

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 1st April 2021 at 1415

Open Meeting

Present:

Mr K Gentle, Chairman
Mr I Carter, Deputy
Ms A Burgess
Mr C Harris
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

01/2021

Planning Matters

1.1 Fast Track Planning Applications – Ratified

PA/2021/011 13 Braye Road
PA/2021/014 Katherine's Cottage, Valongis
PA/2021/015 La Ville Hotel
PA/2021/016 Scurry Cottage, Newtown
PA/2021/018 11 Rue les Joy
PA/2021/019 JT Global, La Corvée
PA/2021/025 Water Bottle Filling station, Longis
PA/2021/029 La Cachette, Mannez
PA/2021/030 16 Allee es Fees

Unanimously ratified by the Committee with no discussion.

1.2 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/2020/098 Pétanque Pitch, Braye Common. Construction of Petanque / Boules pitch.
Application approved (Mr Carter abstained) subject to a 3 year time limit, with it being a temporary structure.

PA/2021/003 5 Le Val. Erection of single storey extension to the rear (west) side of the property.
Application approved.

PA/2021/004 Dovedale, Picaterre. Infill at ground floor, construction of terrace over extended floor plan, and external stairs to garden.
Application approved.

PA/2021/005 13 Le Huret. Demolition of existing single storey extension; construct new single storey flat roof rear extension; internal re-fit of all existing historic structures; new and enlarged roof lights; new first floor window on south side street elevation.

Mrs Mikanowski spoke for the application advising that the 2017 SUP Guidance states that basic amenities can be accepted with a lower garden space for old terrace housing. The area around the extension is primarily for upkeep of neighbouring boundaries, the smallest section being 1/2metre from the boundary wall.

It was noted that there is a mixture of density within the town area, where some dwellings have gardens, and other plots are heavily built on.

The Committee noted that the guidance is not a law, but is designed to support the policies in the Land Use Plan and it is for the Committee to interpret. The members commented that the proposed modern extension is sympathetic with the main house; and the applicant has considered all previous Committee comments.

Application approved, subject to the north facing wall of the new extension being a light colour render.

PA/2021/007 1&2 High Street. Replace all front windows with uPVC sashes; replace all rear windows with uPVC casements.

Application approved subject to conditioned working hours, no construction vehicles being parked on the pavement except for loading and unloading and a schedule of works to be provided before works commence.

PA/2021/008 4 High Street. Replace 10 nos. windows on front and rear elevations, including dormers, in uPVC; replace front and rear doors in hardwood.

Application approved (Ms Burgess abstained).

PA/2021/009 Birdcage Row. Replace front windows at ground and first floor, side ground floor window and rear bedroom window.

Application approved.

PA/2021/013 St. Gertrude, Butes. Removal of 5 trees from front garden (adjacent road).

Mrs Carter spoke in support of the application, stating that the height of the trees if to fall in bad weather would block emergency access to other Butes flats. The overshadowing and debris from the trees affect the enjoyment of their own garden.

It was noted by some Committee members on the site visit that the trees look in a healthy condition, and do not seem to be causing any damage to the property.

Mr Snowdon stated that they were too big for the site, and he would encourage different species to be planted in replacement. The Committee were minded to require all 5 trees to be replaced in the same location to avoid the loss of the landscape feature

Application deferred (Mr Carter abstained Mr Snowdon against) subject to a condition report from the States approved Tree Surgeon.

PA/2021/017 Montrose, Braye Road: Blue Plaque. RETROSPECTIVE APPLICATION. Attach blue plaque to lower right hand front façade of building.

Application approved.

PA/2021/020 Hammond House, Vert Cotil. Replace north facing window at first floor with doors to new balcony.

Application approved.

PA/2021/022 Sun Room, The Nunnery. Demolition of the Sun Room.

Mr Harvey spoke, advising that the Alderney Bird Observatory are fully supportive of heritage preservations of the Nunnery. Concerns are that the ABO still have a tenancy agreement with the SoA

which requires 3 months' notice – this has not yet been given. The ABO are in deep discussion with the SoA regarding a replacement ringing room, as this is the heart of any observatory; and they accept that the Sun Room will have to be demolished due to safety. Mr Harvey requested that the demolition is delayed for 3 months in parallel with the notice of the lease to be given. Advice has been received today regarding resident Pipistrelle bats in the roof space.

The Committee stated that the lease issue is not a matter for BDCC.

The Committee were advised that GSC were not aware of the nesting bats, and noted that this will need to be confirmed before any demolition works can be carried out.

Application approved (Ms Burgess abstained), subject to a full archaeological watching brief. The demolition can only be carried out under the supervision of the Guernsey Archaeologist (or their authorised specification for the methodology) and following a report from a selected bat expert.

PA/2021/023 Carriage Store, The Nunnery. Replace partially collapsed roof with new structural frame and natural slates.

Application approved (Ms Burgess abstained) subject to the following conditions:

- **Repair of the carriage store with natural slate over timber frame – matching the main Nunnery roof;**
- **The work should be undertaken in such a way that the detail of the German tiled roof structure is recorded as part of the history of the site;**
- **Care should be taken, in the reconstruction, to ensure that the older fabric, such as the brick wall plate, is not damaged and, if necessary, repaired with appropriate materials;**
- **A more detailed specification for the repair should be provided together with sample materials before work commences.**

PA/2021/024 Petit Chalet, Longis. Remove one conifer tree.

The Committee noted that the tree is healthy and mature with a slight natural lean which does not pose issues to obstruction of light, or danger to the property. The Committee agreed that there was no special justification for the removal of this tree.

Application refused (Mr Snowden abstained).

PA/2021/026 7 Les Chevaliers Estate, Allee es Fees. Replacement doors and windows.

Application approved.

1.3 Deferred Applications

PA/2020/099 Montrose, 16 Braye Road. Replacement of all windows except dormers and roof lights with uPVC 'Heritage' style.

Application approved for the replacement of windows and door to the rear (east) of the property.

Application refused for the replacement of the timber windows of the frontage as described in the Register of Heritage Assets, as the proposal would result in the loss of the Alderney Registered Heritage Asset described in BD/406.

1.4 Amended Applications

None.

02/2021

Any Other Business

Nothing to report.

CR

Meeting closed: 4.45pm

Signed: Kevin Gentle

Dated: 9th April 2021