

**General Services Committee Meeting**  
**Anne French Room**  
**Tuesday 15<sup>th</sup> May 2012**  
**0915**

**Mr W Walden, Chairman**

**Mr P Allen**

**Mr P Arditti**

**Mr J Beaman**

**Mr R Berry**

**Mr B Kelly**

**Mr I Tugby**

**Mr R Burke, Chief Executive**

**Mrs E Maurice, Assistant Treasurer**

**Ms J Turner, States Engineer**

**Mrs E O'Toole, Minute Secretary**

**34/2012 Minutes of the previous meeting** of 10<sup>th</sup> April 2012 tabled and approved subject to the following items moved from the Confidential Annexure to the published minutes:-

- Item 29.1 Monthly Report (Harbour Master)
- Item 31.3 Alderney Gravel Co Royalties
- Item 31.4 Braye Chippy – Request for extension of lease

**35/2012 Matters Arising**

**35.1 St Anne's Church** The Engineer advised that tender documents have been sent to four local contractors and the closing date is Monday 21<sup>st</sup> May at noon. **Noted.**

**AGENDA ITEM**

**35.2 Green Waste Shredder** The Engineer advised that a trial is planned by an interested party wishing to undertake the disposal of green waste and the outcome will be reported at the next meeting of the Committee.

**AGENDA ITEM**

**35.3 New Business Proposal - Waste** The Chief Executive advised that the matter is with the Law Officers to draft an ordinance. **Noted.**

**35.4 The Old Prison/Gaol** The Chief Executive advised that he is still investigating accessing independent trust funding with the Chairman of the Court. A further update will be given at the next meeting of the Committee.

**AGENDA ITEM**

**35.5 Archaeological Excavation** Memo from Engineer dated 8<sup>th</sup> May 2012 and Letter from Dr Caroline Sturdy Colls, Staffordshire University, dated 26<sup>th</sup> April 2012 tabled and considered. The Engineer advised that Dr Sturdy Colls submitted a revised proposal to carry out non intrusive field surveys, desk based assessments and 3D visualisation on sites which cover the whole of Alderney's historical past. It was noted that similar excavation works had been approved by the Committee in 2010.

**RESOLVED unanimously to agree to approve the revised proposal from Dr Sturdy Colls to carry out archaeological fieldwork on States land. Engineer to deal.**

**ENGINEER**

**35.6 Any Other Matters Arising from the Minutes** None.

**Water Lane Court Case** – The Chief Executive advised that the court hearing between the Committee and Mr Barker was held at the Alderney Court on the 14<sup>th</sup> May 2012 with a judgement to be delivered by the Jurats on Thursday 17<sup>th</sup> May 2012. **Noted.**

**36/2012 General Works (including Agriculture)**

**36.1 Superintendent of Works Report - April** tabled and **noted.** The Assistant Treasurer queried if the tenders for the Works Department vehicles for sale could be opened by two Civil Servants; the Chairman agreed.

**TREASURY**

**36.2 Referral from BDCC (Landlord's Approval)**

**a) Potato Stall - St Martin's** Paper from the Engineer dated 9<sup>th</sup> May 2012 tabled and considered. An application has been received for a permanent vegetable stall on St Martin's

footway. It was noted that a hawkers licence, valid for one year, had been granted and the Assistant Treasurer advised that no objections were raised to that license.

Members raised concern with regards to the pavement being blocked for public use and the close proximity of the stall to town which could result in competition with existing businesses however it was noted that the individual has been selling vegetables for some time without objection from existing businesses.

