

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Thursday 10th November 2022 at 1415

Open Meeting

Present:

Mr K Gentle, Chairman

Mr C Harris

Mr A Snowdon

Ms C Roberts, Planning Officer

Mrs L Baines, Committee Secretary

Apologies: Ms A Burgess, Deputy

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/2022/060 – Melbury House, Longis Road

PA/2022/085 – Valley Garden Allotments

PA/2022/088 – Quarterdeck, Inner Harbour

PA/2022/092 – 8 Braye Road

PA/2022/093 – Westways, 2, Les Coutures

PA/2022/095 – 14a Courtil Lubin

PA/2022/096 – 5 Le Val

PA/2022/098 – Valongis House, Valongis

PA/2022/103 – 4 Le Colimbot

PA/2022/104 – Valley Gardens Allotments (GreenHouse - Bisson)

PA/2022/070 – Telegraph House, Essex Revised mast location

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.

PA/2022/067 – Plot 1208 Les Rochers. Revised location of previously approved erection of 4 bedroom house with 2 bedroom family annex.

Application approved subject to:

- Submission of a written schedule of works to be approved before work commences;
- Hours of working to be limited to between 8am and 5pm on weekdays; 9am to 4pm on Saturdays; no working on Sundays and Bank Holidays;
- No vehicles or building materials or machinery to be left outside of the development site at any time;
- Submission of a landscaping scheme to be approved before works commence.

PA/2022/079 – Plot 4, Clos Casquets. Removal of Sycamore tree from east roadside boundary. Application refused; The loss of the tree would be contrary to Policy IW13: Trees, which seeks no net loss of trees on the Island.

PA/2022/080 – Petit Bois, Longis Road. Alterations & extensions to the house and conversion of the garage to dower unit.

Application approved subject to:

1. Hours of working are to be restricted to between 8am and 5pm on weekdays, 9am to 4pm on Saturdays, and at no time on Sundays and Bank Holidays.
2. No construction materials or vehicles may be left on the highway at Longis Road at any time;
3. The proposed dower unit should be ancillary to the residential unit at Petit Bois, should not be separately let, and should continue to have a functional link with the principle residential unit of Petit Bois; and must remain in the same ownership as the principle residential unit Petit Bois.

PA/2022/081 – Timberline, Butes Lane. Removal of over-mature Leylandii avenue.

Application approved subject to the agreed schedule of planting; associated preparation of the site; and long-term maintenance of the scheme.

The schedule which forms the conditions relating to the consent was based on the LUP policies described below. *In accordance with Policy IW13: Trees, and section 6.61 of the policy, 'if proposals involve the management of a large number of trees, the submission of a periodic (for example annual) tree management plan might be more appropriate.'*

The policy was intended, in the first instance, to relate to existing trees but, as will be evident from the ongoing success of the 'Community Woodland', and the regular commitment of landowners in the island to support the provision of trees to the woodland, it will be of similar benefit if trees planted in the heart of St Anne are similarly managed to ensure their long term survival.

PA/2022/083 – Newford House, 11 QEII Street. Replacement of ground floor window, conversion of outbuilding to annex and restoration & raised height of garage.

Application deferred subject to clarification regarding the construction of the stone wall, which would require access from the Churchyard for part of the construction. Concerns were raised as to how this will be achieved on a sensitive site. The Committee requested that a conversation be held with the church about the proposal.

PA/2022/084 - St Martins Lodge, St Martins. Removal of mature Ash tree from garden.

Application approved subject to the replacement of the tree within the curtilage of the property.

Should the tree be removed before March 2023 then it should be replaced by the end of March 2023. If removed later in the season it should be replaced at the latest, by March 2024 if a bare root tree is chosen.

A containerised tree may be planted at any time of the year provided it is correctly planted and cared for.

PA/2022/086 – 2 Chaumine, Braye Road. Removal of 5 pollarded Sycamore trees from garden adjacent to the road (west).

It was noted that, in fact, there were only 4 trees on the site.

Application approved subject to the replacement of two of the trees in the same piece of land and two trees to be planted elsewhere.

The trees should be replaced within three months of their removal or within the following planting season.

The trees may not be removed whilst actively nesting birds are present.

PA/2022/087 – Pine Springs, La Vallee. Construction of new vehicle crossover and closure of one existing.

Application approved subject to conditions:

1. Building regulations to ensure that the proposed works will not interfere with the existing natural watercourse that runs under the site.
2. For highway safety reasons the new access breach in the wall must be completed as the first stage to allow machinery to work within the site.

