

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

11<sup>th</sup> June, 2012

1400 hrs

**Present:**

**Mr A Llewellyn (Deputy Chairman)**

**Mr M Birmingham**

**Mr R Berry**

**Mr P Arditti (until 1515hrs)**

**Mr R Burke, CEO**

**Ms J B Turner, States Engineer**

**Ms R Sowden, Planning**

**Assistant/ Minute Secretary**

**ACTION**

**Apologies: Mr G Sargent, Chairman**

**18/2012** **Minutes of previous meeting** of 17<sup>th</sup> April 2012 were confirmed and signed.

Mr Arditti requested that the following items be given consideration out of the published sequence of the agenda first, because it was necessary for him to leave the meeting early: -

**19/2012** **Planning Matters**

**19.1 Planning Applications Report**

**B3092 Alderney Housing Association Housing** AY2341, Platte Saline. Housing development. The Committee considered that the planning application should be deferred pending clarification from Alderney Housing Association of its overall plan for social housing on the Island. **Application deferred.**

**JBT/defer**

**A4962 General Services Committee** Saye Beach Campsite. Utilisation of part of campsite to accommodate up to 8 caravans / motorhomes for holiday use. Mr Arditti suggested that the application be approved with the following conditions: -

- 1) That permission is granted between the dates of 1<sup>st</sup> April and 30<sup>th</sup> September 2012 only.
- 2) That the number of vehicles is restricted to two.
- 3) That the siting of the vehicles is agreed with the residents of Saye Farm and the Planning Office, and if agreement could not be reached, the matter should be referred back to the Committee.

**20/2012** **Matters Arising**

**20.1 Exemption Ordinances**

Planning Assistant reported that following the withdrawal from the previous States meeting of the Exemption Ordinances for Alderney Housing Association and Grand Hotel Developments Limited, the Law Officers were assessing the format of the Ordinances. The Ordinances were currently in the process of being redrafted.

The Committee considered that the Ordinance for Alderney Housing Association should be deferred until clarification on the Association's overall plan was received.

Mr Arditti was in favour of the Grand Hotel Developments Ltd Ordinance being resubmitted in exactly the same form as it was previously.

**1515 Mr Arditti left the meeting**

Following further discussion on the subject, the Committee agreed that the subject of Exemption Ordinance format should be given further consideration following receipt of the redrafted Ordinances.

**20.2 Importation of caravans**

Email from Paul Hayward, Campsite Warden, dated 20<sup>th</sup> April 2012 tabled and discussed. Mr Hayward was asking for consideration to be given to allowing small campervan type vehicles to be used for everyday transport whilst on the Island. The Committee was not in favour of changing its previous decision to allow such vehicles to be stationed at the campsite only.

**JBT**

21/2012

**Planning Matters****21.1 Planning Report**

**A4961 Paul Hayward T/A Saye Beach Campsite** Saye Beach Campsite. Placing of motorhome for living accommodation for campsite operators from 1<sup>st</sup> April – 30<sup>th</sup> September 2012. Letters of representation tabled and noted. **Application approved with conditions:-**

- 1) That permission is granted for the camping season only, between the dates of 1<sup>st</sup> April and 30<sup>th</sup> September 2012.

**Reason:** To ensure that the caravan is used only for its intended and approved purpose.

- 2) That the occupation of the caravan is restricted to the warden and his family only.

**Reason:** To ensure that the caravan is used only for intended and approved purpose.

- 3) That the caravan is not to be driven on the public roads, except on its departure to the harbour, by the shortest route.

**Reason:** To be consistent with conditions of other caravans imported to the Island.

In accordance with Section 58 of the Law, the Committee also resolved to grant an importation licence for the vehicle, with the above conditions.

JBT

**A4962 General Services Committee** Saye Beach Campsite. Utilisation of part of campsite to accommodate up to 8 caravans / motorhomes for holiday use. Letters of representation tabled and noted. **Application approved with conditions.**

- 1) That the permission is given for a limited period, expiring on 30th September 2013, by which time the use allowed under this permission shall cease.

**Reason:** The permission is granted as a “trial run” so that the impact of the use of the camp site to accommodate motorhomes as overnight accommodation can be properly assessed.

- 2) No more than eight motorhomes for holiday use shall be accommodated at any time within the area hatched on the approved plan.

**Reason:** A limit is needed to make sure that the proposal does not adversely affect the environment of the area and result in an over-intensive use.

- 3) The operation shall be carried out wholly in accordance with the provisions of the ‘Guidance notes on bringing your campervan or caravan to Alderney’ and the conditions of the ‘Caravan Import Permit’ as in force at any time.

**Reason:** To ensure that the use operates in a way which does not adversely affect the environment of the area and the Island as a whole.

- 4) No motorhome shall be kept on site outside the period of 1st April until 30th September and no individual motorhome shall be parked on site for longer than one, 28 day period.

**Reason:** To make sure that the site is used for holiday purposes only.

JBT

**A4963 Paul Osborne** Pavement outside 7 St Martins. Vegetable stall. **Application refused.**

**Reason:** The design and detailing of the structure as proposed was considered to be visually obtrusive, and not a feature which will preserve or enhance the character and appearance of the conservation area.

In refusing the application, the Committee took into account Section 8 of the Building and Development Control (Alderney) Law, 2002, which seeks to preserve and enhance the character and appearance of the area as an area of special historic or architectural interest, and Policy Gen 5, which seeks to ensure that developments are well designed and in keeping with their surroundings.

