

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Tuesday 5<sup>th</sup> April 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 C Hanlon-Horton, 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/2022/014: AWT Ramsar Officer, Platte Saline & Saye Beaches

PA/2022/009: 7 Le Pre (Church Street) Replacement of metal balcony railings.

PA/2022/010: White Cottage Erection of Sauna Cabin

**Unanimously ratified by the Committee with no discussion.**

**1.2 Planning Applications – new applications and deferred applications in running order.**

**PA/2021/060: First and Last, Braye Street.**

**Amendments to approved plans to install new door on east elevation and new escape window at upper floor on west elevation.** Conversion of building to wholly residential with loft conversion has already been approved. The application did not include the flag pole for which a separate application would be required.

**Application unanimously approved.**

**PA/2021/140 39 High Street** Replacement of two first floor windows with uPVC sashes.

**Application unanimously approved.**

**PA/2021/142 Les Fougères.** Erection of 5 new houses; extension to existing house; infill swimming pool.

**Advance notice had been given; there were four speakers against the application and two speakers for the application. 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.**

There were four speakers against the application who raised concerns including the following:

- Capacity of drainage and sewerage for the new properties.
- the proposed 2 additional road crossovers and the visibility aspect as there will be increased construction vehicle movements
- the extended width of the new vehicle access
- impact on the environment and the aesthetics of the surrounding area.

Further to a query from one of the objectors it was clarified, by the Planning Officer, that all previous applications for the site had lapsed and the current application was a new proposal comprising 5 new dwellings and changes to the existing property.

There were two speakers for the application.

The Committee were advised:

- New drainage to be installed which will run from York Hill to Braye Road so no additional stress on existing infrastructure.
- The widest point on the new crossover will be 11 metres.
- to soften the visual impact, the houses will be sunk into the land to keep the house profile as low as possible with natural sedum roofs.

**The General Services Committee approved the crossover road from Butes Lane at their meeting held on the 15<sup>th</sup> March 2022. Ms A Burgess abstained from that vote.**

**Application deferred subject to;**

- (i) **A full Environmental Impact Assessment (EIA)**
- (ii) **Guernsey Traffic and Highways to assess the proposed crossovers and impact on traffic flow**

**PA/2022/007: Telegraph Tower and Water Tower 2 signs.** Erection of one timber sign at each location.

**Application unanimously approved for both sites, subject to clarification that the Land Use Plan Policies do not preclude the erection of signs in the Designated Area.**

**PA/2022/008 Le Val Reuters (Fontaine David)** Erection of a 2 storey three-bedroom timber frame house.

The Planning Officer advised the Committee that in accordance with SPG 'Space:

all new builds overlooking habitable rooms of adjacent properties need to be a minimum of 22 metres between dwellings and as such a revised footprint for this property to be moved 9 metres south.

Mr A Snowdon expressed concerns that the property is not in keeping with the surrounding area.

**The Committee agreed to defer the application until colour samples of the roof covering are provided and the location of the house is moved 9 metres South. Mr A Snowdon against application.**

**PA/2022/011 Lavender Cottage, Le Bourgage** Remove one rooflight; replace roof hatch with smaller glazed hatch; install railings along north and west sides of flat roof.

One speaker for the application advised of the health and safety issue when maintaining the roof of the property so the railings would prevent danger of falling.

**The Committee agreed to approve the replacement of the roof hatch and removal of the second rooflight as per the Planning Officers recommendation.**

**The Committee agreed to refuse the installation of railings on the north and east sides of the roof as per the Planning Officers recommendation by a majority as the proposal does not accord with the aims of Policy IW12: Amenity, or HE2: Conservation areas. Mr K Gentle and Ms A Burgess against.**

**PA/2022/013 AY2306 Plot 3, Clos Casquets.** Erection of two storey, three-bedroom house with garage

The Planning Officer advised the Committee that the property will be serviced by the substation on plot 6 of the site and the road issue is in hand under the Estate Section 16 Agreement.

**Application unanimously approved subject to the conditions in the Planning Officer's report.**

**PA/2022/015 New access off Longis Road.** Construct new vehicle access and turning area to access agricultural land. The Planning Officer advised that there are no road visibility concerns.

**Application unanimously approved.**

**PA/2022/016 AY2416 Plot 2, Clos Casquets** Erection of three-bedroom dwelling with detached garage.

The Planning Officer advised the Committee that the property will be serviced by the substation on plot 6 of the site and construction of the estate road is in hand under the Estate Section 16 Agreement.

**Application unanimously approved.**

**PA/2022/017 Vent Vert, Newtown** Extension to form new ensuite bedroom; a new ensuite for existing bedroom; extension of front terrace; reconfiguration of kitchen and dining room with new kitchen window.

**Application unanimously approved.**

**PA/2022/018 Gesnaire, Le Petit Val.** Remove two mature Leylandii trees from front (south) garden. The Planning Officer advised the Committee that the Tree Surgeon had reported that a small portion of the overhanging branches of the tree can be safely removed to clear the telephone lines without damaging the tree and the canopy of the tree which is in good condition.

**Application refused as the mature trees are in good condition.**

**PA/2022/019 Channel View, Rue de la Saline.** Remove one Irish Yew from adjacent to patio Planning Officer recommendation to remove tree but replace with another tree in another part of the garden.

**Application approved subject to the planting of a replacement tree elsewhere within the garden within 3 months of the removal of the Yew Tree.**

**PA/2022/020 Quatrieme, Platte Saline.** Extension and re-configuration of bungalow, externally insulate & clad, replace roof with flat roof; first floor extension; clad existing garage to match proposed materials palette.

**Application unanimously approved subject to the conditions as stated in the Planning Officer's report.**

**1.3 Deferred Applications**

None.

**02/2022**

**Any Other Business**

**PA/2015/021 Completion at Kennels** Letter from applicant dated 10 February 2022 requesting an extension of the completion date to the end of April 2022.

**The BDCC Committee unanimously agreed to approve.**

**Meeting closed: 16.50**

**Signed:** Kevin Gentle

**Dated:** 5<sup>th</sup> April 2022