3. The three Birch trees immediately to the north of the proposed crossing and the Sycamore shown for retention must be fenced to prevent accidental damage from machinery during construction.
4. No construction materials, including machine oil and liquids, may be stored within the canopy of the trees.
5. No tree roots should be severed to accommodate the new driveway. Should any become exposed work must cease until the work is inspected by the Planning Officer and remedial measures approved.
6. Care must be taken, when constructing the small section of new retaining wall, that no construction materials, including liquids, fall into the area within the canopy of the Birch trees.
7. To ensure the safety of pedestrians and drivers the works must be signed as soon as work commences to indicate changed road conditions.
8. No construction vehicles are to be left on the highway, thereafter, and all loading and unloading must be carried out within the site.
9. The highway must be kept clear of any debris at all times.
10. The walls must be made good with stone either side of the new crossover before it comes into use.
11. The gully must be kept clear at all times.
12. Hours of working are to be restricted to between 8am and 5pm on weekdays, 9am to 4pm on Saturdays, and at no time on Sundays and Bank Holidays.

The Planning Officer was asked to put the conditions in an order which prioritised numbers 1 and 2 so that their importance was emphasised.

PA/2022/094 – Maison Platte Saline, Route des Picaterre. Erection of Victorian style lamp post in driveway adjacent to the house.

Application approved (Mr Harris against) subject to the lamp post being situated 1 metre away from the boundary and the west facing glass pane of the lamp to be blacked out to reduce the possibility of the lamp interfering with the amenity of the adjacent property.

PA/2022/097 – 8 Little Street. Division of approved property conversion to two separate dwellings.

Application approved.

PA/2022/099 – Hotel La Ville, Victoria Street. Replacement of 12 Nos. dormer windows; construction of 1.8m x 5.265m timber planter from between Chez and hotel; provision of new rainwater gutters.

Application approved subject to:

- **Submission of a schedule of works for the replacement of the dormer windows and the associated roof and gutter works. This should include details of all measures being taken to ensure the safety of personnel working within the site or visiting the site.**
- **The schedule should indicate the time anticipated to complete the works so that this prominent site in the conservation area is not left untidy or unfinished for an undue length of time.**
- **Hours of working with power tools and machinery to be limited to between 8am and 5pm weekdays, 9am to 4pm on Saturdays, and at no time on Sundays and Bank Holidays.**
- **No construction vehicles or machinery may be left on the highway including the pavement at any time except for loading and unloading.**
- **No construction materials may be left on the highway, including the pavement, at any time.**

PA/2022/100 – Costil Charte. Demolition of windbreak walls and construction of new; construction of new driveway and associated landscaping; re-decoration of the house and garage.

Application approved subject to:

1. Hours of working with powered machinery being limited to between 8am and 5pm weekdays; 9am and 4pm on Saturdays and at no time on Sundays or Bank Holidays.
2. All construction works to be confined within the curtilage of the property.
3. All construction materials and demolition waste to be kept within 20m of the east terrace of the house (i.e: approximately 52m west of the road) to limited works within the designated area.
4. The highway to the east of the property curtilage to be kept free of vehicles and debris at all times.
5. On completion of the new driveway the existing driveway to the north is to be closed.

PA/2022/101 – Jasmin House, Longis Road. Replacement of 8 front windows at ground, first and attic floor with uPVC; installation of 12 PV solar panels on south facing garage roof slope.

Application approved.

PA/2022/102 – Telegraph Tower. Removal of 20th Century Porch and replacement of windows and door as original.

Application approved.

1.3 Deferred Applications

PA/2022/056 – Century House, 12 Victoria Street. Revision of property to domestic/residential use.

Application deferred subject to seeking Law Officers advice regarding whether or not the Building and Development Control Alderney Law 2002 Section 31 – Departures from, and minor alterations to Land Use Plans could be relevant if the Committee were minded to consider the proposal of a ‘minor departure’.

PA/2022/066 – Lorem, 17 Braye Road. Removal of two Sycamore trees alongside the driveway to the east, and replacement with Silver Birch or similar, in the garden to the rear of the garage. Erect a 1.8m fence on either side of the garden. The applicant has withdrawn the part of the application for conversion of the outbuildings to an annex.

Application approved.

PA/2022/074 – 20 Auderville. Creation of new accommodation at first floor in existing chalet roof. The applicant has submitted a revised design for the east gable windows which removes the possibility of unacceptable overlooking.

Application approved subject to the following conditions attached to the previously approved development:

- Hours of working restricted to between 8am and 5pm on weekdays, 9am to 4pm on Saturdays and no work on Sundays and Bank Holidays.
- Demolition of the roof is to be carried out within netted scaffolding to prevent the spread of dust and debris.
- No vehicles or materials to be left on the estate road at any time. (As noted in the report, the property curtilage can accommodate all construction vehicles and materials).

02/2022 **Any Other Business**

None.

CR

Meeting closed: 4.10pm

Signed: Kevin Gentle

Dated: 10th November 2022