

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Thursday 15<sup>th</sup> March 2018 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

Mr A Bray, Technical Services Officer

Mr A Muter, Chief Executive

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

The chairman welcomed members of the public.

**ACTION**

01/2018 The resolutions from the previous meeting were noted and ratified.

02/2018 Planning Matters

2.1 Planning Applications – Ratified

PA/2018/001 Mr Louis Jean Jnr, Penny Farthing Cottage.  
PA/2018/003 Ms Joanna Neill, Archie's Row.  
PA/2018/004 Mr Robin Hooper, Les Vaux.  
PA/2018/006 Mr Simon Wild, AY2190 La Trigale.  
PA/2018/007 Mr Douglas White, Clos Carre Cottage.  
PA/2018/008 Mr Donald Hughes, La Vallee Gardens.  
PA/2018/009 Ms Caroline Kay-Mouat, The Old Presbytery.  
PA/2018/010 Mr James Dent, 1 Longis Villas.  
PA/2018/011 Mrs Emma Odoli, Windchimes.  
PA/2018/012 Mr Nick Gates, 36a High Street.  
PA/2018/013 Sure (Guernsey) Ltd, Nunnery Car Park.  
PA/2018/014 Grand Hotel Developments, The Grand site.  
PA/2018/015 Ms Zoe Sowden, 10 La Brecque Phillippe.  
PA/2018/016 JT Global, Mains Yard.  
PA/2018/018 Ms Jennifer Bradley, Hillside.  
PA/2018/021 Mr Chris Reeves, The Armoury.

It was noted that application PA/2018/010 should of come to the full meeting for discussion as it was for a States Member; however, it was advised that the height of the fence was within the exemption guidelines.

**Unanimously ratified by the committee with no discussion.**

2.2 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/2017/105 Ms Anne Milner, Le Coignet, 11 Little Street.** Extension over existing garage to create new garden room, with same ridge and eaves lower than the adjacent garage.

It was noted that the revised application has incorporated the Committee's comments regarding the roof line, and is compliant with the guidelines for the 45 degree angle for light.

**Application approved subject to the condition of using cat slide dormers.**

**PA/2018/005 Kington Trust Fund, Kington Lodge, Brickfield Estate, Le Grand Val.** Conversion of commercial property into two residential dwellings.

It was noted that the request for change of use for this property is justified under the Housing Character Area 9a within the Land Use Plan. The Committee did request for the applicants proof of marketing to coincide with the current LUP Policy. Planning Assistant to deal.

**Application approved (Mr Roberts against).**

*Mr Birmingham abstained and left the meeting. Mr Dean took the chair.*

**PA/2018/017 Mr Will Jones, 10 Clos de Mouriaux.** One block of four two bedded flats.

**Application approved.**

*Mr Birmingham re-joined the meeting and took the chair.*

**PA/2018/019 Portsmouth Roman Catholic Diocesan Trustees, Catholic Church, Les Rocquettes.**

Retrospective installation of tall metal gates replacing small old ones.

**Application approved subject to no issues with regards to building regulations.**

**PA/2018/020 Mr Simon Wild, AY0078, La Trigale.** New dwelling.

It was noted that a holding tank is planned for the dwelling, which will alleviate the drainage issues with surface water which effects the neighbouring properties.

**Application approved subject to conditions to move the building further south within the plot, and slightly reduce the ridge height.**

**PA/2017/042 The Alderney Society, Alderney Museum, Old School House, High Street.** Erect glazed structure to house outdoor exhibit in the yard area adjacent to Church Street flats.

**Application approved, structure to be used for display purposes only.**

PA

**Meeting closed: 3.20pm**

**Signed:** Matt Birmingham

**Dated:** 15<sup>th</sup> March 2018