

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 19th May 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 Minute 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/2022/021 - 17 Champs Beulai

PA/2022/026 - Fiddlers Green, Le Colimbot

PA/2022/027 - Maison Platte Saline, Route des Picaterre

PA/2022/028 - St Anne's School, Newtown Road

PA/2022/029 – Chailey House, Butes Lane

PA/2022/035 – Braye Common, Petanque Terrain

PA/2022/036 – La Heche, Chemin de Meunier

Unanimously ratified by the Committee with no discussion.

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

PA/2022/022: 13 High Street - Replacement of 6 windows with uPVC.

Application unanimously approved for 6 windows to be replaced in Heritage style uPVC.

PA/2022/023: Pole Star, Vert Courtil – Removal of four mature pine trees

The Committee unanimously resolved to approve the removal of trees one and two and replace elsewhere in the curtilage within three months of their removal and for a tree specialist to investigate and report on the status of trees three and four as identified by the Planning Officer.

PA/2022/024: 12 Val Reuters – Removal of tree subject to its replacement within the boundary of the property.

Application unanimously approved

PA/2022/025: Fort Grosnez – Removal of six stones to enable the safe storage of the harbour crane. Concerns were raised by the Committee as to whether the removal of the stones will undermine the structure of the wall as there appeared to be no lintel planned to be put in place. Should the wall collapse, the crane, which is a valuable asset, would suffer damage and be out of service.

Mr I Carter advised there should be a report from a structural engineer to ascertain the impact that removing these stones could have on the Fort's wall at that point. Mr C Harris proposed that advice should be sought from the Alderney Society as Fort Grosnez is an historical asset.

The Committee agreed to defer, subject to an engineers report and input from the Alderney Society with regard to the heritage aspect of the site.

PA/2022/030: Valley Garden – Erection of timber shed.

Application unanimously approved.

PA/2022/031: Millennium House – Partial demolition and refurbishment of office buildings with staff accommodation.

In addition to the conditions set out in the Planning Officer's report, Mr K Gentle requested the applicants be informed of the scaffolding rules.

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

PA/2022/032: Ile de la Fontaine – Excavation of garden to provide off-road parking for two vehicles, re-alignment of garden steps and reconstruction of outbuilding with pitched roof, stone cladding and slate roof.

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

PA/2022/033: Mainbrayce Chandlery, Inner Harbour – Extension to the approved decking area with balustrade north of the chandlery and new safety barriers and gate.

The Planning Officers recommendation was to approve these additional works; however, this is now a retrospective application as the works are near completion.

The Committee were unhappy that work had started before permission was granted.

Mr A Snowdon and Mr I Carter commented that they were not in favour of the application as tendered and would have requested for the outside space to be on a lower level and in keeping with the heritage aspect of the area, which the Committee unanimously agreed with.

Mr A Snowdon queried whether a building regulations licence was issued and was informed that it had not. The Committee resolved unanimously for the Planning Officer to issue a stop work notice citing Section 17 and Section 40 of the Building and Development Control Law (2002) as amended.

PA/2022/034: AY2359/1419 Venelles du Val du Sud – Installation of 'Jackleg Welfare Cabin' and associated sewer connection to main drain.

The applicant has requested consent for a five-year operational period with renewal being required one year before the consent period ends.

Application unanimously approved for five years.

PA/2022/037: Costil Charte, Tourgis Hill – Internal renovation including demolition of internal walls, new bathroom, new kitchen, new French door, two replacement openings and door and revised paving areas.

Application unanimously approved.

PA/2022/038: Belle Vue Hotel – Proposal to demolish all of the ground floor service areas, and staff quarters above, except for the former toilets, entrance hall and laundry room which are to be converted as part of the smallest of the proposed new dwellings. The conservatories either side of the main entrance are also to be demolished.

Mr I Carter removed himself from the meeting for this item.

The architect Mr Pimm-Smith was in attendance to answer questions

The Committee enquired, once the demolition begins, would there be any damage to the bungalow adjoining the hotel. They were advised that it is the responsibility of the developer to ensure there is no damage to the boundary wall. All members agreed that as the hotel is an iconic building visible from various locations around the island, they would be minded to have sight of colour samples of walls/rendering, roof coverings, 3D imagery plan as well as the erection of a height pole to give perspective of the new roof height.

Application deferred subject to sight of overall colour samples, a height pole for the raised roof and 3D plan imagery.

1.3 Deferred Applications

PA/2021/142: Les Fougères, Butes Lane – Erection of five new dwellings with revised vehicle access; infill swimming pool and construct a single storey extension to existing house.

The application was deferred by the Building and Development Control Committee on 5th April 2022 subject to, a full, independent Environmental Impact Assessment (EIA) and for Guernsey Traffic and Highways to assess the proposed crossovers and impact on traffic flow.

A report received from Guernsey Traffic and Highways confirms that subject to adequate visibility splays being provided and that these are not compromised by tree or shrub planting, have approved the assessment provided by Sgt Taylor in Alderney.

The requested full Environmental Impact Assessment was carried out by Mr J Hooper who advised in the report that should the Committee be minded to approve the application, if the conditions were adhered to this would ensure that mitigation of the environmental impact of the development would be effective.

The Committee took into account the representations made, and the applicant stated that a conversation had taken place with one of the representors regarding the sewage proposal.

The Building and Development Control Committee agreed to approve (Mr C Harris against) subject to the following conditions be adhered to:

- 1. The new houses are to be constructed and completed sequentially in order to maintain the amenity of the overall site and to minimise disruption to neighbouring properties.**
- 2. The revised and new crossovers are to be constructed before any works commence.**
- 3. A detailed schedule of works is to be submitted before any site works are commenced.**
- 4. Hours of working with powered tools or machinery to be limited to 8-5 on weekdays, 9-4 on Saturdays and no working with powered machinery on Sundays or Bank Holidays or during Alderney week.**
- 5. No vehicles associated with the construction works, and no construction machinery or materials, are to be left outside the development site at any time.**
- 6. All trees and shrubs identified for retention must be adequately protected during construction from mechanical or chemical damage.**

7. **Access to development site via York Road, if possible, at all times.**
8. **Any temporary buildings used for storage only on site for the duration of the build**
9. **Portacabins and other necessary units to be located on the Tennis Court for the duration of the build**

PA/2022/008 Val Fontaine AY 2229 -Erection of a three-bedroom timber frame house with parking area. In the Open Planning Meeting held on 5th April 2022, the Committee requested colour samples of the roof covering and the location of the house is moved 9 metres South. Samples of the materials to be used for the roof and vertical cladding have been shown to the Committee and the applicant's architect has relocated the building 9 metres to the south to meet the guidelines on overlooking and minimal spaces between habitable rooms.

The Committee agreed to approve the application (Mr A Snowdon and Mr C Harris against) as per the recommendation.

02/2022 **Any Other Business**

PA/2021/114: Revised pool, plant details – The Planning Officer advised the Committee that the work on the pool house would need to be undertaken prior to the dwelling being erected.

Application unanimously approved.

Meeting closed: 17.30

Signed: Kevin Gentle

Dated: 19th May 2022