

Estates and Services Committee
Anne French Room
Tuesday 9th July 2013
09:15

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

In attendance: Mr P Arditti; Mr M Gaudion, Harbour Master (item 51/2013)

49/2013 **Minutes of the previous meeting** of 11th June 2013 tabled and **approved** subject to the following minor amendment:-

- Item 43.4 Campsite Development "Law Officers advice had also been sought with regards whether *the development of* temporary accommodation was legal."

50/2013 **Matters Arising**

50.1 St Anne's Church The States Engineer advised the Policy Committee and Finance Committee had approved the capital expenditure for this project and the item is on the July Billet d'Etat for approval from the full States. The preferred tenders will be appointed following approval by the States. **Noted.**

50.2 Fort Doyle – Beam and Roof repairs funding update The Treasurer advised that the application made to Treasury and Resources to retain the £10.5K revenue surplus from 2012 towards this project due to timing differences, was approved as advised by email on the 26th June 2013.

The States Engineer advised that works should get underway shortly as a quote had already been obtained and the paperwork is in order. The States Engineer further advised that a commitment was made to identify the rest of the funding within the budget to undertake the works on the internal beams, as the £10.5K is for roofing works, and therefore the figures need to be assessed to determine whether the works can be done from the revenue budget. **Noted.**

50.3 Chapel of Rest – Mignot Memorial Hospital The States Engineer advised that no update had been received from the MMH. The Chairman advised that the nurse he and the States Engineer had met will be in touch in due course.

AGENDA ITEM

50.4 Green Waste Proposal See Confidential Annexure.

50.5 HGV Licences The Chief Executive advised that the Driving Examiner Mr Steve Roussel and Mr Colin Le Page, Principal Traffic Services Officer, have arranged a visit with Mr Tugby this week. Mr Tugby advised that one of his HGV vehicles, a cement mixer lorry, will be measured to determine if it is suitable for taking driving tests in Alderney. **Noted.**

Mr Tugby further advised that should the vehicle not be suitable there will be difficulties during August with fuel delivery at the airport as key staff are on leave and no one available with the correct licence. It was noted that Mr Tugby is liaising with AEL and the Airport with regards to this matter. **Noted.**

The Chief Executive advised that the Environment Department are still investigating the possibility of an Alderney licence. **Noted.**

The Chairman requested Mr Tugby keep the Committee updated.

50.6 Campsite Development The States Engineer advised that two applications have been made for the new drying room unit and alterations to the shop/café and will be considered at the BDCC meeting on the 16th July. The Chairman queried why an application has not been made for the Wardens accommodation; the Chief Executive stated that BDCC considered there were legal issues to be clarified regarding the establishment of living accommodation. **Noted.**

IT

The Chairman stated that this Committee has done its utmost and best for the Campsite and the matter is now with BDCC to approve the development applications and the temporary accommodation for the Campsite wardens.

09:45am Mr M Gaudion, Harbour Master, joined the meeting.

50.7 Any other matters arising from the minutes

Toddlers play park – The States Engineer advised that Toddlers Group is scheduled to have a meeting this week to discuss their proposal following which discussion will take place. **Noted.**

ENGINEER

51/2013 Harbour and Fisheries

51.1 Monthly Report for June 2013 tabled and the following items were **noted**:-

- Bumblebee Boat Cruises made a total of 34 runs between Alderney and Guernsey carrying 184 passengers whilst Vedettes du Contentin (VDC) ferry Fundi made 10 of its scheduled sailings between Alderney and Dielette carrying a total of 64 passengers.
- Visits from two cruise ships were cancelled on the 5th June due to strong Easterly winds.
- The new crane is scheduled for delivery on the 23rd July and will arrive in two separate pieces, the under carriage and the upper structure as the option of delivering by land craft will prove logistically difficult. The crane will be assembled and up and running by the end of the week commencing 23rd July. Training courses will be arranged for the following week prior to the crane being fully operational.

Dues to small passenger crafts – The Treasurer advised that the previous Committee agreed not to charge dues for small passenger crafts, Bumblebee and VDC Fundi, during their first year of operation. That time has now expired and the frequency of these vessels visits has increased. The Harbour report showed a total of £1,300 in lost dues, and therefore a Committee decision was required if the concession is to continue.

