

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 3rd February 2022 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

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

ACTION

01/2022

Planning Matters

1.1 Fast Track Planning Applications – Ratified

PA/2021/131 Ptarmigan, Le Colinbot.

PA/2021/132 7 Birdcage Row – Ms Burgess abstained.

PA/2021/137 Alderney Roots Farm, Le Grand Val.

PA/2021/141 Mother Friday's, Newtown Road.

PA/2022/003 56 High Street.

PA/2021/055 Quay FM, Fort Albert – Mr Harris and Ms Burgess abstained.

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.

Ms Burgess removed herself from the meeting for the following item.

PA/2021/133 AY2360, Lower Fontaine Garden. Erection of garage with store and covered yard, and removal of two trees.

Application approved (Ms Burgess abstained) subject to the replacement of the trees within the curtilage of the plot and within three months of their removal.

PA/2021/135 Lockin, La Marette. Erection of timber and glass greenhouse 12' x 10' 6" x 9' (ridge).

Application approved.

PA/2021/136 7 Butes Lane. Removal of 4 overmature Leyland Cyprus trees to facilitate replacements.

Application approved subject to the replacement of the trees, within three months of their removal, with 4 trees, of a species to be agreed, in writing, with the Planning Office.

The trees to be planted in the same location when the bank has been consolidated.

PA/2021/138 Moonshine, Barrackmasters Lane. Extension and alterations to roof of garage; new gates to lane; removal of 2 trees.

The Committee stated that on the site visit it was apparent that the Sycamore tree was in good condition with no issues of leaning; therefore, it should not be removed.

Application approved for extension to the garage, alterations to roof and glazing of garage and new door; two new gates to lane, and removal of 1 tree (Ash tree) subject to the replacement of the tree within three months of its removal. The location and species to be notified to the Planning Office and approved in writing.

The Committee refused the removal of the Sycamore on the east side of the boundary adjacent to the lane.

PA/2021/139 Val des Portes. Removal of two Leylandii trees from southwest corner of garden adjacent Le Val.

Application approved subject to the replacement of the two trees in a similar location (ie: the south west of the garden) in order to retain the landscape characteristics of that sector/zone of the garden.

PA/2021/140 39 High Street. Replacement of two windows on the front façade.

The Committee were advised that the applicant had not completed the details required for its registration and therefore the application is to be considered at a later OPM.

Application withdrawn.

PA/2021/142 Les Fougères, Butes Lane.

Application withdrawn.

PA/2022/001 Les Fougères, Cotil du Val. Partially demolish and re-configure north west elements of the property.

Application approved.

PA/2022/002 Plot 10 Clos Casquets, Rue de la Saline. Erection of 4 bed bungalow with storage loft. The Committee raised their concerns regarding the current state of the access road not being safe for the use of heavy machinery and potential emergency vehicle access. This is to be a matter of urgency for the Planning Officer to confirm the status of the agreement with the States of Alderney and the landowner as specified at the policy meeting in December 2021.

Application approved subject to:

- **Schedule of works being submitted and approved before construction is commenced.**
- **Hours of work with machinery or powered tools being limited to 8am – 5pm on weekdays, 9am – 4pm on Saturdays and no construction work with machinery or power tools on Sundays or Bank Holidays.**
- **A landscape scheme to be submitted and approved before works commence and to be completed before the bungalow is first occupied.**
- **Location of oil tank and gas bottles to be at least 1m from the boundary wall of the property.**
- **Clarification regarding the material for the hard standing for car parking area.**
- **Implementation of the signed planning agreement ‘Estate Schedule for Plot AY690 Le Petit Val Alderney’ dated 3rd August 2018 regarding the access road between the landowner of Clos Casquets and the owners of each building plot. As and when each plot is transferred to individual plot owners**

PA/2022/004 Woody Hollow, Wide Lane. Replace derelict greenhouse with prefabricated timber workshop/garage.

Application approved subject to there being, at no time during construction, a blockage to the lane which also serves the property to the north west and must be kept free for local traffic, service, and emergency vehicles.

PA/2022/005 Blanchard Building Supplies, Newtown. Replace timber windows; re-locate flagpole; render and re-paint frontage.

Application approved subject to the submission of a schedule of works in order to ensure that the forecourt remains partially operational during refurbishment and there being no blockage of the public road at any time.

PA/2022/006 Alderney Airport. Replacement of prefab gym with steel frame 30sqm. Ridge height 3013.9mm down to 2390.3m.

Application approved.

1.3 Deferred Applications

None.

02/2022

Any Other Business

PA/2021/125 Alderney Football Club. Revision to changing rooms and external staircase.

Application approved subject to the original conditions and the agreed amendment to the terrace balustrade.

CR

Meeting closed: 3.55pm

Signed: Kevin Gentle

Dated: 4th February 2022