View', Longis Road. Paper from Planning Office dated 24.05.13 tabled. It was noted that the condition attached to the permission for application A5016 (for the retention of the retaining wall in its current position) had not been fulfilled and therefore permission for the wall's retention in its current location did not exist. **The Committee resolved that formal action should now be commenced in this matter.** **SE**

A4983 Simon Benfield Fencing at 'She View'. Longis Road. Letter from Engineer to Mr Benfield dated 23.05.13 and notification of grant of planning permission with conditions dated 05.09.12 tabled and noted. It was noted that the type of fencing recently erected at the property was not in accordance with the planning permission granted. **The Committee resolved that formal action should now be commenced in this matter.** **SE**

Paul Clark, Waterscape Developments Ltd Land adjacent to 'Building B', Crusher Site. Paper from Planning Office dated 24.05.13 tabled. It was noted that a condition of the approval for the extension

of 'Building B' had been that the area to the west of the building was to be landscaped as soon as the extension was constructed. This had not been done and an informal letter had been sent following the Committee's last meeting. It was also noted that the sign at the site, which did not have planning permission, was also still in place, despite the Committee's informal request for its removal. **The Committee resolved that formal action should now be commenced in these matters.**

SE

1100hrs Mr Donald Hughes entered the meeting

22.2 Register of Historic Buildings and Ancient Monuments It was noted that Mr Donald Hughes had been invited to address the Committee on matters regarding the Register of Historic Buildings. Mr Hughes explained that at present descriptions of buildings on the Register lacked detail on each building's style and features. He offered to collate information on every property, together with photographs, in order to augment the information on the Register. An example of the type of additional information proposed was circulated and explained, and Mr Hughes and the Committee left the meeting to look at the subjects of the example descriptions.

Ways of alerting homeowners to the fact that their property is on the Register were discussed, and it was suggested that a section could be added to the planning application for this purpose. The noting of a building's Historic Building Registration on its Land Registry file was also discussed, and the Committee requested that legal advice be sought on enforcing this.

SE

1155 Mr Donald Hughes left the meeting

22.3 Untidy and derelict land The Committee agreed that the recent visit by the States of Guernsey Planning Enforcement Office had been informative and helpful. The Committee agreed that action should be commenced on the previously identified agricultural sites in the greenbelt which were being misused and were deemed to be unsightly and detrimental to the amenities.

SE

22.4 Alderney Housing Association Ltd Exemption Ordinance Paper from Planning Office dated 24.05.13 tabled. It was noted that AHA wished to apply for planning permission to demolish the existing single dwelling at AY2332, Sable D'Or, Braye, and replace it with two or more dwellings. It was noted that the 'blanket Exemption Ordinance' had been withdrawn at the last States' meeting, and therefore this proposed development will require an Ordinance exempting it from the provisions of Section 33 of the Building and Development Control Alderney Law, 2002. The Committee resolved to promote an Exemption Ordinance to the full States in July for this development.

BILLET

22.5 Building and Development Control (Alderney) (Amendment and Fees) Ordinance 2013 tabled and discussed. Whilst it was acknowledged that a review of the Law was imminent, it was generally felt that the proposed amendments to the Law which had been previously agreed, especially in regard to the introduction of up-to-date building regulations, would not affect the Review. It was agreed that the proposed new fees schedule should be circulated again to members for any comments, with the intention of inclusion of the Ordinance on the July Billet.

BILLET

22.6 Planning Advisory Panel Alderney Planning Review – Consultant's Brief, April 2013, tabled and noted. It was reported that the Brief was currently out to tender. **Noted.**

23/2013 Any other business

Engineer reported that Mr Colin Murfitt had requested that his request to the Estates and Service Committee to use Braye Lodge as a dwelling be re-considered. It was noted that this was a matter for the Estates and Services Committee as States' landlords of the building.

Meeting finished 1225hrs

Date of next meeting: TUESDAY 16th JULY 2013

Signed : MATTHEW BIRMINGHAM

Dated: 16th July 2013