

Estates and Services Committee
Anne French Room
Tuesday 12th February 2013
0915

Mr L Jean, Chairman
Mr I Tugby
Mr R Berry
Mr C Rowley

Mr R Burke, Chief Executive
Mrs K A Hatcher-Gaudion, Treasurer
Ms J Turner, States Engineer
Mrs E O'Toole, Minute Secretary

09/2013 **Minutes of the previous meeting** of 22nd January 2013 tabled and **approved**.

10/2013 **Matters Arising**

10.1 St Anne's Church The States Engineer advised that Lovell Ozanne has been in discussions with Wings Ltd with regards to a specialist sub-contractor undertaking the tower work on the Church. A site visit is planned by 15th February. Once the tower subcontract has been agreed, Lovell Ozanne will meet with Wings Ltd to review the tender and contract. The contract is expected to be agreed and signed by the week commencing 11th March, and a start date agreed.

The States Engineer to ensure the programme/timeline is followed to avoid any further delay and to report back at the next meeting of the Committee.

ENGINEER

The States Engineer was requested to determine the validity of the tender from Wings Ltd.

ENGINEER

10.2 Water Lane - CONFIDENTIAL ITEM – See Confidential Annexure.

10.3 Steel Sections from Mannez The States Engineer advised that photographs to determine the current condition of the steel section have been requested and will be circulated to members when received. **Noted.**

ENGINEER

10.4 Campsite Paper from the Chief Executive dated 5th February 2013 tabled and considered. Members reiterated their views from the meeting in January, that the development at the campsite should be completed and that there should thereafter be a moratorium on development. It was noted that there had been serious under investment at the campsite for many years and that some of the structures at the campsite represented a danger to the public.

09:45am Harbour Master joined the meeting

RESOLVED unanimously to approve, as landlords, the following development at the Campsite subject to planning permission and capital expenditure approval by the Policy Committee:-

- a) The upgrade and repairs to the café/shop, including an improved awning with shutters to create an enclosed space for refreshments, letting the contract to Channel Windows for an amount not exceeding £9,000;
- b) The replacement of the long blue container (which will be removed in due course) with a log cabin in keeping with the other facilities at the campsite for use in inclement weather and to operate as a laundry room at an amount not exceeding £50,000; and
- c) Accommodation facility for the campsite wardens to use at the campsite during the season which must be in keeping with the other facilities, at an amount not exceeding £15,500.

CE/PC/BDCC

The Committee further agreed the Campsite Fees for 2013 and the 2013 Lease between the States and the Campsite Operators with annual rent set at £3,500 per annum, reviewable dependent on the income of the campsite. Chief Executive to deal.

CE

The Committee also re-confirmed that any States projects required relevant planning approval of BDCC.

10.5 Any other matters arising from the minutes None.

11/2013 Harbour and Fisheries

11.1 Monthly Report for January 2013 tabled and the following items noted:

- **Harbour ladders** – It was noted that the new ladders have been installed and works are still in progress to fix the extra hand rails required.
- **Temporary relocation of the Harbour Office** – Work to convert the passenger waiting room into the temporary harbour office has commenced and the relocation is expected by the end of February.
- **New harbour crane** – Early indication from the crane manufacturer is that the crane may arrive as early as June. The Treasurer advised that since placing the order the final price of the crane has varied slightly due to the exchange rate therefore any income from the potential sale of the old crane would assist in offsetting this.

11.2 Sale of old harbour equipment Paper from the Harbour Master dated 6th February 2013 tabled and considered. The report detailed the various offers received for the old Kobelco Crawler crane. It was noted that some of the interested parties have offered to purchase other equipment no longer in use by the harbour such as the old Jones crane and the pilot boat engines as well as one offer made for the old steel sections from the dingy pontoons currently stored at the Glacis.

The Committee agreed that the Harbour Master and Chief Executive should renegotiate an offer with the two highest bidders and subsequently make an executive decision of the preferred offer.

HARBOUR MASTER/CE

11.3 Harbour Masterplan Paper from the States Engineer dated 4th February 2013 tabled and discussed.

The Committee agreed the States Engineer to arrange a series of separate meetings to consider the Harbour Masterplan in the following sections:

- a) **Commercial Quay, Crusher Site and Industrial area**
- b) **Glacis, the Cutting and rear English Row**
- c) **Inner Harbour, Grosnez and Breakwater**
- d) **Braye Street and Braye Common**

ENGINEER

11.4 Marine Fuel Facilities in Inner Harbour Paper from Mr Gordon Fitton, Mainbrayce Limited, tabled and discussed. Mr Fitton is proposing to install a duty free fuelling berth in the inner harbour for the increased number of visiting RIBs and other petrol driven boats. The proposed arrangement would comply with all applicable safety regulations.

The Harbour Master advised that it would be a useful facility to have at the harbour and increasing the quay length would improve the berth. It was noted that the extension of the quay wall would need to be discussed further as there are ownership and financial issues involved.

The Committee was supportive of the proposal and requested the Harbour Master to liaise with Health and Safety Guernsey and report back at the next meeting.

