

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 8th July 2021 at 1415

Open Meeting

Present:

Mr K Gentle, Chairman

Mr I Carter, Deputy

Ms A Burgess

Mr C Harris

Ms C Roberts, Planning Officer

Mr D Llewellyn, Minute Secretary

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

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

01/2021

Planning Matters

1.1 Fast Track Planning Applications – Ratified

No fast track planning applications were presented

1.2 Planning Applications – new applications and deferred applications

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/2021/062 Windchimes, Route de Picaterre. Erection of Annexe with shared services. KG recused himself from the discussion on Civil Service advice.

Application approved unanimously, subject to the condition that 'the proposed annexe should be ancillary to the existing residential unit, should continue to have a functional link with the principal residential unit, and must remain in the same ownership as the principal residential unit.

PA/2021/034 60 High Street. Replacement of windows.

After some discussion, during which it was noted that revision of the policy on replacement windows and doors had not been finalised, the Committee felt that it was unfair to insist on wooden casements in this location and approved the use of PVC windows as used in the adjoining property at 59 High Street which is believed to have been part of the original building.

Application unanimously approved.

PA/2021/055 Digital Audio Broadcasting Aerial erection on Fort Albert

CH recused himself from the discussion due to personal interests.

Application approved unanimously.

PA/2021/056 Valley Garden Allotments. Erection of Playgroup Polytunnel.

Application approved unanimously

PA/2021/057 Land Adjacent to Old Barn. Erection of Timber Shed for use by Alderney Bird Observatory.

KG queried exactly where the shed was to be sited. A representative from the ABO, Mrs Norma Paris, was able to clarify their intention.

The Committee discussed the condition of granting permission for a limit of three years but agreed that the condition should stand.

Application approved unanimously. With the condition that an application to extend the three year period would be required in due course.

PA/2021/058 Picachon, Vert Cotil. Construction of swimming pool and conversion of garage to games room.

Application approved unanimously.

PA/2021/059 AY2376 Land South of Picaterre. Construction of new building.

AB recused herself from the discussion due to personal interests.

Ms Hilary Bentley spoke against the application. Her representation against the application rested on the plan being against the current Land Use Plan:

- a) Plots should not be subdivided where the access is difficult and the land is unsuitable. Ms Bentley had spoken to one of the ARUP consultants who had advised that the site should not be subdivided.
- b) The site was subsequently subdivided but this mistake should not be compounded with further building.
- c) Poor local drainage will not cope with additional properties and access will mean that drivers will use neighbours property as turning bays.
- d) The SoA were dissuading new properties being built that required the use of a septic tank. If this policy is still in place then the building of this property is in contravention.

Mr Victor Levine spoke in favour of the application. He pointed out that a number of the points that Ms Bentley had made were inaccurate.

- a) The land was established and is regarded as separate building plots. The previous planning application was withdrawn to allow this to be recorded and understood correctly.
- b) It is not unsuitable land as there is more than required distance between buildings. Also a number of the existing properties have undergone extension showing that there is capacity there.
- c) A number of current buildings have extended their access to the drainage with no problems and there was an obligation on the current owners to maintain the sewer system.

Mr Darren Keung, the architect of the new building, spoke in favour of the application.

He believes that the construction of the building is within the Land Use Plan and he presented legal documentation to confirm this. The sewer pipes are not in great condition. The sewer pipes are connected to the site but due to the condition of the existing sewer the architect is proposing a cesspit until such time as the main sewer is upgraded. The Planning Officer confirmed that a cesspit was acceptable under current Building Regulations. Mr Keung confirmed that Mr Levine was correct in saying the previous application had been withdrawn not refused.

Application deferred due to legal papers only just being received at the meeting, until the next BDCC open planning meeting on 9th September 2021.

PA/2021/060 First and Last Restaurant Site, Braye St.

The Planning Officer apologised that the plans had not been fully understood and there were concerns regarding the gable end of the development. The Planning Officer apologised to the applicant and agreed to discuss amended plans for consideration of the application as

a deferred item at the next Planning Meeting. The applicant is to be requested to confirm ownership of the small terrace to the east of the property as this is not shown in the curtilage of the application site as owned by the applicant.

Application deferred until the next BDCC open planning meeting on 9th September 2021.

PA/2021/061 Fort Clonque – Fuel and Generator storage.

Application approved unanimously.

PA/2021/063 White Cottage, Rue de la Saline. Construction of timber storage barn and greenhouse.

Application approved unanimously.

PA/2021/064 Araucaria, Braye Street. Construction of single storey extension over bunker and re-location of oil storage tank.

Application approved subject to the condition that the applicants own the land where the new oil tank is going to be re-sited.

PA/2021/065 Unit 4 Building A Crusher Site. Installation of photovoltaic cells on Unit 4 of Building A.

Application approved, subject to a report being submitted by the applicant confirming the structural stability of the existing building to proceed with the project.

PA/2021/066 Staithe House, Crabby. Extension and internal remodelling of existing dwelling and replacement of garden shed with new garden store and garden studio.

Application approved unanimously.

PA/2021/067 Hotel La Ville, Victoria Street. Erection of neon sign and flagpoles.

Application approved for the erection of the neon sign but permission was refused for three flagpoles.

1.3 Deferred Planning Applications

PA/2021/027 AY1374, Longis Rd

This application was deferred from the last meeting on 27/05/21. The Committee had asked for clarity regarding the detail on the extension towards the boundary.

After discussion it was agreed that the distance between buildings did comply with building regulations.

After discussion the Committee agreed all the recommended conditions except that relating to approval of the colour of the cladding which they felt was an un-necessary condition.

Application unanimously approved subject to nine of the ten conditions outlined in the Planning Officer's report, and on condition that development was monitored by the Planning Officer at least fortnightly to ensure that conditions, including protection of trees and hedges on site which are to be retained.

02/2021

Any Other Business

Nothing to report.

Meeting closed: 4.27pm

Signed: Kevin Gentle

Dated: 8th July 2021