

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Monday 9<sup>th</sup> February 2015, 2.15pm

**Present:**

Mr M Birmingham, Chairman  
Mr F Simonet  
Mr S Roberts  
Mr R McDowall

Mr Bruce Adams, States Engineer  
Ms D Allen, Planning Secretary  
Miss L Gaudion, Minute Secretary

**Apologies: Mr C Rowley**

**ACTION**

**06/2015** Minutes of previous meeting of 19<sup>th</sup> January 2015 were **tabled and approved.**

**07/2015** Matters Arising

Mobile Burger Van – Braye Common

The Interim States Engineer reported that this matter still needed to be addressed by GSC. The Chairman advised that this issue proved problematic due to a number of factors including planning issues, hawkers licence and land use plan zoning issues. GSC to contact the owners of the Burger Van, explaining the issues; which can then be dealt with through P&F Committee. **Noted.**

**08/2015** Planning Matters

8.1 Planning Applications

**PA/2014/143 Anthony Barnes, 14 Route de Braye;** Replace windows on north, south and west elevations with Heritage style uPVC.

**Application unanimously approved.**

**SE**

**PA/2014/144 James Allardice, 1 Simon's Place;** Replace 12 windows and two doors (all aluminium) and one timber porch door with uPVC.

**Application unanimously approved.**

**SE**

**PA/2014/145 Mr and Mrs R Featherstone, Century House, Victoria Street;** Replace three first floor and two dormer timber windows with uPVC. Replace two ground floor timber windows.

**Application unanimously approved subject to the following conditions: that the second floor dormer windows may be replaced with uPVC; that the ground floor windows may be replaced with hardwood; and that the first floor windows may only be replaced with hardwood unless the window provider can demonstrate exact replication of the existing timber windows with particular attention being paid to dimensions, horns, opening mechanisms, glazing bars and glazing.**

**SE**

**PA/2015/001 Mr Jonathon Moxey, Old Crabby Stores, Route de Crabby;** Re-instate double doors, replace roofing materials, install Velux.

**Application unanimously approved.**

**SE**

**PA/2015/002 Mr C Rivett-Carnac, Pool House, Mare Jean Bott;** Rebuild and increase height of boundary wall, add archway with gates. Plans tabled.

**Application unanimously approved.**

**SE**

**PA/2015/003 Mr R Adams, 4 Hauteville;** Install 2.5m fence at eastern boundary.

**Application deferred, the Committee requested that the applicant put in place a site pole for the 2.5m fence, in preparation for a site viewing by members. Other concerns were the possible removal of a tree, not specified on the application; and the relocation of the oil tank. These would require further planning applications/building regulation issues.**

**SE**

**PA/2015/004 Mr N Clarke, Le Jardin, Le Colimbot;** Replace two bathroom windows with uPVC to match existing.

**Application unanimously approved.**

**SE**

**PA/2015/005 Poppy Mellor, Mannez House, Mannez;** Install 1.2m post and rail fencing along Mannez House land parcel boundaries.

**Application unanimously approved.**

**SE**

**For Ratification:**

**PA/2014/096 Grand Hotel Developments, Grand Site;** Install solar panels to nine flats and four houses.

**Application unanimously approved on the 17/09/2014.**

**SE**

**PA/2014/123 Mr and Mrs R Preston, 1 Gauvain's Row;** Replace timber windows with uPVC – **Refused by majority, by email 05/12/2014. The Committee proposed a second site visit.**

**SE**

**8.2 Other Planning Matters – SEE CONFIDENTIAL ANNEXURE**

**09/2015 Policy / Legal Matters / Systems & Procedures.**

**9.1 Implementation of Arup Planning Review**

The Chairman advised that the recommendations of the Arup planning review fall into 4 distinct areas. It was noted that the current issues of resourcing need to be dealt with first. Once the resources are in place, the implementation/ action plan can be put to the full States for debate. **Noted.**

**9.2 Lager Sylt**

The Chairman reported that currently the site has no legal protection. Protection can be put in place using the 2002 Building and Development Control Law, by making the site a designated conservation area of historical interest. This would also give the land owner a right to appeal against the process. It was noted that other historical sites around the island can also be added to the Register of Historic Buildings and Ancient Monuments, when the register is reviewed.

**The Chairman to compose a letter to the President, to be put to the full States in the March Billet. Once approved, BDCC to look at implementation of the legal protection for the site.**

**MB**

**9.3 Enforcement Matters Update – SEE CONFIDENTIAL ANNEXURE.**

**10/2015 Correspondence - None.**

**11/2015 Any Other Business**

The Committee discussed an enquiry which had been received requesting the lifting of conditions attached to an Ordinance permitting the use of part of the Harbour Lights Hotel as Manager's accommodation, in order that this part of the Harbour Lights could be rented or put on the market.

**The Committee stated that this was not an option, as the accommodation was commercially linked to the hotel and an application for change of use from commercial to residential would be needed. Such an application would be unlikely to succeed. Noted.**

**Meeting closed: 4.45pm**

**Date of next meeting: Tuesday 3<sup>rd</sup> March 2015**

Signed Mr M Birmingham

Dated: 3<sup>rd</sup> March 2015