HARBOUR MASTER

The Chief Executive was requested to investigate revised lease terms/premium etc. for Mainbrayce Ltd and to include the matter in a press release.

CE

11.5 Any other business relating to Harbour and Fisheries

- **Fisheries White Paper** – It was agreed that a meeting should be arranged to discuss various minor issues of the White Paper with Mr Chris Morris, Guernsey Fisheries, in order to initiate the recommendations set out in the paper.

CE/CR/HARBOUR MASTER

Fire at Mouriaux Garage – The Chairman took the opportunity to thank the Fire Service, of which the Harbour Master is a voluntary member, and the other emergency services for the professionalism of their response during the fire at Mouriaux Garage. He added that it was a serious incident and it took a great deal of skill to bring the fire under control.

The Chairman also thanked the States Works for their speedy response in support of the contractor and emergency services and for their continuing work to clean up the area.

The States Engineer reported on the States' response to the fire at the Mouriaux garage. Asbestos experts had been brought to the Island immediately after the fire had been extinguished. Residents in the vicinity had been written to try to reassure them about the clean-

up operation and any hazards that remained. Advice has been sought from specialists on the local contractor affected by the fire, should proceed with matters including the clear-up, demolition and removing wind-blown debris. The States is also taking advice from the Guernsey's Health and Safety Executive and Environmental Health Department to make sure all work is carried out correctly. **Noted.**

It was noted that a debrief meeting will take place and the Chairman was requested to chair the meeting.

10:25am Harbour Master left the meeting

12/2013 **General Works (including Agriculture)**

12.1 Superintendent of Works Report for period 11th January to 1st February tabled and noted.

Connaught Square update The States Engineer advised that CCTV images from a recent inspection had shown considerable damage to the drains under the square and into Le Huret. **The Committee approved that the States Engineer could arrange to fill the water tanks in the Square with loose gravel and investigate further the drainage issues once access to the Square has been reinstated.**

ENGINEER

Report from the Superintendent of Works regarding works undertaken by Ronez tabled and noted.

12.2 Longis Road Cemetery Letter from Mrs Mary McManus dated 4th February 2013 tabled and considered. Mrs McManus requested to purchase a burial plot at Longis Cemetery. It was noted that the Committee in the past have had a verbal policy of not selling burial plots in advance and that only one exception had been made when a resident wish to purchase an over-ground vault.

The Committee was not in favour of reconsidering the policy of selling burial plots in advance. Chief Executive to deal.

CE

12.3 Impot Paper from the States Engineer dated 6th February 2013 tabled and considered. The current temporary fencing surrounding the Impot is failing and replacement fencing has been purchased to replace this. It was noted that there is a need to segregate hazardous activities, in particular the car dismantling area, by fencing internally.

The States Engineer enquired whether the Committee wish to continue the policy of applying for planning permission for erecting fencing, which is not exempt under the Building and Development Control Law.

RESOLVED unanimously to:

- a) approve the replacement of the failing fencing at the Impot; and**
 - b) to continue and strictly adhere to the existing policy of always applying for planning permission for States' developments.**
- States Engineer to deal.

ENGINEER/BDCC

12.4 Any other business relating to General Works

- Standing Water – Mr Berry requested that further drainage at Judges Pond and the Crabby area be considered to assist when heavy rainfall creates large puddles. The Chairman recommended Mr Berry meet with the States Engineer and the Superintendent of Work to draw up a proposal.
- The Chief Executive advised that a meeting/debrief was arranged with various individuals and organisations on the Island to discuss matters such as the heavy rainfall experienced so far this winter and the snow action plan carried out by the States following snowfall in January etc. Regrettably attendance was poor with only the Wildlife Trust Manager attending. **Noted.**

RB/ENGINEER/TB

13/2013 **Recreation, Welfare and Environment (including States Land)**

13.1 Quay FM – Proposed new location Letter from Mr J A P Russell, chairman of Quay FM, dated 15th January 2013 tabled and considered. Mr Russell advised that Quay FM are about to apply for a Community Licence which will enable broadcasting throughout the year and with that in mind they wish to rent the building at the Crusher Site, better known as Braye Lodge, as the

new location for Quay FM to operate from. They state that it is an ideal location as it will have a clear view to Fort Albert for the up-link to the transmitter aerial.

It was noted that a proposal from a member of the public to reside in Braye Lodge was turned down last year as the Committee could not grant any permission until the Harbour Masterplan was agreed.

The States Engineer stated that the use of this building will be discussed at the first meeting of the Harbour Masterplan. **Noted.**

The Committee unanimously agreed not to consider the proposal from Quay FM at this time whilst the Harbour Masterplan is still under discussion. States Engineer to deal.

ENGINEER

13.2 Tidal Swimming Pool Letter from Mr A Le Blanc, Chamber of Commerce, dated 30th January 2013 tabled and discussed. The Chief Executive was requested to obtain further information on the proposal for consideration at the next meeting of the Committee.

