

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room
Tuesday 5th July 2016

Present:

Mr M Birmingham, Chairman
Mr F Simonet
Mr C Rowley
Mr S Roberts

Mr J Young, Planning Officer
Miss S Osborne, Planning Assistant

Apologies: Mr R McDowall, Mrs L Baines, Minute Secretary

ACTION

24/2016 **Minutes of previous meeting** of 3rd May, and Special meeting 7th June 2016 **tabled and approved.**

25/2016 **Matters Arising** - nothing to report.

26/2016 **Planning Matters**

26.1 Planning Applications – new applications

PA/2016/052 Mr Louis Jean – The Val House, Le Val. Construction of a lean-to greenhouse.
Application approved.

PO

PA/2016/054 Mr Rod Paris – Hangar II, Alderney Airport. Install photovoltaic solar panel on south elevation.

Application approved.

PO

PA/2016/055 Ravenswood Ltd – Airport Business Park. Material change of use from commercial to live/work units.

Application deferred. The Committee thought it would be better to defer this or even have this application withdrawn, as this application needs to go forward to part II of the LUP, because we do not have any tools in place for the 'material change of use'. Once the LUP part II is in place, we will be better equipped to make a decision.

PO

PA/2016/061 Mr Simon Benfield & Mr & Mrs Gaudion – She View & Notre Reve, Longy Road. Construct a double garage and improve opening onto the road.

Application deferred.

PO

PA/2016/062 Alderney Electricity Ltd – Longis Road substation (next to puffin). New access drive and new double door to existing bunker.

Application approved with a condition to install a simple gate to stop the public using it as a lay-by.

PO

PA/2016/063 Sure (Guernsey) Ltd – Les Mouriaux. To position 3 new telecoms boxes on a concrete plinth in new location. Once installed the old box to be removed.

Application approved

PO

26.2 Planning Applications – fast track – for ratification

PA/2016/049 MR & Mrs Cairnduff – Apple House, Rue les Joy. Add first floor window to west elevation.
Application approved – for ratification.

PA/2016/050 Alderney Electricity Ltd – Railway behind Le Banquage. Erect a new electrical substation and then remove the old one.

Application approved – for ratification.

PA/2016/051 Ms Lois Fitzgerald – 18 Hauteville. Proposed first floor extension previously approved in 2011 (B3064).

Application approved – for ratification.

PA/2016/053 Mrs Anne Wilby – Carriere Bleu, Route des Carrieres. Removal one half of dead tree from back garden on recommendation from Simeon Francis.

Application approved – for ratification.

PA/2016/056 Florestan Ltd – Field at Les Rochers and Valongis. Erect an agricultural field shelter/shed.

Application approved – for ratification.

PA/2016/057 Ms Charlotte Newton – Vue de la Saline, Le Petit Val. Remove one Laylandi tree from front garden.

Application approved – for ratification.

PA/2016/058 Mr Christopher Hodgson – Quatre Vents, 8 Val Reuters. Replcement of timber conservatory windows and doors with uPVC.

Application approved – for ratification.

PA/2016/059 States of Guernsey – Alderney Airport. Remove asbestos and re-clad, replace timber window with uPVC, repair south elevation.

Application approved – for ratification.

PA/2016/060 Margret Gorman – 4 High Street. Replace 4 first floor windows with heritage uPVC.

Application approved – for ratification.

26.3 Planning Applications – deferred

PA/2015/099 SWD – York hill Quarry, Braye. To lay a concrete base for the relocation of the Skate Park ramp. Aaron Bray has the matter in hand and is organising a meeting with all parties.

27/2016

Other Planning Matters

27.1 Colenso House – Letter from Emile Cocheril dated 22nd June 2016 tabled and noted. The Committee decided that Mr Cocheril should either appeal the decision (although too much time has now elapsed) or ask for the house to come off the Listed Register. The committee cannot just redecide a decision.

The Planning Officer to write to Mr Cocheril explaining the Committee’s answer.

PO

27.2 10 7 Le Bourgage – Letter from Mr Colbert dated 17th June 2016 and others tabled and noted. The Committee decided that there was a breach of Planning and therefore a retrospective planning application must be submitted for the low level boiler flue.

The Planning Officer is to write to the owner of the property to let him know of the Committee decision.

PO

27.3 Harbour Lights Hotel – Email from Steven Syer dated 23rd June 2016 and others asking to install some kitchens into the hotel. Which would constitute a material change of use, which should be dealt with in the LUP Part II. However if he wishes to continue then a planning application must be sought, because it is still a change from Commercial1 to Commercial2. At present we have no policies to stop this going through!

The Planning Officer to write to Mr Syer to let him know the Committee’s decision

PO

28/2016 Policy / Legal Matters / Systems & Procedures

28.1 Planning Fees – Copies of Guernsey and Jersey’s planning fees tabled and noted. At present our fees are at 20% and the uk average is 35%, how can we raise ours without too much of a hike. We will ask Steven Taylor to work up a scheme to possible go up incrementally over say 5 years. The Committee to review Stevens work once completed to decide how to move forward.

The Planning Officer to appoint Mr Taylor to do the work.

PO

28.2 FAB Link – Email from Declan Gaudion dated 22nd June 2016 tabled and noted.

The States of Alderney White paper on EIA’s was noted and with Arups help we now just have to wait for FAB to submit their EIA and then we can look at the next step.

ARUP

29/2016 Any Other Business

29.1 Scramble Course –

30/2016 For Information

The following letter/petition was noted:- Samantha Hogg’s petition about Coastguards.

Meeting closed:

Date of next meeting: 31st August 2016