It was noted that the Lady Marias II, Alderney's only passenger vessel, is not charge dues in Guernsey. **Noted.**

RESOLVED unanimously to continue with the concession and not charge harbour dues etc. for Bumblebee Boat Cruises and VDC Fundi for 2013. Treasurer and Harbour Master to deal.

TREASURER/HARBOUR MASTER

51.2 Revetment Rebuild The Harbour Master advised that the stone and aggregate for the rebuild has now been delivered. The intention/agreement was for the materials to be delivered and stored on Braye Beach however due to the draft of the barge a decision was made to discharge on the Commercial Quay using the harbour crane and the contractors long reach excavator, and the materials were transported to be stored at the Glacis site. **Noted.**

The Harbour Master further advised that works have commenced to remove the armour of the old revetment and the majority of the material is being stored at the root of the breakwater.

The States Engineer suggested, following discussion with the Waste Foreman Mr McManus, whether some of the material could be utilised to reinforce the cliff edge behind the recycling plant at the Glacis. The Harbour Master advised that the contractors could be asked for use of their long reach crane to place boulders. **Noted.**

The Committee agreed for some of the materials removed from the old revetment to be used to reinforce the cliff edge behind the recycling centre.

ENGINEER

Mr Rowley, Member with responsibility for the Harbour, advised that the concrete is being mixed at Tugby's yard and will be transported via Longis Road to the harbour so as to avoid traffic on Braye Road and be less disruptive during peak season for visitors. The States Engineer advised that it was considered the best option to avoid Braye Road as it is in certain areas only one way traffic due to the increasing number of cars parked.

Mr Tugby advised that a load of concrete will only be transported once a day and concrete for works on the breakwater has followed the same practice via Braye Road with no issues or complaints.

The Committee agreed for the concrete to be transported via Braye Road.

ENGINEER

Parking issue on Braye Road It was noted that a number of cars are/have been parking on yellow lines on Braye Road which causes difficulties and has caused one reported collision. The States Engineer advised that this had been reported to the Police on two occasions however

remains an ongoing issue. The States Engineer to liaise with Mr Simonet, local Police liaison, to address this issue further.

ENGINEER

51.3 Harbour Review Mr Tugby and Mr Rowley and the Harbour Master have not met to discuss the recommendations in the report for further discussion by the Committee. **Noted.**

The Chief Executive recommended, due to the timing of the next meeting, that himself, Mr Rowley, Mr Tugby and the Harbour Master should meet to discuss the recommendation in the report and should there be any clear items/matters achievable, to delegate authority to the Members with responsibility for harbour, Mr Tugby and Mr Rowley, to implement such matters identified and to bring any items which may require further consideration by the Committee to the next meeting or via email. **Agreed.**

IT/CR/CE/HARBOUR MASTER

51.4 Marine Fuel Facilities in the Inner Harbour It was noted that Mainbrayce are awaiting engineers drawings to satisfy the Health and Safety requirements therefore a formal proposal has not yet been submitted to the Committee for consideration. **Noted.**

51.5 Freight link between Alderney and France Paper from the Chief Executive's Office dated 3rd July 2013 and letter from Brecqhou Developments Ltd to the Alderney Chamber of Commerce dated 3rd January 2013 tabled and discussed. Brecqhou Development Ltd approached the Alderney Chamber of Commerce regarding a freight link between Alderney and France, in January this year. Mr Gary Ward, Marine Operations Manager of Brecqhou Developments Ltd, have to date not received a reply from the Alderney Chamber of Commerce to his letter and have requested, via the Harbour office, the matter be brought to the Committee for consideration.

The Committee was interested in exploring the proposal further and requested the Harbour Master obtain more information from Brecqhou Developments Ltd for discussion/consideration at the next meeting of the Committee.

