

**General Services Committee Meeting**  
**Anne French Room**  
**Tuesday 9<sup>th</sup> October 2012**  
**0915**

**Mr W Walden, Chairman**  
**Mr P Arditti**  
**Mr J Beaman**  
**Mr R Berry**  
**Mr B Kelly**  
**Mr I Tugby**

**Mr R Burke, Chief Executive**  
**Mrs K A Hatcher-Gaudion, Treasurer**  
**Ms J Turner, States Engineer**  
**Mrs E O'Toole, Minute Secretary**

**Apologies: Mr P Allen**

**In attendance: Mr M Gaudion, Harbour Master – for item /2012 only**

**64/2012 Minutes of the previous meeting** of 11<sup>th</sup> September 2012 tabled and approved subject to the following items moved from the Confidential Annexure to the published minutes:-  
- Item 58.2 St Anne's Church  
- Item 61.1 1<sup>st</sup> Alderney Scouts – New Lease

**65/2012 Matters Arising**

**65.1 St Anne's Church** The States Engineer advised that the contractor and Lovell Ozanne are working to resolve the issues raised with regards to the contract. The contract is anticipated to be signed by January 2013.

It was noted that the contractor is intending to engage sub contractors to undertake specialist works and Lovell Ozanne is assisting with the matter.

*09:25 Mr Arditti left the meeting*

**65.2 Water Lane - CONFIDENTIAL ITEM** See Confidential Annexure.

*09:35 Mr Arditti rejoined the meeting*

**65.3 Clonque Road** Report from Frederick Sherrell Ltd, Geologist and Geotechnical Engineers, dated 17<sup>th</sup> September 2012 circulated to Members by email, tabled and discussed. Basic solutions for the stabilisation of the coastal erosion on Clonque road have been put forward with estimated costings.

Mr Berry, Mr Tugby and the States Engineer were requested to meet to assess the report and coastal erosion at Clonque and bring a proposal to the next meeting of the Committee.

**RB/IT/ENGINEER**

**65.4 Fort Quesnard** The matter was raised at the September meeting of the Committee by Mr Allen. There were reports that the Fisherman's path was closed off and access around Fort Quesnard had been restricted. Members reported that it appears the owners of Fort Quesnard are maintaining/gardening the area which may discourage members of the public as it has the appearance of private land. It was noted that Fisherman's Path remains open.

The Chairman requested the States Engineer inform the owners of Fort Quesnard, by way of letter, that they are permitted to maintain the area around the Fort however any bedding plants or bushes on States land must be removed.

**ENGINEER**

*09:45 Mr M Gaudion, Harbour Master, joined the meeting.*

**66/2011 Harbour and Fisheries**

**66.1 Monthly Report** for September 2012 tabled and **noted**.

**66.2 Replacement Harbour Crane - Specifications** Paper from the Chief Executive, on behalf of the Policy and Finance Committee, dated 4<sup>th</sup> October 2012 tabled and discussed. At the recent Policy and Finance Committee meeting expenditure of up to £730k was agreed to purchase a replacement Harbour Crane from Sennebogen which included optional extras as well as a minimum 36 month Extended Warranty.

Mr Berry had raised a query with regards to the suitability of the crane to a marine environment as the quotation from Sennebogen indicates that special protections and further measures are not included and should be ordered separately. The Chief Executive advised that this was queried with Sennebogen and they advised that the special protection relates to seals and the use of silicone spray. Mr Arditti requested that the Chief Executive/Harbour Master obtain in

writing from Sennebogen confirmation that the crane is specified for marine environments and their recommendations of ensuring the crane remains protected.

**CE/HARBOUR MASTER**

The Harbour Master advised that he would enquire whether 36 months or 60 months extended warranty would be additional to the 12 month initial warranty provided by Sennebogen.

**HARBOUR MASTER**

He further advised that at present it is unknown how many hours the crane will operate prior to resale however is confident that a 36 month extended warranty will suffice.

The Chief Executive advised a replacement policy will be put in place and the optimum point of resale will be investigated.

The Harbour Master advised that Sennebogen provide operator and maintenance courses and the provision for training has been allocated in the 2013 budget. It was noted that daily maintenance on the crane will be carried out by harbour staff and maintenance records will be kept. **Noted.**

**RESOLVED by a majority (Mr Beaman in favour of a 60 month extended warranty) to approve a 36 month extended warranty on the Sennebogen 680 HMC K1 Mobile-Hydraulic-crane. Harbour Master and Treasurer to deal.**

**HARBOUR MASTER/TREASURER**

Members requested the Harbour Master enquire from Sennebogen whether the warranty could be extended to 60 months during the 36 month period.

