

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 7th December 2017 at 1415

Present:

Mr M Birmingham, Chairman

Mr M Dean

Mr A Snowdon

Mr S Roberts

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

12/2017 The resolutions from the previous meeting were noted and ratified.

13/2017 Planning Matters

13.1 Planning Applications – Ratified

- PA/2017/090 Lt Col Tim Underhill, Les Abres, Fontaine David.
PA/2017/091 Mr B Cross, 11 Gauvain's Row.
PA/2017/092 Mrs K Currie, Le Grenier, Chemin du Meunier.
PA/2017/093 Mr Keith Murray, La Bell-Hara, Le Colimbot.
PA/2017/094 Mr & Mrs Franklin, Longis House, Longis Road.
PA/2017/095 Mr & Mrs Peck, Mouriaux Gardens, Carriere Viront.
PA/2017/096 Mr Steve Shaw, Woodlands, Fontaine David.
PA/2017/097 Mr Emile Cocheril, Val Stables, Le Val.
PA/2017/098 Mr M Ingram, Dolphin Cottage, 58 High St.
PA/2017/099 DHS Ltd, Unit 1, Crusher Site, The Harbour.
PA/2017/100 Mr Andy Mileham, Bonheur, Valongis.
PA/2017/102 Anna Parilla, The Blaye Field.
PA/2017/103 Mr Duncan Goodhew, Mother Fridays, Newtown.

Unanimously ratified by the committee with no discussion.

13.2 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/2017/101 Mr N Vooght, White Cottage, Rue da la Saline. Replace conservatory with sun room, new balcony to first floor lounge and bed 4, new door to utility room and new front porch.
Application approved.

PA/2017/104 Mr David Harris, Les Fougères, Butes Lane. One further dwelling.

Mr Pimm-Smith spoke for the application. Taking note of reasons for refusal with the previous application, house 4 has been omitted. The road/adequacy of the drive has been improved. Visual impact to neighbours has been reduced by using a bio-diverse green roof, with the house sunk into the banking. Drainage from Lions View – standard technical issues. The LUP specification is low density, this property sits in a 3300sqm plot. The tennis court will be replaced with shrubs/lawn,

which will be in keeping with the surrounding area. Alderney needs more luxury homes. The road below the proposed dwelling is perfectly serviceable.

The Committee stated that they had no issue with the design of the dwelling. The driveway is not an access road, and is not suitable. The current access road below the proposed dwelling is not acceptable. The Committee stated that they would issue a written ruling.

Application deferred subject to further information on the LUP specifications regarding the housing character area of the site re overdevelopment, and a further site visit re access issues.

PA/2017/105 Ms Anne Milner, Le Coignet, 11 Little Street. Extension over existing garage to create new garden room, with eaves and ridge lower than main house.

Mrs Hempel spoke against the application, stating that the applicant didn't fill in the Form B correctly, and this could be misleading to the Committee. There may not be enough support from the old walls for the new structure. There is also a potential for sub division. There will also be issues with the access during the construction which will effect/disrupt both cars and pedestrians.

The Committee agreed that the current design was not suitable. Mr Roberts stated that he was against the application due to overlooking and impact of light to the neighbouring properties.

Application deferred (Mr Roberts against) subject to the impact of light mitigated by reducing the ridge and eave height to be in keeping with next door.

PA/2017/106 Mrs J Wright, 5 Clos Carre, Mouriaux. 4 x 5m Summer House to replace a garden shed. New exempt shed to be erected on adjacent plot.

Application approved subject to the summer house being 1m away from the boundary.

PA/2017/107 Mr Clive Barnes, The Giffoine, Bunker Parcel 338. To excavate the west, north and east facing walls of soil.

The Committee stated that the removal of earth is classed as development; and development is not permitted in the designated area under the current law.

Application refused.

PA/2017/108 Mr Simon Wild, 1 Roja Cottages, La Trigale. Replace roof light with Velux balcony roof light. Bring ground floor front door/patio doors and wall out in line with other cottages.

Application approved.

PO

13.3 Conservation Area Application

C/008 Lager Sylt, Telegraph. To add the Lager Sylt site to the Conservation Register.

The Committee agreed for Lager Sylt to be added to the Conservation Register by the Greffier.

PO

Meeting closed: 3.45pm

Signed: Matt Birmingham

Dated: 8th December 2017