HARBOUR MASTER/AGENDA ITEM

10:10 – 10:20 Coffee break

51.6 Consultation and Impact Assessment – Introduction of Bailiwick Fishermans Young Entrant Scheme Paper from Commerce and Employment received 24th June 2013 tabled and considered. Mr Tugby queried the licensing of these fishing vessels and raised concern regarding allowing these vessels to fish for wet fish or shellfish throughout the Bailiwick's 0-12nm limit. The Chief Executive and Harbour Master advised that under the terms of the scheme, there are approximately 10 licences available depending on the size of the vessels and once the 'pool' has been exhausted, no new licences can be issued unless one becomes available e.g. if a licence is relinquished by another applicant. It was further advised that it is unlikely that young fisherman applying for this scheme, limited to a vessel under 10 meters would fish the waters around the other islands in the Bailiwick as many fisherman learn within the 0-3nm at the beginning. **Noted.**

The Chairman suggested that should there be any further question regarding the scheme, the matter can be raised later in the meeting when Mr Chris Morris, Senior Sea Fisheries Officer, is in attendance.

51.7 Any other business relating to Harbour and Fisheries None.

52/2013 **General Works (including Agriculture)**

52.1 Superintendent of Works Report – June 2013 tabled and the States Engineer reported on the following items:-

- **Mowing** – Significant work is currently underway due to the late arrival of spring; all the equipment is in working order and in use.
- **Training** – One operative undertook Fire Service training and some operatives undertook a Health and Safety course and passed.
- **Longis Toilets** – The States Engineer gave a brief overview of the history up to now. The Committee approved the proposal/design for a prefabricated log cabin in April 2012 however BDCC/Planning considered the size of the log cabin as too big and this was addressed to reduce the impact on the surrounding area. The design was then reduced in size and brought back to this Committee who approved it and it was priced again. A decision was made to use/purchase the leftover materials from the campsite toilet blocks. The old toilet block was moved in October/November 2012 to clear the site for

the new toilet block and material bought out of the 2012 budget. The intention was to commence works in spring 2013.

The carpenters and masons working on this project have also been involved in works at the Campsite and Connaught Square earlier in the year, therefore the Longis toilets proceeded in May. The toilet block was then erected, the ground works carried out and roof completed. The project had been progressing to plan however a week's delay was caused by the late arrival of floor tiles. The tiling is now in progress and what remain to be done are the wall boards, plumbing and the doors to be fitted. **Noted.**

- Bourgage – Water Phase 4 (b) – Works are progressing slower than anticipated due to the amount of hand-dig due to unidentified utilities, staff leave, training and being moved to higher priority work. A large concrete tank was discovered once the cobbles had been removed on Well Lane and consequently all the services were located in a small width of road. Mr Tugby stated that this should have been anticipated as there is a manhole in the middle of Well Lane.

The States Engineer advised that services are being connected as the works are progressing; Mr Tugby requested that, going forwards, the Water Board undertake the pipe jointing and connections as there had been problems at the Bonne Terre when faulty joints had to be remade. States Engineer to investigate and deal. **Noted.**

ENGINEER

- Bunker clearance opposite First & Last restaurant – Clearance completed and the period for claiming the contents has now expired therefore it can be disposed of. The lease has been issue to Braye Beach Hotel as agreed by the Committee in March 2013. **Noted.**
- Football Club – Signals Visit – The Signals will again stay at the Football Club as they did in 2012 and alterations were made to one of the ground floor toilets to divide it with a partition and fit a urinal. **Noted.**

52.2 Referrals from/to BDCC (Landlord's Approval)

a) Temporary Motor-home at Saye Beach Campsite – Planning Application tabled and discussed. The Chairman stated that this had been referred to BDCC; Mr Berry advised that the summer/tourist season is already underway and the application for a static mobile-home, approved by the Committee, has been delayed pending legal advice. The Campsite operators are applying to import their own motor-home for the season (until the end of October 2013), as they did in 2012 and Landlord's approval is required for a dedicated space at the Campsite prior to consideration by BDCC.

RESOLVED unanimously to agree to grant permission, as landlord's, for a dedicated space at the Campsite for a Motor-home to be used as living accommodation for the Campsite Operators until the end of October 2013 subject to further approval from BDCC.

