

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Island Hall

Thursday 16th July 2020 at 1400

Present:

Mr M Dean, Chairman
Mr K Gentle, Deputy
Ms A Burgess

Ms C Roberts, Planning Officer
Mrs C Hanlon-Horton, Committee Secretary

Apologies: Mr A Muter, Chief Executive; Mr A Snowdon; Mrs L Baines, Committee Secretary

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

ACTION

06/2020

Planning Matters

6.1 Planning Applications – Ratified

PA/2020/037 Picachon, Wide Lane.
PA/2020/039 Windrush, Carriere Viront.
PA/2020/047 Quay House.
PA/2020/048 Canonbury, Hauteville.
PA/2020/049 10a Birdcage Row, Newtown.
PA/2020/052 23a Victoria Street.
PA/2020/054 16 Le Banquage.

Unanimously ratified by the Committee with no discussion.

2.2 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.

PA/2020/031 Mannez (Quesnard) Lighthouse. Repairs to render on Lighthouse, windows, lantern room framework and re-painting the tower.

Application unanimously approved.

PA/2020/032 5 Picaterre. Demolish existing side extension and replace with larger side extension. New dormer and room above existing garage.

Application unanimously approved, Committee agreed to waive the 1mtr boundary rule as the application is for a small 2mtr extension.

PA/2020/033 Fort Clonque. Installation of solar panels on roof of officer's quarters.

Application approved (Mr Dean against).

PA/2020/038 7 Champs Beulai. Convert and extend existing garage to provide domestic annexe.

Application approved, with the condition that the annexe meets with policy and stays with the existing house.

PA/2020/040 13 Le Huret. Refurbishment & remodelling of existing dwelling including partial reconstruction of rear extension & erection of garden shed.

Applicant Lyndsay Mikanowski addressed the Committee to explain that the existing building suffers from damp and the extension would house the kitchen and bathrooms limiting the water vapour in the older part of the house.

The Committee were concerned that the size of the extension will impact on the size of the garden and leave only a small amenity space, also the size of extension will overshadow and overlook the neighbouring property.

Application unanimously deferred until Applicant has a revised plan for a smaller extension taking less amenity space has been submitted.

PA/2020/042 Valley Garden Allotments. Erection of shed 8 x 10.

Retrospective Application – Application approved, with the condition that applicant is advised in writing that any further planning applications follow protocol.

PA/2020/043 Alderney Airport Control Tower. Remove existing Control Tower stairs and replace with straight stairs and landing.

Application unanimously approved.

PA/2020/046 Hermes, La Petite Blaye. Block up front wall of existing garage, insert window and partition inside to create new bedroom.

Application unanimously approved.

PA/2020/050 Fleet House, Braye Road. Retrospective application for part demolition of wall & retention at lower height.

Application unanimously approved as per recommendation of Planning Officer.

PA/2020/051 Starfish, Butes Lane. Retrospective application to remove trees on bank south of new dwelling.

Application unanimously approved, with the condition that when all 10 trees are removed the applicant will replace 5 of the trees in the same vicinity and 5 more trees within the boundary of the property.

PA/2020/055 The Farm House, Chemin du Meunier. Replace North, South, & East windows with uPVC casements & West window with uPVC Heritage style sashes.

Application approved and fast tracked.

PA/2020/056 Plot AY 152, Le Bourgage. Construction of two dwellings (semi-detached) with off road parking & gardens.

The Committee was addressed by Christine Ella Myah on behalf of herself (3 Venelle de Simon), Nich Hogben (4 Venelle de Simon), David Barwell (Minffordd-Galce), and Jenny & Martin Edwards (16 Le Bourgage). Their concerns were possible damage to the boundary wall, overshadowing, overlooking and loss of privacy.

Application unanimously deferred to allow applicant to re-design the size of the property taking into account the height and how close it is to the boundary wall.

The Committee requested the Planning Officer write to Alderney Electric and States Works to ensure suitable sewage, water and electricity supply or service is in place for the new build.

Deferred Applications

PA/2020/022 Ollivier Court, Ollivier Street. Redevelopment of Court for mixed use including dwellings.

Application deferred subject to pre application advice from the Planning Officer and the submission of a more specific and detailed revised scheme.

PA/2020/027 Agricultural Land to south of Le Grand Val. Erection of replacement shed.

Application unanimously refused with a recommendation from the Committee that the applicant submits a new application for a smaller agricultural building not more than 18metres in length and as the area is prone to flooding, the applicant takes measures to limit this risk.

PA/2020/030 The Pines, Venelles des Gaudions. Erection of combined garage and workshop 9700L x 3900W x 4000H and removal of a screen hedge.

Application unanimously approved, with the condition that the tree to be removed to enable the development should be replaced within the same garden.

PA/2019/034 2 Picaterre. New dormer window on northern elevation.
Application unanimously approved (Ms Burgess abstained).

Amended Planning Applications

PA/2017/029 Windermere. Amendment to plans to provide oak feather boarding to the front and rear façades.

Application unanimously approved.

PA/2019/101 Val Plaisant. Re-locate bathroom and replace ground floor window with door.

Application unanimously approved.

07/2020

Any Other Business

Alderney Football Association –Committee declined to convene a special meeting. The Planning Officer to advise the applicant that the application will be considered at the BDCC meeting on 10 September 2020.

Tennis Club Store – Extension for planning to site container for another 3 years.

Unanimous approval for further 3 year retention.

CR

Meeting closed: 16:30

Signed: Mike Dean

Dated: 17th July 2020