**HARBOUR MASTER**

It was noted that 4 expressions of interest have been received to purchase the old crane. **Noted.**

**66.3 Harbour Office Redevelopment** The States Engineer advised the tender return date was the 5<sup>th</sup> October 2012 and four tenders for the construction of the new harbour office and two tenders for piling were received. These have been passed to the WT Partnership Quantity Surveyors for assessment and a report will be submitted at the next meeting of the Committee.

**AGENDA ITEM/ENGINEER**

**66.4 Harbour Ladders Improvement Notices** Emails from the Chief Executive and Members dated 19<sup>th</sup> September 2012 and Improvement Notice from the Health and Safety Inspector Commerce and Employment Department States of Guernsey, dated 14<sup>th</sup> September 2012 tabled and discussed. The Harbour Master advised that a quote and schedule of works is awaited from Siteweld Ltd for the fabrication and replacement of the stainless steel ladders in the inner harbour.

The Treasurer advised that £26k has been allocated in the Capital account for replacement ladders and requested the Harbour Master advise the quote by email once received, in order for a decision to be made in time for further approval at the next Policy and Finance Committee meeting scheduled for the 23<sup>rd</sup> October 2012.

It was noted that the Harbour Master has applied for an extension on the Improvement Notice which required the ladders to be remedied by the 14<sup>th</sup> October 2012. **Noted.**

Mr Kelly queried if the Harbour Master has challenged the statement made by the Health and Safety Inspector that the stainless steel fixed ladders in the inner harbour *'are known to be the cause of a major injury to a member of the public who attempted to use one of them'* as the ladders were considered safe to use with both hands, as reported at a previous meeting of the Committee.

The Chairman proposed that, whilst the new ladders are awaited, the stainless steel ladders are removed to comply with Health and Safety and users of the inner harbour are advised to use the steps and dinghies.

**RESOLVED (Mr Arditti and Mr Walden in favour; Mr Tugby and Mr Kelly against; Mr Beaman and Mr Berry abstained) to request the Harbour Master to seek the views of the Health and Safety Inspector that the Committee consider removing the ladders.**

**HARBOUR MASTER**

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

**Harbour Master Plan** – The States Engineer advised that in accordance with the Land Use Plan a master plan must be formulated in order for any development to be permitted at the harbour. The Building and Development Control Committee (BDCC) and the Marina Advisory Group requested that the plan is drafted at officer level for consideration/approval by the States at the appropriate time. The States Engineer advised that liaison with the Marina Developers and States of Guernsey colleagues assisted in producing the draft plan.

**The Committee by a majority (Mr Kelly abstained) requested the States Engineer circulate the draft Harbour Master Plan to Members and the BDCC for comment.**

**ENGINEER**

*10:50 Mr M Gaudion, Harbour Master, left the meeting.*

**65/2012 Matters Arising - continued**

**65.5 Braye Lodge** Paper from the Chief Executive's Office dated 4<sup>th</sup> October 2012 and letter from Mr C Murfitt dated 23<sup>rd</sup> September 2012 tabled and considered. Following the request at the previous meeting of the Committee, the Chief Executive met with Mr Murfitt who is requesting to lease Braye Lodge for the remainder of his lifetime at a peppercorn rent of £5 per year. It was noted that the building is no longer fit for human habitation with the roof, doors and windows needing repair/replacement which Mr Murfitt has requested the States rectify whilst internal works will be carried out by himself.

The Chief Executive advised that the building had been cleared out some time ago as it was being considered for use by the Alderney Maritime Trust. **Noted.**

**RESOLVED unanimously to not approve Braye Lodge to be leased to Mr Murfitt as the proposal would need to fit in with a Harbour Master Plan and is impractical. Chief Executive and States Engineer to deal.**

**CE/ENGINEER**

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

**67/2012 General Works (including Agriculture)**

**67.1 Superintendent of Works Report - September** tabled and noted.

**67.2 States Works Department - Butes Depot** Paper from the States Engineer dated 3<sup>rd</sup> October 2012 tabled and considered.

