

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Thursday 1<sup>st</sup> June 2017 at 1415

Present:

Mr M Birmingham, Chairman  
Mr M Dean  
Mr A Snowdon

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

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

The chairman welcomed members of the public and introduced the third of three open meetings held on a trial basis.

**ACTION**

04/2017 The resolutions from the previous meeting were noted and ratified.

05/2017 Planning Matters

5.1 Planning Applications – Ratified

PA/2017/031 Ms Charlotte Ellis, Les Heritiers, QEII Street, Alderney.

PA/2017/032 Mr G Page, Drifters End, Wide Lane, Alderney.

Unanimously ratified by the committee with no discussion.

5.2 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/2017/033 Bruno Kay-Mouat, Essex Castle. To install an external staircase, to match existing, on the gable end of officers' quarters and make existing single door into a double door.

Application approved with conditions that the colour scheme of the staircase is appropriate to its surroundings. The double door was not an issue with the Committee – for the Planning Office to discuss options with the applicant.

PA/2017/034 New Connaught Care Home, Le Val. New lift installation and second floor alterations.

Application approved.

PA/2017/035 Mrs G J Murray, Mother Fridays, Newtown. Subdivision of the garden to accommodate an additional dwelling unit, by redevelopment and change of use of the single garage to a two bedroom dwelling, with shared access & parking. Removal of mature Eucalyptus tree. Replace Conservatory.

Application approved subject to conditions to provide parking for 4 vehicles and a covenant for the shared parking area for both properties registered in the Alderney Court

PA/2017/036 Mainbrayce Ltd, Inner Harbour. Proposed marine petrol storage/dispense unit installation. The Committee were provided with a copy of a health and safety report which was critical of the current fuel facility.

Application deferred subject to full report from the Harbour Master.

PA/2017/037 Mr & Mrs Veron, Links Cottage, Route des Carrieres. Removing rear double doors & balcony at first floor and replace with a new dormer window.

Application approved.

PA/2017/038 Mr & Mrs Aldis, Le Huret Lodge, 8 Le Huret. The installation of a conservatory at the rear of the house.

**Application approved.**

**PA/2017/039 Alderney Electricity Ltd, Whitegates.** The erection of GRP switch housing. It was noted that this application is exempt from BDCC approval.

**Application acknowledged (MB abstained) with a request to paint the box green and confirmation from GSC.**

**PA/2017/040 Mr Paul Stephenson, Goussets Garden, La Vallee.** Two new sheds and a traffic mirror opposite the driveway.

**Application deferred subject to clarification of the need for proliferation of buildings in the green lung area, contrary to the Land Use Plan**

**PA/2017/041 Poppy Mellor, Mannez House, Mannez.** Demolition of existing house and construction of a new dwelling.

**Mr Peter May** spoke against the application. It is visible from many angles, the size is too big for the area and surroundings. The design is out of keeping with the conservation area, and the footprint of the dwelling is too large, in excess of that permitted by the LUP Policy.

**Mr Max Babbe** replied for the applicant. We are fully aware of the policy. The property was looked at for renovating, but due to a vast damp problem among others, it was a more economical option for the client to build a new dwelling. The dwelling has been moved 5 metres north from the other houses, to aid with overlooking issues. The applicant is supportive of any conditions the Committee wishes to make on the approved application.

**Application refused due to non-compliance with the Land Use Plan Section 2 F – Residential Zone Policy 2(c).**

**PA/2017/042 The Alderney Society – Application withdrawn.**

**PA/2017/011 Mr & Mrs Cundey, Part of Le Vieux Chene, Picaterre.** One new 2 storey dwelling at back of plot with own access.

**Mrs Jenny Wesley** spoke against the application. There needs to be clarification on whether the access issue is a planning matter or building regulations matter, as it is not very clear. The width of the driveway cannot be widened due to the wall and other boundary. Is there not a conflict of interest with who supplies the building regulations on Alderney and the architect?

**Mrs Mary McManus spoke on behalf of Ms Hilary Bentley** against the application. This application is against the published planning policies and LUP guidelines. There is misleading information on the reports. The Committee have given no consideration to the overlooking issues, which is not acceptable.

**Mrs Mary McManus** spoke against the application. The principle concern is that the report is flooded with inaccurate facts and guidelines. The sub-division of land is not in the LUP. Drainage – the lane is privately owned by Drifield Estates so therefore it is not for SWD to improve. How will the screening conditions be implemented? The recommendation for the alternative route for the plant machinery has not been agreed by the neighbours. Can the Planning Officer provide a further report with accurate and factual information and clarify all the current issues.

**Mr Darren Keung** replied for the applicant. Further consultation with the Fire Brigade and the Ambulance Service has been sought. They are happy to reverse up the driveway to a call out. The turning area on the driveway could be modified. Regarding the conflicts of interest with the Building Control, any applications from my firm are sent to Guernsey for approval. Contractors access – there is no reason why the driveway can't be used for the other machinery/vehicles. We are too waiting for the drainage report, and we welcome SWD support on this issue. Screening can be done in many forms such as having a fence on the west side of the building, and the removal of windows along that side could be done. The Land Use Plan for this character area has a presumption against sub – division of existing dwellings. The applicant maintains it is a separate building plot for historic reasons. The sufficiency and condition of the shared private drainage system is still unknown.

**Application deferred subject to clarification on the plot sub division from the Court Office, and receiving the drainage report.**

**PA/2017/029 Windermere Ltd, Windermere, La Marrette.** New 2 storey dwelling with garage.

**Mrs Hemple** spoke against the application. The previous bungalow had a cesspit. Where is all the waste water going to go, with all the bathrooms in the new dwelling? La Marrette is known as marsh land, and is prone to flooding in the past. This could be an issue. The zinc metal roof may cause a glare issue for pilots when landing. It is not known whether the site is served by main drains or relies on soak away.

**Application deferred subject to a surface water drainage and waste water assessment, with information on how potential flooding will be mitigated; and change of design with the zinc roof.**

**PO**

**Meeting closed: 4.25pm**

**Signed:** Matt Birmingham

**Dated:** 5<sup>th</sup> June 2017