

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 30th May 2019 at 1415

Present:

Mr M Dean, Chairman
Mr K Gentle, Deputy
Mr D Earl
Mr A Snowdon

Ms S Osborne, Land, Planning & Research
Support Officer
Mrs L Baines, Minute Secretary

Apologies:

The meeting was open to the public and press in accord with the BDCC Protocol.

ACTION

08/2019

Planning Matters

9.1 Planning Applications – Ratified

PA/2019/037 Jane Wright, 5 Clos Carre
PA/2019/038 AEL, Clonque Causeway
PA/2019/039 Mr & Mrs Noone, Beauvoir, Les Rochers
PA/2019/042 Ms K MacQueen, 13a Braye Road
PA/2019/043 Mr A Stephenson, The Pippins, La Trigale
PA/2019/044 Melanie Manley, Highlands, Les Rochers
PA/2019/045 Mr & Mrs Staffin, Starfish, Butes Lane

Unanimously ratified by the Committee with no discussion.

9.2 Planning Applications – deferred & new 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 had been published on the States website.

PA/2018/103 Bruno Kay-Mouat, AY1938 Essex Field. Place a temporary fence around top section of field for protection of crop.

Application unanimously approved.

PA/2019/015 Mouriaux Holdings, Mouriaux garage site. 4 Apartments with garages.

Application refused (Mr Earl against refusal) following Policy HCA 9A.

PA/2019/031 Mark Tugby, Old Mill Farm, La Heche. Erect a timber summer house/garden room on a temporary basis.

It was noted that the 25sqm area of the summer house is seen to be too small for a temporary dwelling, as the Supplementary Planning Guidance states that the area should be 50sqm.

Application deferred subject to sizing of summer house.

PA/2019/035 Hangar 2, Alderney Airport. Lay gravel on land adjacent to Hangar 2 to park 3 additional cars.

Application unanimously refused.

PA/2019/040 Mark Hounsome, St Michel, Longis Road. Removal of 8 trees.

Application unanimously approved for the removal of the 4 road side trees; the trimming of the 4 courtyard wall side trees only, subject to 4 new trees to be planted within the curtilage of the property.

PA/2019/041 AHA, Coastguards, Route des Mielles. Creation of a parking area, new patios to the east side and new fencing around the garden areas.

Application unanimously approved subject to a sustainable paving used for the parking area. It was noted that the previous application for parking is now rescinded.

PA/2019/046 Louis Jean Jnr, AY1106 behind the Snooker Club. Re-erect scaffold enclosure (7 x 10m).

Application unanimously refused as it does not comply with policies S3, HE2, IW1, IW2, IW12 and IW16.

PA/2019/047 Victor Levine, Ferrero, Les Rochers. Retrospective application for the addition of two round windows, first floor balcony half glazed rather than fully glazed. Window to storage loft added and boundary wall construction changed from timber to block work.

Application approved (Mr Gentle and Mr Earl against) with Chairman's casting vote.

PA/2019/048 Victor Levine, Ferrero, Les Rochers. Rear lean to roof covered way. West conservatory fully glazed rather than with a dwarf wall. Replace existing workshop doors for fully glazed patio doors.

Application unanimously approved.

PA/2019/049 Bruno Kay-Mouat, AY1938, Essex Field. Installation of borehole for the extraction of water for agricultural irrigation.

Application unanimously approved subject to full licence from Alderney Water Board.

Mr Dean stepped down as the Chair due to a conflict of interest

Mr Gentle took the Chair

PA/2019/050 Bruno Kay-Mouat, AY2116, The Cutting. Demolish existing building and erect 20 x 30m steel framed portal building with 7m roller shutter door. Access via existing gate. Erection of new perimeter fence.

Application deferred subject to a detailed site plan regarding the fuel tanks, safety issues, access point, parking and the safety exclusion zone.

Mr Dean re-joined the meeting as Chair

PA/2019/051 Amanda Kristiansson, Twist Cottage. Ground floor rear kitchen extension with bedroom terrace over.

Application unanimously approved.

PA/2019/052 Dr Jonathan Cooper, Braye House, Braye Road. Replace timber sash first floor bathroom window with heritage style uPVC window, plus replace two windows at the rear and one on the side.

Application unanimously approved.

PA/2019/053 Bruno Kay-Mouat, AY1949, Longis Lines. Installation of borehole for irrigation purposes.

Application refused.

PA/2019/054 Tourism & Marketing, AY1481 field, Alderney Airport, Le Grand Val. Install a 3m x 0.8m welcome sign opposite the arrivals door.

Application unanimously approved subject to GSC approval for the welcome sign to be placed on the States of Alderney side of the fence.

PA/2019/055 Caroline Kay-Mouat, Chateau L'Etoc. Two storey infill extension between the Officer's quarters and the magazine store.

Mr Theobald spoke for the application, stating that this is the 1st phase of an emerging master plan for the Chateau. It will be used as a base for art & cultural events. It is designed as a sustainable refurbishment, in keeping with the existing building, and this 1st phase will have a significant impact on the start of the planned renovations.

Application unanimously approved subject to an archaeological statement in place before work commences.

PA/2019/056 Burhou Investments Ltd, Burhou View, Le Petit Val Lane. New balcony at upper ground floor level on north elevation and a new lower ground floor window on west elevation.

Application unanimously approved subject to the balcony being a maximum width of 1.5m x 7.3m, which will limit the overlooking.

PA/2019/057 Martin Winward, St Anne's School. Replace window with door and window unit. Plus a new fence and gate to lower part of driveway.

Application unanimously approved.

PA/2019/058 Mrs Emma Carpenter, AY1655, Land at Courtil Liage. Removal of 1 tree.

Application withdrawn.

SO

Meeting closed: 3.33pm

Signed: Mike Dean

Dated: 23rd September 2019