

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Via Microsoft Teams

Thursday 14th May 2020 at 1400

Present:

Mr M Dean, Chairman
Mr K Gentle, Deputy
Mr A Snowdon
Ms A Burgess

Ms C Roberts, Planning Officer
Mrs L Baines, Committee Secretary
Mr A Muter, Chief Executive (from 3pm)

Apologies:

ACTION

03/2020

Policy

3.1 Update from Planning Officer on SPG Trees

It was noted that the text has been drafted – format to be finalised before coming back to Committee for approval in July. **Noted.**

3.2 Note future LUP Policy SPG, Statutory PG and Monitoring agenda for 2020

It was noted that an SPG for enforcement would be helpful to be included for Committee process. RAG analysis for LUP policies could be used as a tick list. **Noted.**

Annual monitoring report for 2019 is now complete, and to be tabled at the next Committee. Mr Dean to liaise with the Planning Officer regarding the report for 2020 – it was noted that this will highlight the BDCC's progress so far, and the Covid 19 impact for 2020. **Noted.**

3.3 Policy Discussion on Designated Area, LUP and Re-zoning procedure

The Chairman explained procedures for the Committee's awareness. **Noted.**

3.4 Update on Housing Needs Draft Report

Draft report circulated to Committee on Monday – it was noted that there has not been enough time to look at it. It was agreed that this can be discussed further at a future meeting for approval. **Noted.**

3.5 Any Other Business

It was clarified that the Planning Officer is now able to resume site visits under the appropriate precautions of social distancing and hand hygiene where required.

The Committee resolved to approve that for the duration of Covid 19, public meetings of the BDCC would not take place, and that any representations from the public regarding planning applications can be made in written form or by email. This will enable the BDCC Committee to continue processing planning applications via Microsoft teams meetings.

Mr Snowdon was against the 'no verbal representations'. Mr Dean to pursue if this can be catered for via the teams process. Noted.

04/2020

Planning Matters

4.1 Planning Applications – Ratified

PA/2020/014 Carol Uzzell
PA/2020/015 Vallee Gardens
PA/2020/016 Trees at Newtown
PA/2020/028 Chemin du Meunier
PA/2020/029 Barley Twist, Newtown
PA/2020/035 Picachon, Wide Lane

Unanimously ratified by the Committee with no discussion.

4.2 Planning Applications – new applications and deferred applications in running order.

Unless otherwise stated, advance notice had not been given; there were no speakers for or against the application from the applicant or objectors. Written representations were included in the committee papers. Copies of the drawings and letters of representations (redacted of personal information) and the planning officer's report will be published on the States website in due course.

Mr Dean declared an interest and took no part in the discussion or decision. Mr Gentle took the chair.

PA/2020/012 Burhou View, Petit Val Lane. Erection of first floor balcony on north elevation of house.

Application refused in accordance with the planning Officers recommendation (Ms Burgess voted in favour of granting the application, Mr Snowdon and Mr Gentle voted to refuse) as it does not comply with Policy IW12, in particular 6.54 and 6.55, and IW2 B.i. & ii.

Mr Dean took the chair.

PA/2020/018 5 Royal Connaught Square. Replacement of front ground and first floor windows with timber double glazed windows, replace conservatory slightly enlarged, and replace garden stairs in same location.

Application approved.

PA/2020/019 7 Butes Lane. Erection of single storey annexe in lower garden of 7 Butes Lane.

Application refused (Mr Gentle abstained). The proposal constitutes a new dwelling in the Green Infrastructure Zone and it does not comply with Policy BA19 which states that 'Development proposals for new residential units will not be permitted.' It also does not comply with Policy IW4 and IW5 B.i.

PA/2020/020 59 High Street. Replacement of two ground floor front windows with Heritage uPVC.

Application approved.

PA/2020/021 Vallee Garden Allotments, Le Pre. Removal of diseased apple tree.

Application approved, subject to a replacement fruit tree be planted in the first planting season following the tree removal. Should the replacement tree then be removed, die, become severely damaged or diseased within 5 years of planting, it shall be replaced.

PA/2020/022 Ollivier Court, Ollivier Street. Redevelopment of Court for mixed use including dwellings.

Application deferred subject to pre application advice from the Planning Officer and the submission of a more specific and detailed revised scheme.

Mr Snowdon stood down from the meeting.

PA/2020/023 Bel Air, La Trigale. Erection of two storey extension to existing building.

Mr Snowdon spoke for the application – stating that he owned the boundary wall. This extension falls into HCA 9B with garden space and parking available. Can resubmit plans to 1m away from boundary if this is an issue. 2 bedded property with water and sewage on site. In keeping with street view. The proposed development is quite small compared to other dwellings in the area.

Application approved subject to the extension being moved 1m from boundary wall.

PA/2020/024 The Town House, 10 High Street. Replacement of existing windows on High Street and Victoria Street frontages.

Application approved.

Mr Snowdon re-joined the meeting.

PA/2020/026 Fort Clonque. Reinstatement of former window opening in the Gatehouse; construction of oil tank enclosure adjacent to existing boiler house.

Application approved.

PA/2020/027 Agricultural Land to south of Le Grand Val. Erection of replacement shed.

Application deferred subject to further information: detailed scaled plan on site map; clarity on size of shed; potential water/electric use; any potential issues re airport; use of concrete base/screening/landscaping.

PA/2020/030 The Pines, Venelles des Gaudions. Erection of combined garage and workshop 9700l x 3900w x 4000h.

Application deferred subject to moving the boundary of garage/workshop 1m away from boundary, and the height of the garage/workshop was queried by the Committee.

Deferred Applications

PA/2019/015 Mouriaux Holdings, Carriere Viront. Amendment to approved plans.

Application approved subject to previous approved conditions, and confirmation that the details of the current amendments override the relevant design details of the plans already approved. The previous plans may not be implemented in their original form, but must comply with the amended plans.

PA/2020/010 L’Ancienne Ferme, Val Fontaine, Barrack Masters Lane. Proposed works to complete the reinstatement of the existing farmhouse.

Application refused as it does not comply with Policy DA1.

05/2020

Any Other Business

PA/2015/021 The Kennels, Longis Common.

The Committee approved for an 18 month extension to the completion timeframe for The Kennels, subject to the same conditions, due to current issues regarding Covid 19.

CR

Meeting closed: 7.25pm

Signed: Mike Dean

Dated: 22nd May 2020