

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

17th April, 2012

0915 hrs

Present:

Mr G Sargent, Chairman

Mr M Birmingham

Mr R Berry

Mr A Llewellyn

Mr P Arditti

Ms J B Turner, States Engineer

Ms R Sowden, Planning

Assistant/ Minute Secretary

ACTION

Apologies for absence: Mr R Burke, CEO

13/2012 **Minutes of previous meeting** of 6th March 2012 were confirmed and signed.

14/2012 **Matters Arising**

14.1 **Any matters arising from the minutes**

Trees It was noted that a proposal to simplify and speed up the current process for tree removal permissions was being prepared.

JBT

15/2012 **Planning Matters**

15.1 **Planning Report**

A4946 Carole Neill Parcel AY742, Rue de la Saline. Erection of chicken hutch / shed (4' x 5') to replace existing, and fencing. **Application approved with conditions:-**

1) That the structure and fence be stained dark

Reason: To ensure that the structures are as unobtrusive as possible, in the interests of visual amenity in this rural area.

JBT

A4947 Mrs A K McAllister AY1492, Le Levre Field, Windy Corner. Renewal of permission for existing stables and mobile barn. **Application approved for 12 months.**

Reason: To enable any impacts on neighbouring dwellings to be monitored.

JBT

A4948 Rupert & Poppy Street Mannez House, Mannez. Proposed modifications to existing carport structure, to provide windbreak fencing and pergola. **Application refused.**

Reason: The Committee considered that the proposed modifications to the structure which had previously been refused permission (Application A4918) would not materially alter its appearance. The Committee therefore reconfirmed its opinion that the design of the structure was poor and that it appeared an obtrusive and badly constructed feature, which was out of keeping with its surroundings. It considered that it was particularly incongruous when viewed from the closest property to the west (Kavika). It also considered that the siting of the structure, beyond the house and garage area, was piece-meal development which was not well-planned. Its retention is therefore considered unacceptable having regard to the detrimental impacts on the visual amenity of the surrounding properties, contrary to policy GEN5.

Policy Gen 5 - Design promotes high quality design and materials, and is concerned with the siting and layout of buildings in relation to their surroundings.

In refusing the application, section 7(1)(c) and 7(1)(e) of the Building and Development Control (Alderney) Law, 2002, as amended, were also taken into consideration.

JBT

A4949 Rupert & Poppy Street AY1481, land near Windy Corner, La Marette. Clad existing metal container with timber. **Application deferred.**

JBT

A4950 Elizabeth & Maurice Butler Gull Cottage, Mare Jean Bott. Replace glazed conservatory roof with timber shingles. **Application approved.**

JBT

A4951 Douglas White Clos Carre Cottage, Les Mouriaux. Remove large conifer tree.

Application approved, with condition: -

- 1) That the tree be replaced on site with a substantial native tree species.

Reason: To mitigate for the loss of greenery in this built-up area.

JBT

A4952 I Reynard & B MacQueen Rose Cottage, Braye Road. Remove 2 conifer trees.

Application approved.

JBT

A4953 N L & H Peck Les Mouriaux Gardens, Carriere Viront. Remove 2 sycamore trees.

Application approved.

JBT

A4954 Mr & Mrs S Hope Val Plaisant, Le Val. 2 new window openings at rear of property.

Application approved.

JBT

A4955 Florestan Ltd Les Houx Trois, Valongis. Removal of tree. **Application approved, with condition: -**

- 1) That the tree be replaced on site with a native tree species.

Reason: To mitigate for the loss of greenery in this area.

JBT

B3084 Edward Etheredge Blaye Cottage, Chemin du Meunier. Replace porch to front elevation with sunroom. Install solar panels to south facing roof. Erect trellis on front wall.

Application deferred.

JBT/defer

B3085 J M Markell Barley Twist, Newtown. Subdivision of existing dwelling to provide 2 separate dwellings. **Application approved in principle, with conditions;**

- 1) That the parking space and access to the 2 bed unit is at the north side of the property; and access and parking for the 3 bedroom dwelling is at the south.
- 2) That the amenity area for the 2 bed unit is to the north side of the property; and the amenity area for the 3 bed unit is to the south.
- 3) That a privacy screen is erected outside of the lounge / kitchen of the 2 bedroom unit.

Reason: To minimise overlooking, noise and disturbance and to ensure that the residential amenity of the residents of the dwellings is satisfactory.

Formal approval deferred pending the granting of a Housing Exemption Ordinance by the full States.

JBT/defer

B3086 Alderney Railway Co Ltd Mannez Quarry, Mannez. Extension of train shelter.

Application approved.

JBT

15.2 Grand Site Development Report from Planning Office dated 12.04.12, updated Exemption Ordinance and Planning Agreement tabled and discussed. It was noted that the Grand Site had recently been acquired by new owners, who were seeking to gain permission for exactly the same scheme as the one previously approved in 2010/2011. It was necessary for them to re-apply because planning permissions in Alderney are personal to the applicant, rather than enuring with the land. It was noted that the first step in the process was for the previously approved Planning Agreement to be amended with the new applicants' details, and for the Agreement to be signed by both the applicant and Policy & Finance Committee. An Exemption Ordinance updated with the new applicant's details could then be included on the next available Billet, prior to the planning application being re-considered by the Committee.

Planning Agreement to be put on P&F agenda, when agreed by new applicants.

JBT/PFC

1030 hrs Mr Darren Keung of Hamon Architects Ltd and Mr John Weir of Alderney Housing Association Ltd, entered the meeting

15.3 AHA Housing Development at Platte Saline

Mr Keung gave a presentation of the plans which were due to be formally submitted for consideration at the Committee's 6th June meeting. He also explained the design principles

and concepts that had been applied to the proposal. A 3D computer model presentation of the development was also shown to the Committee.

1110hrs Mr Keung and Mr Weir left the meeting

It was noted that the necessary Housing Exemption Ordinance had been drafted, and this was approved for inclusion on the next Billet.

JBT/billet

16/2012 **Policy / Legal Matters / Systems & Procedures**

16.1 Untidy and derelict land Discussion paper tabled and discussed. It was noted that a standard letter would soon be sent to landowners whose sites had been identified as requiring action. It was suggested that a short policy statement should be developed, to illustrate the Committee's broad principles regarding what it considered to be 'detrimental to the amenities' and to summarise the process of action that will be taken in remedying such situations.

JBT/RS

16.2 Subdivided properties Draft policy document tabled. It was noted that the paper was to be submitted to P&F to gauge the States' support for the proposal to change Section 33 of the B&DCC Law, so that applications for the creation of dwellings by subdivision of existing dwellings would only require consideration by the B&DCC, and would no longer require the permission of the full States.

PFC

16.3 Building Regulations It was reported that it had not been possible to finalise the proposed fees schedule in time for the meeting. Drafting instructions regarding the required changes to the B&DC (Alderney) Law, 200 were presently with the Law Officers
Proposed fees schedule to be finalised for June meeting.

JBT/defer

17/2012 **Any other business**

Importation of campervans and caravans The Committee confirmed that a further condition for licences delegated for issue by the States General Office was a limitation to a maximum of 28 days on Island. Any application for a caravan import licence which was outside of the imposed conditions would require referral to the Building and Development Control Committee. **Noted.**

RB

Meeting finished 1235

Date of next meeting: TUESDAY 6TH JUNE 2012

Signed : A Llewellyn

Dated: 11th June 2012