**RESOLVED by a majority (Mr Beaman abstained; Mr Arditti and Mr Tugby against) to approve the application for use of one section of the footway at St Martin's for a vegetable stall provided that a minimum width of 1 metre of the footway remain for use by the public.**

**ENGINEER/BDCC**

**It was further agreed that rent be charged for the footprint of the stall and an appropriate lease be drawn up. Lease to run to the expiry of the current hawkers licence.**

**TREASURY**

The Engineer queried if the Committee, going forwards, wishes to consider every application of a similar nature; the Chairman advised that all such applications should be considered by the Committee and a possible review of Policy may need to be undertaken. **Noted.**

### **36.3 Any Other Business Relating to General Work**

**Potholes** – Mr Berry circulated a copy of a report he passed to the Engineer. It was noted that SWD continue to fill potholes and works are underway to fill the potholes identified. **Noted.**

## **37/2012 Recreation, Welfare and Environment (including States Land)**

**37.1 Hammond Memorial** Paper from the Chief Executive's Office dated 4<sup>th</sup> May 2012 and letter from Mrs P Martel and Mrs S Bohan dated 23<sup>rd</sup> April 2012 tabled and considered.

**The Committee agreed to request the Engineer to investigate the condition of the Hammond Memorial and subsequently report to the Committee any recommendation on how the States Works Department may be able to assist.**

**ENGINEER**

**37.2 Corblets Quarry Proposal** Paper from Engineer dated 19<sup>th</sup> April 2012 tabled and considered. It was noted that the Committee approved a 5 year lease in 2011 to permit Mr Gates to construct a shed, walkway and fishing platforms at Corblets Quarry in conjunction with the agreement in place with regards to fishing rights.

The Chairman had raised concerns in an email to Members with regards to deep water and unstable rock faces which present a danger to the casual visitor as well as the vulnerability of the quarry to pollution, intentional or accidental, taking into consideration that it is part of the island's water supply. Certain Members advised that they had been to the Quarry to envisage the proposal and believe it will beautify the area as well as attract shore anglers.

The Chairman suggested that the appropriate signage is put up to advise visitors/fisherman/general members of the public of the areas of deep water, steep rock faces and loose rocks. It was also agreed not to allow a fishing pitch underneath the overhang at the north side of the quarry, which should remain as a walking area only.

**RESOLVED unanimously to agree to approve Mr Gates to carry out the following at Corblets Quarry:-**

- 1. Place two rocks of 1.5 metres high at the Corblets beach entrance to the quarry to prevent vehicular access and remove the existing topsoil bund;**
- 2. Use the topsoil from the bund to create pockets to plant hazel trees along both sides of the Quarry ramp down to the water to create some future shelter from the wind and make the ramp area look more pleasant;**
- 3. Place a wooden fish sculpture to mark the entrance to fishing quarry;**
- 4. Level the rough ground (approximately 15m long x 4m wide) between the railway and track to the quarry at the southern side. Remove bramble, gorse and 1 to 2ft of soil to reduce the whole area to a single level for the purpose of tidying up the entrance and allowing a free and clear view of the track leading to the quarry to encourage potential users and visitors;**
- 5. Clear the uneven ground in the small quarry adjacent (approximately 1ft of soil) to the track and not visible from the road, to allow parking for 3 vehicles;**

6. **Construct new paths, about 1m wide, at the water's edge, providing that these are used only as a walkway and that no fishing marks are placed below the steep rock faces.**

**Engineer to deal.**

**ENGINEER**

The Engineer was requested to advise Mr Gates that the appropriate liability insurance needs to be in place.

**ENGINEER**

**37.3 Quarry Party 2012** Paper from Treasury dated 1<sup>st</sup> May 2012 and Licence Request Form from Ms Zoe Sowden dated 24<sup>th</sup> April 2012 tabled and considered.

**RESOLVED unanimously to agree the following:-**

- a) **Approved the use of Corporation Quarry for Quarry parties to be held on Saturday 4<sup>th</sup> and Saturday 11<sup>th</sup> August 2012, subject to confirmation from the Engineers Department as to the safety of the Stage area;**
- b) **Authorise the Treasurer's Office to issue a Noise Abatement Licence for these two events;**
- c) **Delegate the responsibility for issuing these annual permissions to the States Treasurers Office provided that there are no major changes to the content of the event.**

**Treasury to deal.**

**TREASURY/ENGINEER**

**37.4 Alderney Music Society - Island Hall charges** Letter from Mr Ralph Burridge, Alderney Music Society, dated 24<sup>th</sup> April 2012 tabled and discussed. The Alderney Music Society has requested the Committee considers:-

- a reduction of the hire charges for the use of the Anne French Room for use by the Music Society to make the charges more equitable with that for the Island Hall and
- that some form of concession be given to the Music Society, the Alderney Theatre Group and Alderney Week Team in respect of the hire charges made for the Island Hall in recognition of the financial input made by these organisations, a large part of which is beneficial to the States and other users of the Island Hall.

