

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Tuesday 29th November 2016

Present:

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

Mr J Young, Planning Officer
Miss S Osborne, Planning Assistant
Mrs L Baines, Minute Secretary

Apologies:

ACTION

46/2016 **Minutes of previous meeting** 18th October, and the Special Meeting on 21st October 2016 were approved and ratified.

47/2016 **Matters Arising**
Protocol for Open Planning Meetings

It was noted that this item will now be placed on the January Billet as the December deadline was missed. **Noted.**

Propriety Guidance

The Committee were advised that this document has not been placed on the December Billet as stated at the last meeting. **Noted.**

48/2016 **Planning Matters**

48.2 Planning Applications – new applications

PA/2016/027 Mr Dave Gillingham, Esquina, Les Rochers. New garage/annex.

Application deferred, as the application in the view of the committee, would require an exemption ordinance under the current law until the repeal of the permit system is in effect from 1st January 2017.

PO

PA/2016/095 Mr Victor Levine, AY2113 The Armoury, Les Rochers. Add a new first floor with new entrance, stairs and WC to an existing workshop to create a dwelling.

Application deferred, as the application in the view of the committee, would require an exemption ordinance under the current law until the repeal of the permit system is in effect from 1st January 2017.

PO

PA/2016/099 Mr & Mrs Bithell, Glenhurst, 15 Longis Road. Proposed sub-division of plot AY1408 to form two dwellings and one building plot.

Application deferred subject to further sufficient information regarding the application form. It was noted that the BDCC does not have the power for the creation of a building plot nor does it deal with the subdivision of land.

PO

PA/2016/074 Mr Nigel Roberts, Maison Postel, Ollivier Street. Create habitable accommodation within the roof space.

Application approved.

PO

PA/2016/100 Mr & Mrs Noone, AY1213, Les Rochers. Erection of a fence to demarcate the boundary between plots AY1213 & AY1206.

Application approved.

PO

PA/2016/107 Mr F Gerard, Le Pouteaux Farm, Val Fontaine. Remove two Sycamore trees from a bank which needs removing.

Application approved.

PO

PA/2016/108 Mr Peter Bevis, Wells House, Longis Common. Extension to the house and extension to the garage.

Application approved.

PO

48.3 Planning Applications – fast track – for ratification

PA/2016/101 Mr Fred Shaw, Cantina No 6, Braye Street. Two first floor windows to be replaced at the rear of the property.

Application approved – for ratification.

PA/2016/102 Mr John Bates, La Nache, Chemin du Meunier. Remove greenhouse & two trees and erect a log effect shed 4m x 3m.

Application approved – for ratification.

PA/2016/103 Mr & Mrs D Llewellyn, 14/15 Hautville. Replace front door with uPVC front door.

Application approved – for ratification.

PA/2016/104 Mr Alex Snowden, The Town House, 10 High Street. Retrospective permission sought for erection of fence in back garden.

Application approved – for ratification.

PA/2016/105 Mr J T Griffiths, Kavika, Mannez. Remove single pine tree.

Application approved – for ratification.

PA/2016/106 Alderney Wildlife Trust, Longis Common Nature Reserve. Replace and reposition the bird hide to enable disabled users access.

Application approved – for ratification.

PO

49/2016 **Other Planning Matters** – None.

50/2016 **Policy / Legal Matters / Systems & Procedures**

50.1 Review of Planning & Building Control Fees – For Ratification – Ordinance and letter to the President from Matt Birmingham dated 23rd November 2016 tabled and noted.

The Committee ratified the approval for the Planning & Building Control Fees to be placed on the Billet for the December States Meeting. It was also ratified that both the new Planning Fees and Building Regulation Fees are to be implemented from the 1st January 2017. Noted.

50.2 LUP 2017 Update – Latest timetable of works tabled and noted.

It was noted that further LUP Workshops are being held next week for the Economic, Natural Environment and Heritage Strategies, with over 20 attendants scheduled for each workshop. The Committee stated that they were pleased with the work from the Inspector for Phase 1, and for continuity and consistency, believed that the same Inspector should be sought for Phase 2. **Noted.**

48/2016 **Planning Matters - Continued**

48.1 Planning Applications – deferred

PA/2016/061 Mr S Benfield & Mr & Mrs Gaudion, She View & Notre Reve, Longis Road. Construct double garage.

Mr Roberts stated that he is for the approval of the application.

Under the Proprietary guidance agreed by the Committee, the Committee was requested to clarify the reason for its decision to reject the application at the meeting on 18 October 2016, not having accepted the Planning officers' recommendation for approval.

The Committee confirmed the refusal of the application (Mr Roberts dissented from the decision) due to the reduction in off street car parking provision from the six spaces which are required to serve the three properties; Notre Reve, She View (application site) and Highbury Heights as required and approved by BDCC.

PO

PA/2016/094 Dr Petty, 7 Le Bourgage – Update. Retrospective permission sought for repositioning of boiler flue.

Mr Roberts advised the Committee that he was waiting on quotes for the works. It was noted that the applicant wants the chimney properly lined with the flue down the middle. In progress. **Noted.**

51/2016 **Any Other Business**

The Chairman thanked his members for their service, especially to the members who are leaving the States at the end of 2016. He also thanked the Civil Servants for their work during 2016. The Members thanked the Chairman for his hard work during 2016.

52/2016 **For Information**

The following reports/letters were noted:-

- **Chairman's Report 2016**

Meeting closed: 3.10pm

Signed: Matt Birmingham

Dated: 19th December 2016