

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 22nd November 2018 at 1415

Present:

Mr M Birmingham, Chairman
Mr M Dean
Mr A Snowdon
Mr S Roberts

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.

The chairman welcomed members of the public.

ACTION

13/2018 The resolutions from the previous meeting were noted and ratified.

14/2018 **Planning Matters**

14.1 Planning Applications – Ratified

PA/2018/100 Mr R Camrass, Fig Tree Cottage, Les Rocquettes
PA/2018/101 Mrs M Schrader, Hauteville House
PA/2018/102 Mr Tony Barnes, 14 Braye Road
PA/2018/104 Mr Bruno Kay-Mouat, Longis Bay Lodge
PA/2018/105 James Walker, Caractus House
PA/2018/106 Stuart Heap, Windrush, Route des Carrieres

Unanimously ratified by the Committee with no discussion.

14.2 Planning Applications – new applications & deferred 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/2016/098 Mr & Mrs Edwards, 1 Picaterre. Extensions and alterations to existing house. Application deferred, subject to redesign of eastern side of extension being 1m from the eastern boundary.

PA/2018/103 Mr Bruno Kay-Mouat, AY1938, Essex Field. Temporary fence for protection of crop. Mrs Hempel spoke against the application. What are they going to grow, what four months will they have the fence up. They are rushing this application, and the application does not show access. Mr Snowdon queried whether this would be classed as commercial fencing, and that it could set a precedence for other companies. Mr Dean stated that Mr Kay-Mouat is his landlord, but he has no conflict of interest. Mr Dean requested advice from the Committee for Health and Social Care regarding licences and growing regulations – it is a security fence which may lead to security towers and spot lights. Mr Roberts stated that agriculture should be encouraged, and that the fence should be painted green to blend in with the surroundings.

Application deferred (Mr Roberts for approval) subject to further information demonstrating the need for the fencing to support the agricultural activity as per Policy DA6B of the land use plan, including any advice from Committee for Health & Social Care re licence and growing regulations.

PA/2018/107 Mr Roy Burgess, Ground Floor, 13 Victoria Street. Change of use to convert the ground floor to residential use.

Mr Burgess spoke for the application. The property had been on the market for 18 months with no interest. There will be spaces for additional parking of 4 cars to the rear of the property, and there has already been interest regarding the rental of the flat, once completed.

In the Chairman's view, whilst the proposal did not fully concord with the overall policy of maintaining lower Victoria Street as the retail hub for the island, it was noted that this particular property is one of few that lends itself to conversion to residential due to its large rear garden and off-road parking area from Olivier Street. Also, that it found itself sited in a small enclave of residential property within Victoria street. The Committee also had to consider the detrimental effect that vacant commercial property can have on the overall amenity of Victoria Street itself. Also, the proposal was such that the property could easily be converted back to retail/commercial later.

Mr Dean stated that he did not support the loss of commercial property to residential property in lower Victoria Street in this case.

Application approved (Mr Dean against, Mr Snowdon abstained).

PA/2018/108 Mr Simon Benfield, Plot 8, Clos Casquets, Le Petit Val. New dwelling.

Application unanimously approved, subject to signed Planning Agreement with the Developer of Clos Casquets with regards the access road.

Mr Snowdon stood down from the meeting, and became a member of the public.

PA/2018/109 Mr Alex Snowdon, Units 10 & 11, Casquets House, 9 High Street. Change of use from commercial to residential - conversion of shop units into a one bed flat.

Application unanimously approved. The view of the Committee was that this was a reversion to a previous usage and was supported by the LUPs policy of a managed retreat of retail property. Policy BA8 supports a consolidation of retail uses along Victoria Street to ensure that it remains an attractive place to visit and retains its role as the primary location for retail, high street and town centre uses.

Mr Snowdon re-joined the meeting.

PA/2018/110 Mr Mark Tugby, Old Mill Farm, La Heche. RETROSPECTIVE APPLICATION to alter front garden entrance and off road parking.

Application refused. The Committee were of the view that this retrospective application should be refused under section 7 (c) "whether the movable or immovable structure or other work in relation to which permission is applied for would be incongruous with its surroundings because of its siting, design or exterior appearance" and section 7(e), "the extent to which the development or other work would detract from the character or the amenity of the locality concerned".

In the view of the Committee the work had created a "barricading" effect which was to the detriment of the visual amenity of the area.

Furthermore, the Committee agreed that the applicant should be advised that he should comply with the conditions from the original planning consent and not be trying to amend that consent.

PA/2018/111 Mr Mark Tugby, Old Mill Farm, La Heche. Remove existing single storey extensions and replace with two storey extension.

Application unanimously approved, subject to an asbestos survey.

PA/2018/112 General Services Committee. Remove section of wall. **APPLICATION WITHDRAWN**

PA/2018/113 Burhou Investment Ltd, Burhou View, Le Petit Val Lane. New garage extension and entrance lobby remodelled.

Application unanimously approved.

The open section of the meeting was then closed by the Chairman – 4.05pm.

14.3 Any Other Business.

Planning Agreement - Planning Agreement tabled and **approved.**

Planning Law Project de Loi - Policy Letter tabled and noted.

The Committee agreed to defer this item until the new Committee is formed in the New Year.

New BDCC Mandate 2019 – Draft BDCC Mandate 2019 tabled and noted.

The Committee agreed to circulate it via email for any further comments. Noted.

Building Regulations Letter – Letter tabled and noted.

The Committee agreed to circulate the letter via email for any further comments. Noted.

PA/2018/041 Cotil Du Nord. Change of external appearance of the studio. MINOR AMENDMENT.
Minor amendment approved.

Date of Next Meeting

It was noted that the next meeting is scheduled for 17th January 2019.

SO

Meeting closed: 4.40pm

Signed: Matt Birmingham

Dated: 23rd November 2018