

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

17th July, 2012

0915 hrs

Present:

Mr G Sargent, Chairman

Mr A Llewellyn

Mr M Birmingham

Mr R Berry

Mr P Arditti

Mr R Burke, CEO

Ms J B Turner, States Engineer

Ms R Sowden, Planning

Assistant/ Minute Secretary

ACTION

24/2012 **Minutes of previous meeting** of 11th June 2012 were confirmed and signed.

25/2012 **Matters Arising**

25.1 Exemption Ordinance – Alderney Housing Association Ltd

Draft Exemption Ordinance tabled and discussed. It was noted that the draft Ordinance was proposed to prescribe AHA as an exempt person for all applications under Part II of the Law. Following discussion, the majority of the Committee considered that the Exemption Ordinance should be for the Platte Saline site only. It was decided by a majority of the Committee that a detailed description of the development should not be included on the Ordinance, as there was no legal basis to do so. Mr Arditti was not in favour of promoting any Ordinance for AHA, until it had convinced him of their need for new housing. **The Committee resolved by a majority (Mr Arditti against) that the Exemption Ordinance for social housing at AY2341, land at Platte Saline, be put forward for the September Billet.**

JBT/billet

25.2 Exemption Ordinance – Grand Hotel Developments Ltd

Draft Exemption Ordinance tabled and discussed. It was noted that the Ordinance had been redrafted, omitting the detailed description of the development, as there was no legal basis to include it. Mr Arditti was in favour of the Ordinance being put forward with the same wording as the original Ordinance, which had been granted to Blue Horizon Ltd. **The Committee resolved by a majority (Mr Arditti against) that the Exemption Ordinance as drafted be included in the September Billet.**

JBT/billet

25.3 A4948 Mr R Street

Report from Planning Office dated 13th July 2012 tabled and discussed. It was noted that despite planning permission being refused for the retrospective application for a carport, the structure was still in place. **The Committee resolved to request Mr Street to remove the unauthorised structure within 21 days.**

JBT

26/2012 **Planning Matters**

26.1 Planning Report

A4971 Mrs E Gauvain AY689, Le Petit Val. Mobile Field Shelter (12' x 12'). Application approved.

JBT

A4972 Mrs C Macdonald 2 Allee es Fees. Fell treed. Application approved.

JBT

A4973 Margaret Rendell Hawthorns, Les Venelles. Removal of 10 conifer trees. Application approved.

JBT

A4974 Geraldine Whittaker Mouriaux House, Les Mouriaux. Removal of conifer tree. **Application approved.** JBT

A4975 Peter & Janie Castle La Guelle du Bois, La Brecque Phillippe. Installation of five velux rooflights. **Application approved.** JBT

A4976 Josepha K L Wheeler Plot AY2110, Le Petit Val. Removal of conifer trees. **Application approved.** JBT

A4977 UCP Alderney Ltd Fort Albert. Erection of six flagpoles and flags. **Application refused. Reason 1:** *In order to preserve the building's special historic interest.* Fort Albert is an historic building, listed on the Register of Historic Buildings and Ancient Monuments. The Committee noted that historically, there would have been one flagpole and flag on the Fort. The Committee considered that the proposal was contrary to Section 8 of the Building and Development Control (Alderney) Law, 2002, as amended, and Policy DBE3 – Buildings of special interest, which seek to ensure that any development preserves and respects the special historic interest of the building and its setting.

Reason 2: *To prevent unnecessary intrusion on the skyline.* The Committee noted that the Fort is in a widely visible, elevated position; it considered that six flags around the Fort would cause an unnecessary intrusion of the skyline, and detract from the appearance of the Fort, which currently blends into the landscape. The Land Use Plan zoning seeks to ensure that any development is sympathetic to the location and visual impact of the Fort, and takes into account the effect on the skyline.

The Committee granted permission for one flagpole to be erected at the entrance of the Fort, subject to the design and detail being approved by the States Engineer. JBT

B3097 Jane Croxton 1 Newtown Road. Alterations to previously approved garage – change door to door and window & modifications to roof. **Application approved.** JBT

B3099 Continental Metals Ltd Parcels AY2012 & AY1749, La Corvee. Erection of two industrial units. It was noted that the applicant had amended the application, and withdrawn the part relating to the construction of the industrial unit on parcel AY1749. The Committee considered the application for the building on parcel AY2012 only. Three letters of representation had been received, which were taken into consideration by the Committee. Mr Arditti was in favour of deferring the application. **Application approved (by a majority).** JBT

B3101 UCP Alderney Ltd Ex Connaught Care Home, Connaught Square. Change of use from residential care home to hotel, licensed bar and restaurant. **Application approved.** JBT

B3102 Mr M Lee 41 High Street. First floor extension above existing shop. **Application approved.** JBT

B3104 M J Hunt AY2302, Le Cotiere. Erection of polytunnel (30' x 84'). **Application approved, with conditions: -**

1) That the polytunnel is used only for the stated purpose of the growing of crops for sale.

Reason: The land is zoned as Designated Area – Agricultural Zone in the Land Use Plan. This zoning only enables temporary agricultural buildings which fulfil a suitable agricultural purpose approved by the Committee. The growing of crops on a commercial basis is included in the definition of agriculture for this purpose.

2) That permission is given for a limited period, expiring on 17th July 2014, following which the permission will need to be renewed, or the structure removed.

Reason: In compliance with the Land Use Plan Guidelines for temporary agricultural buildings.

JBT

27/2012 Policy / Legal Matters / Systems & Procedures

27.1 Planning & Building Regulations Fees Draft fees schedules tabled and discussed.
Item to be carried forward.

JBT/DEFER

27.2 Sites for industry States of Guernsey Planning Advice Note tabled and discussed. Mr Arditti had made a suggestion that a similar document be compiled, tailored to Alderney. Following discussion, this was considered unnecessary.

28/2012 Any other business

AY690 Rue de la Saline Letter from Mr R Phelan dated 12th July 2012 tabled and discussed. The Committee resolved that it was not in favour of changing the policy for this site to allow development by non-qualified persons, by Ordinance under Section 33(1)(c) of the Law.

JBT

Harbour Master Plan Engineer reported that a Harbour Master Plan was currently being progressed, which was a requirement of the Land Use Plan before any further development could be considered in the Harbour Zone. **The Committee approved the progression of a Harbour Master Plan.**

Meeting finished 1230

Date of next meeting: TUESDAY 4TH SEPTEMBER 2012

Signed : G Sargent

Dated: 4th September 2012