The Assistant Treasurer advised that the Anne French Room has always been charged at a higher rate due to its primary use as a function room and therefore it is not like the Island Hall.

The Chairman suggested and the Committee agreed that the Alderney Music Society should apply for a grant if it finds the charges are too high. Treasury to deal.

**TREASURY**

**37.5 Land Management – Birds** Paper from the Chief Executive's Office dated 8<sup>th</sup> May 2012 tabled and discussed. A request has been received to operate a Larsen Trap on a short term basis to 'control' the crows. A number of livestock holders have complained about Crows killing baby chickens, goslings etc. and stealing eggs. The problem identified with the request is that a Larsen Trap operates using a live bird (crow) which attracts other Crows to the trap however under Section 2 (a)(v) of the Protection of Wild Birds Ordinance it states that anyone doing so shall be guilty of an offence.

It was noted that shooting crows are not an effective method as it is proven difficult and could cause distress to the livestock concerned.

**The Committee by a majority (Mr Allen and Mr Tugby for) was not in favour of issuing a certificate to allow a Larsen Trap to be operated for the control of crows.**

Mr Allen suggested that the Alderney Wildlife Trust be approached to provide any effective suggestions of deterring crows not only from livestock but also crop fields.

**CE OFFICE**

**37.6 Compulsory Purchase - Land at Airport** Paper from the Chief Executive dated 9<sup>th</sup> May 2012 tabled and considered. The Chairman advised that all but one of the plots of land associated with the repositioning of the airport boundaries have been purchased however the owner of the last plot of land has refused to sell or lease the land to the States.

**RESOLVED unanimously to agree to approve the compulsory purchase of the plot of land AY 1619 adjacent to the airport at the request of the Public Services Department in Guernsey. Chief Executive to deal.**

CE

The Chairman requested that the Chief Executive and the Airport Working Group investigate the potential narrowing of the airport boundaries whilst visiting the Isles of Scilly in June.

CE/AIRPORT WORKING GROUP

**37.7 Use of States Land as Gardens** Paper from Engineer dated 9<sup>th</sup> May 2012 and letter from Mr and Mrs Trathen dated 8<sup>th</sup> May 2012 tabled and considered.

The Engineer advised that two proposals, one at English Row and another at Timber Row, have been put forward by people wishing to use States land adjacent to their property as gardens.

The Chairman requested that the Engineer investigate whether the land at Timber Row is States Land or if it had been transferred to the Alderney Housing Association.

ENGINEER

**RESOLVED unanimously to agree to approve that States land adjacent to residents' properties at English Row and Timber Row can be leased, at a peppercorn rent, for use as gardens and for the Engineer to determine the conditions of such use. Engineer to deal.**

TREASURY/ENGINEER

**37.8 Ramsar Timetable of Works 2012** Letter from Ms Aurélie Bohan, Ramsar Officer Alderney Wildlife Trust, dated 8<sup>th</sup> May 2012 and Ramsar Timetable of Works 2012 tabled and noted.

**37.9 Any Other Business Relating to Recreation, Welfare and Environment**

Battery Quarry The Chairman requested that further landscaping is undertaken to the mound of earth which was created adjacent to Battery Quarry. Engineer to deal.

