



STATES OF ALDERNEY

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

ANNUAL REPORT

2014

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2014 has been a year of severe upheaval for the BDCC with considerable turn around in staff.

In May, Rachel Sowden the long-time States Planning Officer left the organisation for the Court Office and November has seen States Engineer Julie Turner leave for pastures new. I would like to publically thank both for their hard work over the years in what can sometimes be a difficult role.

I would also like to welcome Deidre Allen who is currently acting as Part time Administrative Support to the committee.

These departures, however, have given rise to opportunities to refresh and re-structure the planning function in Alderney. May saw the publication of the ARUP report, *Review of the Planning and Development Control Process on Alderney*. The publication of this report was followed by a 3 month public engagement process to gain feedback on the report and its recommendations. It is clear that the overwhelming response from the public to the report has been positive. The tricky task of its implementation alongside the preparation of the 2016 Land Use Plan review will now fall upon the new States.

January saw a couple of significant changes to the current 2002 Building and Development Control Law. These included the removal of the need for both demolish and re-build to require an exemption ordinance under section 33 of the law along with sub division of an existing dwelling.

New building regulations were also adopted, alongside a new fees structure, which it is hoped may see a reduction in the amount of fees levied on the construction industry. The BDCC also formalized in a policy document the conditions under which the committee will promote an exemption ordinance to the full states. It is hoped that this will give clarity in the short term until the changes recommended by the ARUP review are implemented.

Unfortunately, during 2014 it has been necessary for the committee to pursue one breach of the planning law through the court. The outcome of the action was in favour of the BDCC. However, this situation has still not been resolved and action is still ongoing at this time.

In total, up to the end of November, the BDCC has dealt with 134 planning submissions. Of the 116 determined so far, 93 have been approved, 20 have been approved with conditions and only 3 refused. The remaining applications will be considered after the submission of this report.

Finally I would like to thank the other members of the Committee for their diligent attention during the year and to all those members that of the public took part in the ARUP review particularly the Alderney Wildlife Trust and the Alderney Society for their participation.

It just leaves to wish everyone a Merry Christmas and a Happy New year.

Matt Birmingham, Chairman.