BDCC

b) Crusher Site Building B Paper from the Chief Executive's Office dated 3rd July 2013 and correspondence from Mr Paul Clark, Waterscape Developments Ltd, tabled and considered. The States Engineer advised that Waterscape Developments Limited is seeking Landlords permission, in accordance with the lease, to make alterations to the Crusher Site Unit B in order to offer the venue to Alderney Week and to host an event/party on the 7th August 2013. It was noted that the lease permits the building only to be used as a light industrial unit with ancillary commercial use, including the sale and storage of goods, and for no other purpose. **Noted.**

The States Engineer advised that an application had been made for Building Regulations which is then checked to ascertain whether the building complies with Alderney Fire Law and, where necessary, make recommendations. This is underway and a preliminary fire compliance report has been sent to the applicant for its early action. **Noted.**

The Chairman advised that he had visited the site with Mr Clark and was assured that he would comply with what is required in terms of Fire Regulations, such as fitting fire doors, fire extinguishers, fire alarms, lighting etc. **Noted.**

The Chairman queried the time this process has taken as he was advised Mr Clark had made an application in February 2013; the States Engineer advised that Mr Clark made enquiries and was informed by letter at that time that if he wished to stage anything other than 5-a-side football on an occasional and temporary basis, which is what had been proposed at the time, he would require planning permission for the change of use from light industrial to recreation. The Building Regulations application and full plans had been received in July.

The Committee was supportive of this proposal and the Chairman requested the Chief Executive and States Engineer assist with the process wherever possible.

CE/ENGINEER

RESOLVED unanimously to agree to grant permission, as Landlords, to Mr Paul Clark, Waterscape Developments Limited, to:

- offer Crusher Site Unit B to Alderney Week free of charge use during Alderney Week 2013; and
- permit Alderney Week Bunker Parties to hold a 'Warehouse Party' in Crusher Site Unit B on Wednesday 7th August 2013

Subject to planning permission being sought from BDCC for the 'change of use'.

BDCC

Bunker Parties – Members raised concern regarding safety aspects at Bunker Parties however noted that as these events take place on private land the States, i.e. this Committee, had limited authority to address matters without considering all the issues/concerns/dangers involved.

The States Engineer was requested to bring a paper to the Committee for consideration, whilst helping the organisers to make the events as safe as possible this summer.

ENGINEER

11:15 Mr Chris Morris, Senior Sea Fisheries Officer, Mr Ray Gaudion, President of the Alderney Fishermen's Association (AFA), Mr David Gillingham and Mr Derek Oakman, members of the AFA, joined the meeting.

51/2013 Harbour and Fisheries – continued

51.8 Fisheries White Paper Mr Morris gave a brief overview of the White Paper and how it had been prepared. He further advised that following discussion at the May meeting of the Committee regarding implementing the recommendations of the White Paper, approval had been put on hold with the Minister of Commerce and Employment pending discussion between AFA and the Committee. **Noted.**

The Chairman enquired that it is his understanding that AFA had meetings with Committee Members during the consultation process and that AFA have informed local shops and restaurants that they would cease supply of fish in Alderney should the legislation of the White Paper be enforced. Mr Gaudion and Mr Gillingham advised that AFA only had one unofficial meeting with Mr Beaman and Mr Kelly, then members of the Committee responsible for Fisheries, and that they had informed local establishments. **Noted.**

Mr Gaudion stated that the AFA is unhappy with the recommendations in the White Paper as the small fleet of commercial fishermen have enough natural restrictions such as the strong currents around the island and the unpredictable weather. Mr Gaudion further stated that the Commercial and Chartered Fisherman have done more than what is required to protect and ensure sustainable fishing stock.

Mr Gillingham advised that should these restrictions be imposed, the island will not have a fishing industry in 10 years time.

Mr Morris proposed that he arranges a meeting with the AFA to discuss the issues involved and bring back a proposal, with the support and approval of AFA, for the Committee to consider.

The Committee agreed for Mr Morris to progress the matter.

CM/FUTURE AGENDA ITEM

11:45 Mr Ray Gaudion, Mr David Gillingham and Mr Derek Oakman left the meeting.

51.6 Consultation and Impact Assessment – Introduction of Bailiwick Fishermans Young Entrant Scheme (continued) Mr Morris gave a brief overview of the proposed introduction of the scheme. The Committee was unanimously supportive of the introduction of the scheme and fully endorsed it.

12:00 Mr Morris and Mr M Gaudion left the meeting.

52/2013 General Works (including Agriculture) – continued

52.3 Waste Disposal update Paper from the States Engineer dated 3rd July 2013 tabled and discussed. The States Engineer advised that the waste disposal route now has various options available to investigate and the paper outlines these and the current position with each.