ENGINEER

30th Signals Regiment Visit - August 2012 The Engineer advised that due to the nature of work required on the Civil Defence bunker the Football Club have agreed to accommodate the 30<sup>th</sup> Signals Regiment during their annual visit in August. **Noted.**

Cliff Footpaths Mr Allen requested the Engineer liaise with the Alderney Wildlife Trust with regards to clearing the footpaths on the cliffs as it was noted that certain paths are overgrown.

ENGINEER

**38/2012 Any Other Business** None.

*10:30am – 10:45am - Coffee Break*

It was noted that the cruise ship Caledonian Sky was visiting the island and the Harbour Master would attend shortly.

**39/2011 Harbour and Fisheries**

**39.1 Monthly Report** for April 2012 tabled and the following items were noted:-

- The Kobelco Crawler Crane was out of service from 10<sup>th</sup> to 17<sup>th</sup> April due to mechanical failure. Kobelco Engineers visited the Island to carry out repairs and restricted cargo discharge operations were carried out by the Breakwater Mobile Crane.

Mr Beaman requested that the Committee is kept updated with regards to the Bumblebee Ferry Service; the Chief Executive advised that the information will be available from the Harbour Office as harbour dues will be paid. **Noted.**

*10:50am - The meeting closed to convene as the Water Board - minutes under separate cover.*

*11:17am - Meeting resumed*

Harbour Master in attendance.

**39/2011 Harbour and Fisheries (continue)**

**39.2 Harbour Office Redevelopment** Paper from Engineer dated 9<sup>th</sup> May 2012 tabled and considered. The Engineer advised that WT Partnership in Guernsey provided indicative costs for the three different options based on the design/plans as tabled at the previous meeting of the Committee. The costs allow for demolition of the existing building, but exclude abnormal ground conditions, removal of hazardous substances, removal costs and assume that the works

is not phased. Savings could be made by limiting the extent of vinyl to WC, UPVC windows instead of aluminium and fewer internal fittings.

11:20am Deputy Harbour Master joined the meeting

**RESOLVED unanimously to agree to approve the following:-**

- a) **Option B - Pitched Roof with staircase and electrical fittings to the upper floor;**
- b) **Engineer to invite expressions of interest for the work; and**
- c) **The preparation of tender documents for the redevelopment.**

**Engineer to deal.**

**ENGINEER**

The Engineer advised the likely cost of Professional Fees and the figure was noted.

The Chairman requested that the Harbour Master and Deputy Harbour Master prepare a plan for temporary relocation of the Harbour Office during redevelopment.

**HARBOUR MASTER**

**39.3 Harbour Crane - Rental Option** The Harbour Master advised that he had sought rental options for three different crane providers as well as methods of protecting the quay surface from the use of a crawler crane. The different methods of protecting the quay surface - rubber matting, wood and steel - have all proven not to be suitable. The Harbour Master advised the monthly costs of hiring a crane.

Various options were discussed at length and members urged that the correct specifications and definitions for a crane be determined before proceeding to purchase, lease or rent a crane.

The Committee agree to instruct the Harbour Master and the Chief Executive to contact manufacturers able to sell, rent or lease an appropriate wheel-based crane with the correct specifications and definitions which included being suitable for a marine environment.

**HARBOUR MASTER/CE**

**39.4 Harbour Review** Paper from the Chief Executive dated 9<sup>th</sup> May 2012 and Alderney Harbour Authority Operational Review – Expressions of Interest Descriptive document tabled and noted.

The Committee agreed that the companies recommended by the Guernsey Harbour Master should be invited to tender to undertake the review of Harbour Operations. Chief Executive to deal.

**CE**

**39.5 Any Other Business Relating to Harbour and Fisheries**

Harbour Master The Chairman wished to express gratitude on behalf of the Committee to the Harbour Master for all his efforts over the past 25 years serving as Harbour Master and wished him a long and happy retirement. Congratulations were also extended to the Deputy Harbour Master as successor to the Harbour Master.

**Meeting closed 11:35am**

**DATE OF NEXT MEETING: 12<sup>th</sup> June 2012**

**Signed: Mr W Walden**

**Date: 12<sup>th</sup> June 2012**