

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

3rd June, 2014, 1400

Present:

Mr M Birmingham, Chairman

Mr F Simonet

Mr C Rowley

Mr S Roberts from 1405

Ms J Turner, States Engineer

Ms D Allen, Minute Secretary

Apologies:

Mr R Berry

ACTION

20/2014 **Minutes of previous meetings** of 15th April 2014 and special meeting of 29th April 2014 were confirmed and signed.

21/2014 **Matters Arising**

21.1 PA/2014/024 Mrs E A Haddock Granary Cottage, Chemin du Meunier. Apply render to existing granite wall to west elevation. This application had been deferred pending receipt of a Surveyor's report to substantiate the need for the work proposed. The Surveyor's report showed that the application of lean mix mortar render with drip bead over the lead flashing running parallel with the renewed box gutter of the conservatory to a height of approximately 0.75m above the lead flashing would be sufficient. **Application approved with condition that render is applied to the smaller area recommended.**

Reason: To reduce visual impact.

SE

22/2014 **Planning Matters**

22.1 Planning Report

PA/2014/045 H and N Winder, Valley Garden Allotments. Erect polytunnel (12' x15')

PA/2014/047 Canon Michael Hore, Roman Catholic Church, Braye Road. Replace existing windows with new uPVC windows.

PA/2014/048 David McAllister, Jon's Cottage, Chemin Du Meunier. Replace existing doors and windows with Heritage style uPVC units.

PA/2014/050 Roger Cook, 5A The Val. Replace windows with new uPVC units.

PA/2014/054 Martyn Richardson, Lune Du Chasseur, Longis Road. Erect greenhouse (10' x 8') in rear garden.

PA/2014/056 Jo Allison, Carousel, Allee es Fees. Erect greenhouse (16' x 8') and timber shed (7' x 7') in rear garden and remove fir tree in front garden.

PA/2014/059 Kate Morris, 55a, Victoria Street. Remove conifer tree in rear garden

It was noted that the above seven applications had been approved by the Committee Members following the required public advertising period, because these proposals were considered to be minor, straight-forward and non-contentious, and were in accordance with Policy and Law. The Committee therefore ratified its previous decisions.

SE

PA/2014/055 States of Alderney, Demolish Victorian Gaol building; create new opening in existing western wall of QEII Street Car Park to provide access to land at rear of Court Building to provide extension of car park. It was noted that this application had been submitted by the General Services Committee, advertised and then subsequently withdrawn at their request. The General Services Committee later decided to pursue the application which will be considered at the next meeting on 15th July 2014.

Application deferred

SE

PA/2014/046 States of Alderney, Corporation Quarry. New stage area, hardstandings, gate, toilet block, train platform. It was noted that the site's Land Use Plan zoning is Designated Area, Recreational. The Committee considered that the proposals accorded with Policy and Law.

Application approved

SE

PA/2014/049 Peter Jenkins, Berry's Quarry. Change of use of existing greenhouse to workshops. It was noted that the site's Land Use Plan zoning was Building Area, Zone 19. The proposals did not involve any extension of footprint and it was determined that the application accorded with Policy and Law.

Application approved

SE

PA/2014/051 Alderney Electricity Ltd Unamed Lane off Connaught Square. Construction of electricity substation. The Chairman declared an interest and left the meeting for this item only. The Committee considered that the proposal accorded with Policy and Law. **Application approved** (Mr Birmingham abstained)

SE

PA/2014/052 Mr D Wright AY2212, Clos Carre. Construct detached garage (9m x 5m) on southwest side of plot.

Application approved with condition: building is for domestic use only.

Reason: In the interests of neighbourhood amenity.

SE

PA/2014/053 Steven Syer Flat 3, Rear of Harbour Lights Hotel, Newtown. Infill existing archway with two windows and wall. It was noted that the proposed two sliding sash windows would be set back into the arch with timber facing on the wall. The Committee considered that the proposal accorded with Policy and Law. **Application approved**

SE

PA/2014/057 Christie Crawford Plot AY2357, Fontaine David Construction of new dwelling. Engineer reported that on this site there is an important 2" piped spring water supply which must be protected under the Water Supply Law. The exact positioning of the dwelling was therefore required to be specified and agreed in writing with the States Engineer before any building work begins to enable the Water Board to be satisfied that the water supply is readily accessible for collection. **Application approved in principle subject to agreement with Water Board re protection of water collection.**

SE

PA/2014/058 Derek Coates Tradewinds, Braye Road Raised timber deck to rear of property. Two letter of representation were tabled and considered. The States Engineer tabled newly submitted amended drawings which were intended to reduce the impact of the proposal and letters and photographs of representation. The Committee considered that a site visit would be appropriate prior to making a decision on this application. Site visit to be conducted at end of meeting. See minute 25.1.

SE

PA/2014/60 C Rivett-Carnac AY626, land adjoining Pool House, Mare Jean Bott. Construction of detached single storey building (14.4m x 4.6m) for additional living

accommodation, pergola, fuel store and cycle shed. Erect timber fence to south and east boundaries. It was noted that the proposed development was on land adjoining the applicant's dwelling, and was intended to be used in association with that dwelling, **Application approved on the basis that the new building was a replacement of a pre-existing structure and to be used in association with the adjacent dwelling, Pool House.**

SE

PA/2014/061 Grand Hotel Developments Ltd Grand Hotel Site, Butes. Amendment to approved plans – reduce number of detached dwellings from seven to five. This item was deferred at the request of the applicant on the grounds that drawings were awaited for the proposal.

SE

The Chairman referred to a letter received from Mark Smith regarding the legal status of site poles. It was noted that there is no definition of site poles in the Law. An opinion will be sought from the Law Officers on this matter. An acknowledgement letter will be sent to Mr Smith.

SE

23/2014 **Enforcement Matters** See Confidential Annexure

24/2014 **Any other business**

24.1 The States Engineer reported that the Arup Report had been circulated to members and sent to Consultees, the Alderney Journal and the Alderney Press.

SE

24.2 It was determined that a change from a small dormer to a larger dormer at the rear of 1, Auderville, which was not visible from the public highway and with minimal visual impact on neighbouring properties, constituted a minor alteration to existing permitted plans and did not need an additional application.

SE

24.3 It was noted that correspondence had been received from advocates acting on behalf of Odeon Heights Ltd and this had been tabled for information only at this point.

25/2014 **Planning Matters**

25.1 Planning Report (Continued from 22.1) PA/2014/058 Derek Coates Tradewinds, Braye Road. Raised timber deck to rear of property. 3.45pm Committee left the meeting for a site visit. 4.10pm Committee returned to the meeting. Noting that the amended scheme submitted by the applicant's agent had not been seen by either the applicant or neighbours, the Committee deferred making a decision on the application.

SE/defer

Meeting finished 1625

Date of next meeting: TUESDAY 15th July 2014

Signed : M J Birmingham

Dated: 15th July 2014