Notwithstanding the above, the Committee approved in principle a stall at this location, subject to the scale, design and detailing being in keeping with the cobbled stone environment of the Conservation Area, and being agreed with the States Engineer, prior to construction.

JBT

**A4964 Mr Peter J Raphael** Moonshine, Barrack Master’s Lane. Remove 2 sycamore trees. **Application approved with condition.**

- 1) That the two trees are replaced with an appropriate native tree species in close proximity to these trees and the Lane.

**Reason:** To ensure that the wooded nature of the valley is maintained, in accordance with the Land Use Plan, which recognises the area as an important wooded valley and seeks to preserve its landscape value.

JBT

**A4965 Dickin Drew & John Cadoret (on behalf of all property owners on Alfred Terrace / Platte Saline Road)** West end of Platte Saline Road. Creation of turning area and barrier (revised application). **Application approved.**

JBT

**A4966 Mr R Street & Miss J Moore** AY1481, land near Windy Corner, La Marette. Erection of agricultural building (2.3m x 3m).

**Application approved, with condition: -**

- 1) That the building is located north of the existing timber building on the parcel.

**Reason:** In the interests of visual amenity

- 2) That the permission is temporary, for a period of 2 years only

**Reason:** In compliance with the LUP Guidelines for temporary agricultural buildings

JBT

**A4967 Ruth & Barry Hughes** Links Cottage, Route des Carrieres. Shiplap garden shed (12' x 10'). **Application approved.**

JBT

**A4968 Mr & Mrs J Flynn** The Studio, Valongis. New window to ground floor east elevation. **Application approved.**

JBT

**B3088 States of Alderney** Saye Campsite. Erection of further three units to provide shower/toilet block & shop/cafe and wet weather/event facility. **Application for the shower/toilet block only approved.**

The Committee deferred making a decision on the further two buildings, pending receipt of an overall plan for the scheme, to enable the Committee to determine whether these proposed buildings are necessary for the essential pursuit of the Zone's stated purpose, which is a requirement of the Land Use Plan.

JBT/defer

**B3089 Alderney Electricity Ltd** AY690, Rue de la Saline. Electricity substation. **Application approved, with condition: -**

- 1) That the building is of a plain panel type, in dark green colour

**Reason:** In the interests of visual amenity

JBT

**B3093 Ravenswood Ltd** AY2162, Le Grand Val. Convert existing barn and construct new single storey building to provide small business units. **Application approved with conditions: -**

- 1) Use of the buildings is to be restricted to storage, private office, or light industrial (where the overall use shall not affect the amenities enjoyed by people living or working in the area by giving rise to noise, vibration, offensive odours, fumes, smoke, ash, dust, grit or effluent).

**Reason:** in the interests of amenity

- 2) There shall be no outside storage areas, without the prior permission of the Committee.

**Reason:** in the interests of visual amenity

JBT

**B3094 Alderney Hotels Ltd** Rear of Nellie Grays Restaurant, Victoria Street. Replace existing wooden store with new block built store. **Application approved, with condition: -**

- 1) That the overall height of the proposed shed is no higher than the eaves of the adjacent building.

**Reason:** To ensure a satisfactory external appearance in the interests of visual amenity.

**B3095 Douglas Wilson** Neptune House, Fosse aux Chevaliers. Bathroom extension to south gable. **Application approved.**

JBT

**A4939 Anthony Flower** Masonic Hall, Church Street (Registered Historic Building No.B/125). Replace three timber top floor windows with uPVC sash windows. **Application refused.**

**Reason:** The proposal does not comply with the Committee's Policy on replacement windows in Historic Buildings. The Committee's policy on replacement windows in Historic

Buildings and Conservation Areas states that the use of non-traditional materials in Registered Historic Buildings will not normally be acceptable where the windows of the building are a significant feature, and make a significant contribution to the character of the building, and where non-traditional materials would greatly affect the appearance of the building. The policy states that where non-traditional materials are permitted, these are to be identical in terms of design and detailing of the existing timber windows.

The Committee considered that the windows of this building are a significant feature, and make a significant contribution to the character of the building. It was also noted that the proposed replacement windows are not identical in terms of design and detailing as the existing timber windows.

JBT

**21.2 Commercial / industrial site** It was reported that a planning application for the proposed development of industrial buildings at La Corvee was due to be submitted for the July meeting.

**22/2012 Policy / Legal Matters / Systems & Procedures**

**22.1 PR / Public information** The subject of improving the transmission of information to the public was discussed. Mr Llewellyn believed that this is a problem which needs to be addressed by all the committees and the States as a whole. One suggestion made was to hold a 'question and answer session' at the end of the People's Meeting.

**22.2 Building Regulations** It was reported that a first draft of the new Building Regulations, along with proposed fees schedule, would be circulated to members for consideration before discussion at the July meeting.

JBT

**23/2012 Any other business**

**Trees** Memo from Engineer dated 11<sup>th</sup> June 2012 tabled and discussed. It was noted that a number of trees at the Golf Course had been severely 'pruned' which had resulted in at least one tree being destroyed. The Committee was very concerned that such works had been carried out without the necessary permission. **Engineer to write to the Club in the first instance to convey its strong disapproval of this matter.**

JBT

**Meeting finished 1730**

**Date of next meeting: TUESDAY 17<sup>TH</sup> JULY 2012**

**Signed : G Sargent**

**Dated: 17<sup>th</sup> July 2012**