

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 19th July 2018 at 1415

Present:

Mr M Birmingham, Chairman
Mr M Dean
Mr A Snowdon

Miss S Osborne, Planning Assistant
Mrs L Baines, Minute Secretary

Apologies: Mr S Roberts

The Chairman and Committee sent best wishes to Mr Jean whilst he is in hospital.

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

The chairman welcomed members of the public.

ACTION

07/2018 The resolutions from the previous meeting were noted and ratified.

08/2018 Planning Matters

8.1 Planning Applications – Ratified

PA/2018/052 Mr & Mrs Martin, AY627, land at Mare Jean Bott.
PA/2018/054 Mr Bill Hiscock, Viront, Val Fontaine.
PA/2018/055 Ravenswood Ltd, Tigger's Den, Cion des Ecailles.
PA/2018/056 Mr Ben Turner, 6 Val de Mer, Newtown.
PA/2018/057 Mr Adam Barnes, Hunters Moon, Colimbot.
PA/2018/059 Mr Eric Reynolds, Les Venelles Garden.
PA/2018/063 Mr Fred Shaw, Flat One, Braye Street.
PA/2018/064 Mr Chris Hodgson, Quatre Vents, 8 Val Reuters.
PA/2018/068 Mr Willem Forster, Islay 6 Rue de la Saline.
PA/2018/069 Mrs Jodie Parker, Bayfield, Les Venelles.

Unanimously ratified by the Committee with no discussion.

8.2 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 Airport Business Park, Le Grand Val. Change of use from commercial space to live/work space for units 4 & 5 only – Previously deferred.

Application approved for full residential use.

PA/2018/051 Hangar 2 Ltd, Hangar 2, Alderney Airport. Lay gravel on land adjacent to Hangar 2 at Alderney Airport to park 4 cars.

Application approved subject to parking area for maximum of 4 cars for use by plane owners only.

PA/2018/053 Mr D Harris, Les Fougeres, Butes Lane. New dwelling adjacent to the existing property in the northwest part of the site.

Application approved, subject to adequate access clearance for larger service vehicles on the entrance to drive.

PA/2018/058 SWD, Braye Chippy, Braye Harbour. Cladding the western gable of the building to help protect the building from the prevailing weather.

Application approved.

PA/2018/060 Le Cocq's Stores, Belle Vue, Butes. Redevelopment into 7 one and two bedroom apartments, plus a ground floor shop and bar/café, with orangery and store.

Suzu Carter spoke against the application. Where will people go to smoke from the Bar/Terrace area – this is right by our garden, where will all the rubbish go? There is a danger with traffic with the entrance on the corner, and with the access to the car parking for residence. It is very tight in terms of a turning circle and where the staircase access is for the Butes Flats. The size of the penthouse is disproportionate to the existing size of the building – this could be left out of the design.

Application deferred subject to a Traffic Management Report and GSC consideration.

PA/2018/061 Mr T Odoire, Barn at rear of 5 Le Huret. Demolish existing single storey garage and refurbish existing barn behind.

Application approved subject to cobbles being placed where existing garage was, and for a hard landscaping plan.

PA/2018/062 Mr B Bengston, Cotil du Nord, Le Petit Val. Replace and extend outhouse/store rooms.

Application approved subject to the building remaining ancillary to the main house.

PA/2018/066 Mr & Mrs Underhill, Les Arbres, Water Lane. Small single storey extension to increase the size of the kitchen.

Application approved.

PA/2018/067 Mrs Christine Page, 1 Crossways, Venelle de Simon. Retrospective planning application to keep the granite boundary wall at the present level – it was lowered for maintenance issues as the wall was leaning towards the house.

Application approved.

PA/2018/070 Mrs B Winder, Fosse au Ministre. Erect a 4.27 x 19.81m polytunnel.

Application approved subject to a time condition of 5 years.

PA/2018/071 Mrs Helen Beard, Lowmersland, Les Rochers. Removal of 4 trees and an overgrown hedge.

Application approved.

PA/2018/072 Grand Hotel Developments Ltd, AY0961. Removal of 10 Sycamores which border the flats.

Application approved subject to the replacement of trees with bushes/shrubbery.

PA/2018/073 St Anne's School, St Anne's School. Erection of 12ft x 12ft wooden shed with fibreglass roof.

Application approved.

PA/2015/061 Mr V Levine, Coin du Soleil, Le Petit Val. Amendment to previous application.
Reduce lower ground floor level by 171sqm, reduce balcony and add small utility window.
Application approved subject to Environmental Management Plan and adhering to the Guernsey Code of Construction Practise.

PA/2018/065 Mr Lee Osleton, La Chaumaiere, Vert Courtil. Application withdrawn.

PA

Meeting closed: 3.40pm

Signed: Matt Birmingham

Dated: 20th July 2018