

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 28th November 2019 at 1415

Present:

Mr M Dean, Chairman
Mr K Gentle, Deputy
Mr D Earl

Ms C Roberts, Planning Officer
Mrs L Baines, Committee Secretary

Apologies: Mr A Snowdon

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

ACTION

13/2019

Planning Matters

13.1 Planning Applications – Ratified

PA/2019/104 Les Chevaliers, St Martins
PA/2019/105 65 High Street
PA/2019/108 12 Val Reuters
PA/2019/109 Bluestones, Route des Carrieres
PA/2019/110 Rose Farm

Unanimously ratified by the Committee with no discussion.

13.2 Planning Applications – new applications and deferred applications 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 will be published on the States website in due course. The Planning Officer is not, however, currently authorised to post items to the website, and is awaiting relevant training.

PA/2019/103 Burhou View, Petit Val Lane. New balcony extension at first floor on north elevation of house.

Mrs Street spoke against the application, stating that this size of balcony would give the occupants complete view into the back of the properties to the north of this dwelling. Also views from the west side would look straight into the next door bedroom windows.

The Chairman allowed Committee Members to raise a question in regard to screening with the agent who was present for the applicant. The Committee had been on site and considered the matter of overlooking, but had not visited at the time when a mocked up balcony was in place. They noted that there were no details of the materials of the screens. The agent advised that these would 'probably be smoked glass'.

Application refused. Taking into account the Planning Officer's report, the Committee felt that an increase in balcony depth from 1.5m to 2.75m, as in this application, and taking into consideration Policy IW12, would result in unacceptable extra bulk and consequent loss of amenity to adjacent properties.

PA/2019/111 Picachon, Wide Lane. Insert new windows and patio door and rebuild conservatory. **Application deferred due to inadequate plans and no application having been made for other works being carried out at the time of the site visit by the BDCC prior to the planning meeting.**

PA/2019/112 Goussets Garden, La Vallee. Construct ground floor extension partly under existing balcony.

Application approved.

PA/2019/113 Northern Ramparts of Fort Clonque. Erection of timber shed over emergency generator to provide weatherproofing and screening.

The Committee raised their concerns that the Fort is a listed building, and that a shed placed on the outside wall is not acceptable. It was also noted that other unauthorised works had taken place regarding the oil tank situated under the drawbridge. Both these issues caused health and safety concerns for the Committee.

Application deferred subject to further information regarding a Health & Safety report and Fire Inspection report. The Committee also noted that the works were unauthorised and related to one of Alderney's most important registered buildings.

PA/2019/114 Caractacus, High Street. Replacement of ground floor front windows with Heritage uPVC.

Application approved.

PA/2019/098 Wells House, Longis. Erection of swimming pool and associated filtration unit in garden north of house.

Application deferred subject to adequate detailed plans.

PA/2019/099 Paul Clark, Building B Crusher Site. Erection of sign 4800x1050 between ground and first floor levels of west gable of Building B.

Application deferred subject to GSC approval, to be circulated via email for final decision.

Amended Applications

PA/2017/018 The Kennels, Longis Common. Amendment to approval PA/2015/021 – remove stair access to roof. Original Consent (14th July 2015) *Reconstruction of existing residential and agricultural buildings including demolition of existing – also described by applicant as replacement and relocation of existing residential and agricultural buildings.*

The Committee was encouraged by the reduction in footprint of the new dwelling.

Application approved subject to the existing conditions from the previous planning approval remaining in force. Planning Officer to write to applicants accordingly.

PA/2018/030 White Cottage, Rue de la Saline. Revised structure and cladding. Demolish existing garage and greenhouse and construct new garage/boat store where greenhouse was.

Application approved subject to the Committee being advised of colour samples for the cladding, being a light, neutral colour. This to be done via email.

Subject to members' approval, the Planning Officer is to advise the applicant and request confirmation that the existing garage will be removed when the replacement has been constructed.

Unauthorised Works

PA/2019/095 Stony Villa, Le Petit Val. Discussed in Policy Meeting.

PA/2018/096 Blonde Hedgehog Ltd. Amendment to approved plans to provide lighting for front three entrances and lighting in rear courtyard.

