

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 10th September 2020 at 1415

Present:

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

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

Apologies:

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

ACTION

08/2020

Planning Matters

8.1 Planning Applications – Ratified

PA/2016/066 Pool House
PA/2020/053 3 Mare Jean Bott
PA/2020/059 Le Grande Blaye
PA/2020/061 North Star
PA/2020/064 La Vallee
PA/2020/067 19 Braye Street

Unanimously ratified by the Committee with no discussion.

8.2 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/2020/045 Alderney Football Club. Partial demolition of existing football clubhouse and construction of new extended clubhouse.

Application deferred subject to a more detailed design statement and clarification regarding the finished exterior.

PA/2020/060 Wisteria, La Trigale. Replace kitchen door with French doors and enlarge remaining 3 existing windows.

Application approved.

PA/2020/062 Scotts House, Braye Road. Relocate 2 garage doors from east side of garage to single door on north side; build lean to greenhouse 3.6 x 1.2m against blocked wall; construct timber 'colonial' style portico over existing front door.

Application approved.

PA/2020/065 Brickfields House, Le Grand Val. Erection of aluminium and glass greenhouse 10'5" x 10'5".

Application approved.

PA/2020/068 Unit 1, Building A, Crusher Site.

Applicant to submit new retrospective application as work has already been carried out.

PA/2020/070 Scurry Cottage, Newtown. Erection of ground floor extension to existing porch to form new WC.

Application approved subject to the new window matching the existing porch window, and to be an opening light without obscured glass.

PA/2020/071 Bayfield (formerly Red House), Les Venelles de Gaudion. Removal of remains of conifer hedge overgrowing driveway.

Application approved.

Mr Gentle removed himself from the meeting for this next item.

PA/2020/074 Plot AY 690, Clos Casquets. Construction of 3 bedroom house on Plot 10.

Mr Birmingham spoke against the application on behalf of AEL, stating that the underlying infrastructure is not complete for the whole site. Therefore there would be nothing in place if the self-sustaining dwelling ran out of power. The overall infrastructure is not adequate for development on this site.

Mr Phelan spoke on behalf of the applicant, stating that the AEL statements are untrue and not relevant to the application. There is nothing under BDCC Law or Electricity law that all islanders are to use AEL. It is encouraged in the UK to develop self-sustaining dwellings. This is fully compliant with the BDCC Law, with all services in place and in acceptable proximity of the dwelling. It is a tried and tested means of technology for electricity storage which is stated in the report from the Little Green Energy Company.

Application approved subject to hours of work during construction, estate road to be constructed in the area as shown on estate plan to a minimum standard, and a landscaping scheme to be submitted before construction work begins.

Mr Gentle re-joined the meeting.

PA/2020/075 Garage, Les Bouffresses, Mannez. Construction of garage extension.

Application approved.

PA/2020/076 North Star, Victoria Street. Demolish existing extension and rebuild with revised walls and internal layout.

Application approved.

Mr Snowden removed himself from the meeting for the next two items.

Deferred Applications

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), and David Barwell (Minffordd-Galce). Their concerns were the proximity and overbearing nature of the build, and that the Committee has not had sufficient time to read all the documents. Mr Partridge is not a registered chartered architect, therefore the drawings should not be considered. Concerned neighbours have been misled and misinformed by the Planning Officer, as were advised that representations could not be made for a deferred planning application. Requests to view revised plans had been made, and not provided. This is not proper protocol.

The Committee noted that although the plans had not been re-drawn the dimensions of the building has been amended as requested to reduce the gable heights by 2 metres either side and to reduce the footprint of the building from 15.00m To 14.4m thus increasing the gap between the building and adjacent west boundary wall from 1500 to 1700.

The Planning Officer confirmed that she was a qualified planner but also notified the Committee that the Chief Executive had confirmed that the Planning Officer was not required to be qualified.

Application deferred subject to clarification with a revised drawing showing revised figures regarding the distance of boundary wall to dwelling, new site poles to be erected on site; and a further site visit to be arranged with the Architect present.

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 she requires all planned area of the extension, and had followed recommendations regarding amenity space. The 2017 guidelines for exemptions suit this type of property.

Application unanimously refused as no revised plans had been submitted as requested by the Committee with regards to the amenity space and overlooking concerns.

Mr Snowden re-joined the meeting.

Amended Planning Applications

PA/2018/048 Amendment to approved plans for reconstruction of Mainbrayce Chandlery.

Application approved (Mr Gentle abstained) subject to GSC approval for chandlery/workshop to be over both floors.

09/2020

Any Other Business

Nothing to report.

CR

Meeting closed: 5.15pm

Signed: Mike Dean

Dated: 11th September 2020