

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Monday 30<sup>th</sup> November 2015

**Present:**

**Mr M Birmingham, Chairman**

**Mr F Simonet**

**Mr C Rowley**

**Mr S Roberts**

**Mr R McDowall (from 2.50pm – 4.25pm)**

**Mr J Young, Planning Officer**

**Miss S Osborne, Planning Assistant**

**Mrs L Baines, Minute Secretary**

Apologies:

**ACTION**

**51/2015** Minutes of previous meeting of 6<sup>th</sup> and Special Meeting of 22<sup>nd</sup> October 2015 were **tabled and approved.**

**52/2015** Matters Arising - nothing to report.

**53/2015** Planning Matters

**53.1 Planning Applications – new applications**

The Chairman advised that a 'Summary of Applications' should be placed at the front of the Applications List, which can be used as a check list. **Noted.**

**PA/2015/082 Mr Roy Burgess – Watermill Farm, Petit Val.** Removal of 4 Cyprus trees to enable wall to be rebuilt and install diagonal hit & miss fence to shield building materials.

**Application approved.**

**PO**

**PA/2015/083 Mrs Emma Odoli – Windchimes, Route de Picaterre.** Form new vehicle access to property. Plans tabled and noted. Complies with visibility splays.

**Application approved.**

**PO**

**PA/2015/086 Mr Francois Gerard – Pouteaux Farm, La Haize.** Rebuild existing stone walls and erect timber frame tractor shelter, WC, muck room and tool shed. New drainage connection to road.

Submission tabled and noted. SR expressed concerns that this application includes residential use. The Committee stated that this was not a residential application, and would not be supported at this current time.

**Application approved subject to an Environment Impact Assessment.**

**PO**

**PA/2015/087 Mr Rowland Gauvain – Les Rochers Woodland.** Thinning of pine trees – removing up to 10 trees.

**Application approved.**

**PO**

**PA/2015/088 Mrs Diane Allen – Fort Albert Horse Field.** Erection of a field shelter 12' x 36'.

The Committee agreed for the temporary structure to be relocated further down from the original proposed site, so it is out of site from the highway.

**Application approved for 2 year period.**

**PO**

**PA/2015/089 Mr Peter Raphael – Moonshine, Barrackmaster's Lane.** Garage conversion.

**Application approved.**

**PO**

**53.2 Planning Applications – deferred**

**PA/2015/010 Driffield Estates Ltd – Le Vallon, Fontaine David.** Construction of detached garage.

The PO stated that the building is recorded in the Historic Buildings Register. It was noted that the applicant does not wish to move the proposed site back by 1 metre as previously suggested by the Committee.

**Application refused.**

**PO**

**PA/2015/071 Mr & Mrs Biggins – Bank House, Longis Road.** Proposed widening of access, new front porch, rear balcony extension, new outdoor swimming pool and changes to doors and windows on the south elevation.

It was reported that the new outdoor swimming pool has been removed from the application.

**Application approved.**

**PO**

### **53.3 Planning Applications – fast track – for ratification**

**PA/2015/076 Ms Deborah Burgess – 2 Picaterre, Driffield Estate.** Extension of balcony.

**Application approved – for ratification.**

**PA/2015/077 Mr Ben Cross du Chavannes – 10 & 11 Gauvain’s Row.** Removal of 3 white poplar trees.

**Application approved – for ratification.**

**PA/2015/078 Mr Douglas Wilson – Dalhousie, QEII Street.** Removal of 1 pear tree and 3 sycamore trees.

**Application approved – for ratification.**

**PA/2015/079 Ms Joanna Neill – Archie’s Row, Allee es Fees.** Removal of 1 Leylandi and 1 uprooted Silver Birch.

**Application approved – for ratification.**

**PA/2015/080 Mr J Craig – Braemar, Guildway Close.** Demolish old greenhouse, erect poly tunnel.

**Application approved – for ratification.**

**PA/2015/081 Mr Malcolm Matthews – Blanchard, Longis Road.** Removal of 3 Cyprus trees and install 0.5m high fence.

**Application approved – for ratification.**

**PA/2015/085 Mr Nigel Clarke – Le JARDIN, Colin Bott.** Removal of 1 Leylandi and 3 other small trees.

**Application approved – for ratification.**

**PA/2015/084 Mrs Geraldine Whittaker – Mouriaux House, Les Mouriaux.** Removal of 3 dead evergreen trees.

**Application approved – for ratification.**

**PA/2015/090 Alderney Wildlife Trust – 48 Victoria Street.** Install shop sign.

**Application approved – for ratification.**

### **53.4 Planning Matter Update**

**PA/2015/063 Miss D A Lewis – Dragons Den (Parcel 263A (2) – Route de Picaterre.** Rebuild the 1<sup>st</sup> floor with new windows and accommodation, increasing the roof height by 1.4 metres, upgrade and improve the internal layout with new stair, new double garage, decking and improved access.

**The Committee removed the 1<sup>st</sup> condition concerning the structural condition of the boundary wall.**

**The 2<sup>nd</sup> condition was also removed as the foul drainage system would be brought up to the standard required by the current Building Regulations as part of the approvals development. The Committee noted that the present foul drainage system had not been surveyed, and decided that the Building Regulation requirement in regard to the foul drainage system, should be complied with before the completion of the development, irrespective of which particular section of the Building & Development Control (Alderney) Law 2002 is applied.**

**PO**

**54/2015 Other Planning Matters – SEE CONFIDENTIAL ANNEXURE**

**55/2015 Policy / Legal Matters / Systems & Procedures  
Enforcement Matters update – SEE CONFIDENTIAL ANNEXURE**

56/2015 **Policy Matters – SEE CONFIDENTIAL ANNEXURE**

57/2015 **Any Other Business**

None.

58/2015 **For Information**

- Parish Group Ltd
- Well Lane

Meeting closed: 4.40pm

Date of next meeting: To be confirmed for January 2016

Signed: Matt Birmingham

Dated: 26<sup>th</sup> January 2016