The Committee agreed that the current position of the outside lights are too low, and require adjustment to the regulatory height. The members were happy for the original light fittings to be used, or the revised design, providing that, if the existing fittings are to be retained, they must be re-mounted at the required minimum height of at least 2m above the pavement.

Application approved subject to the lights being repositioned at the regulatory height, if the revised design is not used.

PA/2019/106 Old Wreck Shed Site, Braye. Discussed in Policy Meeting.

PA/2019/040 St Michael, Longis Road. Discussed in Policy Meeting.

Confirmation of Planning Consent

PA/2019/093 Grand Val Barn. Replacement of three garage doors with new entrance porches on east side of building and plans for internal construction of new single occupancy apartments. Fire regulation specifications incorporated as previously requested.

The Committee agreed that the current design for the porches were not sympathetic to the building and would detract from the original style. The Committee were, however, aware that the application had already been approved for the porches.

Application deferred subject to a revised design for the location of the porches being submitted, to incorporate the sloping walls, and a more sympathetic design in conjunction with the rest of the building. Planning Officer to confirm wall details and advise that building works would not damage the historic fabric of the barn.

CR

Open Meeting closed: 3.20pm

Policy Meeting

Minutes of previous Policy meeting – Tabled and approved.

Housing Needs Assessment – It was noted that a few complaints have been received regarding spelling mistakes, and no completion date. The Committee stated that they should have approved a final draft before it was published. Results will be published in the New Year, and placed on the Billet as a report for noting. **Noted.**

BDCC Annual Report – As circulated via email. Members ratified the approval of the BDCC Annual report for the December Billet. **Noted.**

Tree Policy & Enforcement – The Committee agreed that there is a need for tighter controls and an improved policy. This to be reviewed in the New Year. Planning Officer to provide a report with suggestions for Supplementary Planning Guidance (as required in the LUP) for more detailed guidance on tree works to the Committee for discussion in the New Year. **Noted.**

PA/2019/040 St Michael, Longis Road. Partial removal of front trees and partial destruction of the remaining three trees.

Planning approval granted at last meeting was for – removal of 2 trees on the roadside frontage and ‘trimming’ of the other three Birch trees alongside the north east side of the property. Partial removal of 2 trees as approved have been carried out, but the remaining three have been partially destroyed beyond ‘trimming’.

Planning Officer to seek advice from Guernsey Planning regarding enforcement. To be discussed at January meeting.

PA/2019/095 Stony Villa, Le Petit Val. Replace existing flat roof, increase pitch, install 4 new roof lights in same roof & replace patio doors.

It was noted that all works have been completed, when the Planning Officer visited in September, and no reply had been received in response to the Planning Officer’s letter requiring a retrospective planning application, relevant fees, and submission of a full retrospective building regulations application.

The Committee agreed for a retrospective planning application and building regulations to be submitted by applicant. Planning Officer to advise applicant, and to request advice from Guernsey regarding enforcement.

PA/2019/106 Old Wreck Shed Site, Braye. Installation of 6 containers to provide temporary processing facility.

The Committee agreed for a retrospective planning application and building regulations to be submitted by applicant. Planning Officer to advise applicant, and request advice on relevant fees and enforcement.

Appeals Process – The Committee noted that this process was not working. This would require an amendment to the Law – to be discussed at a future meeting. Planning Officer and the Chairman to have an initial discussion with Law Officers and report back. **Noted.**

Completion Notice Requirement – Planning Officer to seek advice from Guernsey Planning. The Committee agreed for a process guide to be produced for planning and building regulations, and for an amendment to be made to the approval letters – to cover ‘previous planning application now rescinded’. Advice to be sought, and reported back to Committee. **Noted.**

2020 Open Planning Meeting Dates – Tabled and **approved.**

Planning Office – Digitise Records & Office Setup – Members to submit proposals back to the Committee for discussion. Mr Dean and Mr Gentle to discuss with the Chief Executive. **Noted.**

Future Visit to Guernsey – The Chairman advised that the Committee have been invited to visit the Guernsey Planning process – this to be arranged sometime next year. **Noted.**

Any Other Business – Nothing to report.

Meeting closed: 4.05pm

Signed: Mike Dean

Dated: 29th November 2019