CE

13.3 Airport Hanger Proposal Paper from the Chief Executive dated 5th February 2013 tabled and considered. The Chief Executive advised that this matter was considered by the previous Committee on two occasions and Mr Bowyer has now requested consideration of a renewed proposal to construct a hanger at the airport.

It was noted that the Alderney Airport Master Plan which Guernsey Airport commissioned does identify an area of land adjacent to the existing hangar suitable for Mr Bowyers' proposal.

RESOLVED unanimously to agree, as landlords, the proposal from Mr Bowyer to build the airport hanger on the land adjacent to the existing hangar, at a nominal rent of £500 per annum for the first three years then reviewable, subject to necessary planning permission. Chief Executive to deal.

CE/BDCC

13.4 AEL Substation – Old Fire Station, St Martin's The Chairman reported that Alderney Electricity (AEL) has enquired about increasing the area they currently lease at the old Fire Station at St Martin's. AEL have contacted UCP (Up Close and Personal) who lease the land at the back of the old Connaught Care Home and they have agreed.

The Committee unanimously approved the increased area leased to AEL at the old Fire Station in St Martin's.

The Chief Executive advised that the leases for both AEL and UCP will have to be renegotiated and amended accordingly. Chief Executive to deal.

CE

The States Engineer advised that AEL has advised of works it wishes to undertake in St Martin's to lay cables to the old Fire Station, and noted that sewers in the area needed to be renewed in places, as well as cobble renewal.

The Chairman stated all the services should be contacted to ensure works are done at the same time if possible to save cost and avoid lengthy road closures.

ENGINEER

13.5 Any other business relating to Recreation, Welfare and Environment None.

14/2013 Roads and Transport

14.1 Trials Biking Event 2013 The Chief Executive advised that the Trials Biking event will again take place in April this year and the Committee is requested to grant the relevant permissions to close the roads/tracks being used during the event, to the general public.

RESOLVED unanimously to approve the following:-

1. **The closures of the Fort Albert access track and the Bibette Head (Saye) access track throughout their length for the duration of the trials event; and**
2. **The areas of the foreshore where these trials are taking place namely around Bibette Head, the area at Vau Trembliers point, Cats Bay and the area off Houmet Herbe causeway is closed to the public as these areas are considered in the Law as part of the public highway.**

Chief Executive to deal

14.2 Yellow line request Paper from the Engineering Assistant dated 6th February 2013 stating the Traffic Advisory Group's 2012 decision tabled and discussed with verbal update from Mr Berry. It was noted that TAG had considered a request from a resident on Longis Road for a

yellow line outside their property at the end of last year however it was rejected as TAG did not wish to set a precedent for yellow lines.

The Committee did not approve the request for a yellow line. Engineering department to deal.

ENGINEERING DEPARTMENT

14.3 Clonque Road – works update The States Engineer advised that works have been substantially completed, within budget, and will be inspected shortly. **Noted.**

Mr Tugby, Mr Berry and the States Engineer were requested to prepare a suitable economic solution for the track west of Clonque Cottage for consideration by the Committee at a future date.

ENGINEER/IT/RB

14.4 Roads Report from Mr Berry dated 5th February 2013 tabled and **noted.** Mr Berry raised the point that the law required property owners to keep overhanging vegetation trimmed back and the gutters clear adjacent to their property. The Chairman recommended Mr Berry raise the points regarding overhanging vegetation and hedging, and the cleaning of footpaths and roads with the Superintendent of Works and the Alderney Wildlife Trust.

The States Engineer advised that letters have been sent in the past to residents with overhanging vegetation/hedging etc with limited success and SWD has trimmed and cut back as a last resort. The Chairman stated that the law should be enforced more strictly and an invoice sent to homeowners if SWD has had to cut/trim hedges etc. **Noted.**

14.5 Any other business relating to Roads and Transport None.

15/2013 **Any Other Business**

- Commercial Quay Revetment Rebuild – The Chief Executive advised that the project is due to start later this year however a project manager is still to be appointed. It was noted that a suitable candidate would be an Engineer preferably with a background in marine-based projects. **Noted.**
- Parking bays and traffic lines etc – Mr Berry requested that following road works by Ronez, the necessary traffic lines are reinstated. He further requested that the disabled parking bay in Victoria Street is repainted. States Engineer to deal.
- Fort Doyle – The States Engineer advised that following the failure of two old beams in the roof of Fort Doyle, schemes to rectify the roof are being drawn up and will be brought to the Committee for consideration at the next meeting.

ENGINEER

ENGINEER/AGENDA ITEM

16/2013 **Press Release**

The Chief Executive was requested to prepare a press release for the following items:-

- St Anne's Church
- Connaught Square Road Closure
- Campsite Development
- Harbour Masterplan
- Marine Fuel Facility in Inner Harbour proposal
- Airport Hanger proposal
- Trials Biking Event 2013
- Fire at Mouriaux Garage

Meeting closed 11:25pm

DATE OF NEXT MEETING: 12th March 2013

Signed: Mr L Jean

Date: 12th March 2013