RESOLVED unanimously to agree:-

- a) to note the report tabled;
- b) the Chairman to negotiate a reduction in gate fee at Mont Cuet landfill site; and
- c) the Chairman to instigate discussion with the States of Jersey, at political level, to gain approval of shipping waste to Jersey as well as agree a gate price.

Chairman and States Engineer to progress.

LJ/ENGINEER

See Confidential Annexure.

52.4 Any Other Business relating to General Works

Replacement of Forklift Truck – The States Engineer advised that the Waste Foreman has identified a suitable replacement following a visit to suppliers in the UK. A paper with details and costing for information of the Committee following its previous approval, will be circulated via email. **Noted.**

ENGINEER/WASTE FOREMAN

Aircurtain burner – It was noted that the aircurtain burner is currently out of operation however it is anticipated to be fixed shortly. Options for disposing of animal carcasses will be considered should it not be fixed within a week.. **Noted.**

53/2013 Recreation, Welfare and Environment (including States Land)

53.1 Any matters relating to Recreation, Welfare and Environment

Hillclimb – new Speed Event – Mr Berry advised that the Guernsey Kart & Motor Club was unsuccessful in securing off road parking on nearby private land for the new Speed Event which starts at Judges Pond. Permission is now being sought from the Airport to allow competing cars to park on the lower half of the airport car park provided that no works are carried out on the cars nor any disruption caused to the general traffic to and from the airport. **Noted.**

54/2013 Roads and Transport

54.1 Traffic Management Mr Berry verbally reported on the following matters:-

- Parking on pavements – Concerns/complaints from the public with regards to the number of cars parked on pavements not only restricting access for pedestrians but also in the event of an emergency when larger vehicles such as the ambulance or the fire engine might not be able to get to a specific place. Mr Berry suggested one way to manage the problem would be to stop on road parking and encourage the use of car parks or renting of garages, or alternately assess which roads causes more difficulty and revert those roads to one way.
The Chairman stated that the emergency services have not made representation on the matter therefore it is for the police to monitor parking more closely. **Noted.**
- New doctors' surgery on Le Val – It was noted that at times Le Val car park can be congested due to cars permanently parked there and the previous Traffic Advisory Group considered imposing time restrictions and dedicating a number of spaces for the New Connaught Care Home. Mr Berry stated that with the new doctors surgery opening later this year, it may be necessary to consider a similar proposal to ensure those visiting the surgery have a parking space. The States Engineer advised that provision was made for parking on the surgery land. The Chairman advised that he addressed the issues with the Central Cars who had been utilising the car park for some of their vehicles and these are in the process of being removed from the car park thus clearing spaces. The Chairman further suggested that the Committee monitors the situation when the new surgery opens and should parking become a problem the appropriate action can be taken. **Agreed.**
- Connaught Square – Mr Berry requested when works relating to drainage has been completed in Connaught Square, reassessment of the parking should be considered to position the parking bays in a more constructive way. Mr Berry and the States Engineer to deal.

RB/ENGINEER

54.2 Parking at Airport The Chairman stated that further to him raising the matter earlier in the year, he wishes to de-restrict the parking restrictions at the airport, i.e. increasing the number of days parking is allowed currently set at 48 hours, to 3 or 4 days (96 hours) based on the length of time an Aurigny break is.

The Chairman further stated that should this change result in congestion of the car park it should be investigated whether the land adjacent to the car park, considered 10-12 years ago by the States, could be purchased to increase the car park.

The Committee was supportive of the Chairman's proposal.

CE OFFICE/BILLET ITEM

54.3 Yellow line on Longis Mr Rowley advised that he was approached by Mr Harding who remains unhappy with parking across one of his driveways and also claims that the yellow line recently placed on either side of his driveway had been tampered with and shortened.

The Chairman stated that the matter has been dealt with and the Committee can do no more as the yellow line has been placed either side of Mr Harding's eastern driveway which in turn also accommodated his neighbour who had anticipated issues with access to his property. **Noted.**

55/2013 Any Other Business None.

Meeting closed 12:30am

DATE OF NEXT MEETING: 10th September 2013

Signed: Mr L Jean

Date: 10th September 2013