

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 31st August 2017 at 1415

Present:

Mr M Birmingham, Chairman

Mr M Dean

Mr A Snowdon

Mr S Roberts

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.

ACTION

08/2017 The resolutions from the previous meeting were noted and ratified.

09/2017 Planning Matters

9.1 Planning Applications – Ratified

PA/2017/058 Mrs S Abel, 34 Les Venelles des Gaudions.

PA/2017/059 Mr C Trelawney, 2 La Marette.

PA/2017/060 Mr & Mrs Doury, Pole Star, Vert Courtil.

PA/2017/061 Mr & Mrs Reynolds, Les Venelles Garden, Les Venelles des Gaudions.

PA/2017/062 Mrs E Maurice, Bromley, Le Petit Val.

PA/2017/063 Mr & Mrs Gaudion, Saffron House, Le Petit Val.

PA/2017/064 Dr Ridgway, Ladysmith House, Le Petit Val.

Unanimously ratified by the committee with no discussion.

9.2 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/2016/055 Mr K Biggins, Bank House, Route des Carrieres. Change of use of former greenhouse & store into ancillary accommodation and store.

Application approved.

PA/2017/056 Mr & Mrs Mapp, 15 Little Street. Erect a timber summer house at rear of back garden. Mrs Hemple spoke against the application. A height pole was requested for the site visit, but this was not adhered to. The patio area is above the level of the house and Little Street. Our boundary hedge is dying due to lack of light from the other neighbouring property. The door of the summer house will open in front of the oil tank, where there could be fumes in the summer. The distance from the summer house to the boundary wall is the main concern. It could develop into a more permanent structure (bricks and mortar) for office space. If that happens it would look directly into our property and garden.

Application approved (Mr Roberts abstained) subject to conditions that the summer house is 1 meter from the boundary wall, it remains as a garden structure, with no future alterations.

PA/2017/057 Mr J Roff, Cellar Store, The Moorings, Braye Street. Conversion of existing cellar into small flat.

The Committee agreed that there were many issues to be noted such as – no amenity space, no parking provision, access/road issues, and fire safety, air quality and utilities access.

Application refused on the grounds of an inappropriate site with issues on quality of design, safe and convenient access and parking & amenity space.

PA/2017/065 Mr Richardson & Ms Roscrow, AY2229, Fontaine David. A small eco-friendly single storey dwelling constructed for sustainability and low impact on the environment.

Application approved subject to the following conditions:

- **The development should be constructed strictly in accord with the details submitted and variations should be subject to prior agreement with the Planning Officer.**
- **The applicants exempted development rights be withdrawn so that application is necessary.**
- **No fences, boundary walls, with only a small shed for storage. Retention of trees.**

PA/2017/066 Ms J Ugla, The Wilderness, Fontaine David. New pavilion and tennis court within the lower part of Val Des Portes.

Mr Steve Shaw spoke against the application. I object to the location of the dwelling being less than 5 meters from my home. The LUP states that it is a low density area of building. The development requires the removal of a few trees. The tennis court will cause noise/ disturbance. There is no netting specified in the drawings – tennis balls could be in my garden or on Braye Road. David and Margaret Storer (other neighbours) also object to the noise and disturbance that the court will cause.

The Committee agreed to support the use of the site for a dwelling in principle. Queries were raised whether it was an appropriate site for a tennis court regarding safety and noise issues.

Application deferred, further information required regarding mitigation of noise and the safety of the tennis court.

PA/2017/067 Ms Poppy Mellor, Mannez House, Mannez. Demolition of existing house and construction of a new dwelling – revised application.

Mr Griffiths spoke against the application. This design will have an impact on the character of the area, and overlooking of other properties. I think it would be cheaper to renovate. Innovate through conservation to conserve the character.

Mr May spoke against the application. There has not been enough time for this application to be considered. Was the loft space included in the enlarged floor area of the new dwelling? There may also be drainage issues due to the geology of the ground.

Application deferred, further information required:

- **Environmental Impact Assessment.**
- **Drainage Survey.**
- **Design Statement demonstrating the visual impact on the landscape and the character of the area is acceptable including from the coast.**
- **Demonstrate the impact of large decking area does not urbanise this special rural location.**
- **Details of vehicle access egress and parking area.**
- **Landscaping scheme.**

Mr Snowdon left the Committee.

PA/2017/068 Mr A Snowdon, The Town House, 10 High Street. Repointing front elevation of the Town House with lime mortar mix. High Street elevation only.

Application approved.

Meeting closed: 3.45pm

Signed: Matt Birmingham

Dated: 1st September 2017