**RESOLVED unanimously that the Butes depot continue to be used as the main base of the States Works Department for the foreseeable future.**

*11:15 Mr Llewellyn joined the meeting.*

*11:15 Meeting closed to convene as the Water Board – minutes under separate cover.*

*11:35 Mr Llewellyn left the meeting*

*11:35 Meeting reconvened.*

**68/2012 Recreation, Welfare and Environment (including States Land)**

**68.1 Land/Road at rear of Snooker Club proposal** Paper from Chief Executive's Office dated 4<sup>th</sup> October 2012 and letter from the New Alderney Snooker Club dated 3<sup>rd</sup> October 2012 tabled and considered. The New Alderney Snooker Club is requesting permission to build a wall and/or fence on land at the rear of the club on the boundary of the land owned by Mr L Jean, currently used by a local building contractor. The club advises that the road to the rear of the club, included in their lease, is continually used by the building contractor with heavy machinery and vehicles to access building related materials stored at the site and damage has also been caused to the building.

The Chairman stated that the site is very untidy and raises potential health and safety issues. He further added that this has been a long standing issue which was raised in BDCC in 2007 and the contractor was requested to submit an application for the provision of a permanent fenced compound, however to date an application has not been received. It was noted that the road is due to be resurfaced by Ronez this year.

The Committee raised concerns about damage to States Property caused by Mr Bohan's vehicles and machinery as well as the continued damage to the road and requested the States Engineer write to the contractor to advise that he does not have permission to use the road and should cease this unpermitted use immediately.

**ENGINEER**

The Committee further requested the BDCC pursue the application requested in 2007.

**BDCC**

**68.2 Airport Hangar Proposal** Paper from the Chief Executive dated 2<sup>nd</sup> October 2012 tabled and considered. The Committee considered the proposal from an interested party at its July meeting and requested further information.

The Chief Executive advised that Mr C Le Ray, Airport Director, informed the interested party that the site of the proposed hangar should be relocate further north which will bring it in line with the existing hangars.

Members were of the mind that should the hangar form part of further development at the airport, it would favour the proposal subject to terms and a lease for the land.

The Committee requested the Chief Executive to enter into further discussion with the interested party and to circulate the modified area plans for a proposed airport hangar as well as the Airport Development Plan for discussion and consideration at the next meeting.

**68.3 Golf Course and Airport - Rabbit Control** Paper from the Chief Executive dated 2<sup>nd</sup> October 2012 and a letter from Mr James Bradley, Landmark Rabbit Control, to Mr Ron Morton, Alderney Golf Course tabled and considered. Mr Morton approached the Chief Executive enquiring whether the States would support the Golf Club in the eradication of rabbits at the golf course. He advised that the contractors, Landmark Rabbit Control, had visited the course in early August and had also visited the airport with a view to making a similar proposal. The costs involved are £84,750 for the Golf Course and £26,750 for the airport.

CE

It was noted that the Airport Director advised that the proposed costs for the airport are too high and they have no intention of proceeding.

It was also noted that certain members of the Alderney Shooting Club hold special permits to shoot/cull pheasants and rabbits at the airport and on specified States owned land such as the Golf Course and the Campsite.

**The Committee was unanimously not in favour of the proposal from Landmark Rabbit Control for the eradication of rabbits at the Golf Course and Airport. Chief Executive to deal.**

CE

**68.4 Fort Tourgis - Temporary Storage** The Chairman advised that the possibility of using Fort Tourgis as a temporary storage facility for the States Works Department was briefly mentioned at the Policy and Finance Committee meeting in September. The Committee agreed not to consider this proposal at this time due to the lack of secure and undercover storage available at Fort Tourgis.

**68.5 Peace Garden - Projects so far and proposed Labyrinth** Paper from the States Engineer dated 2<sup>nd</sup> October 2012 tabled and considered. Members stated that they noted the progress so far and thanked the group for this attractive asset. It was noted that this use of this land was not in perpetuity.

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

- a) **The Peace Garden as it has been developed to date; and**
- b) **The development of a Labyrinth on the land adjacent to and north of the Peace Garden.**

**States Engineer to deal.**

ENGINEER

**68.6 Any Other Business Relating to Recreation Welfare and Environment** The Committee noted and approved of the painting at the Recycling Centre and requested the States Engineer thanks those involved.

ENGINEER

## 69/2012 **Roads and Transport**

**69.1 Banquage Traffic Congestion proposal** Memo from the Traffic Advisory Group (TAG) dated 4<sup>th</sup> October 2012 tabled and considered. Following the consultation with residents in the eastern end of Le Banquage, 15 responses were received and assessed by TAG. The recommendation by TAG is to open the eastern access road with the majority of respondents in favour of that option.

**RESOLVED unanimously to agree to approve the recommendation by TAG to open the eastern access at Le Banquage on a 3 month trial basis to determine if it relieves the volume of traffic travelling through Le Banquage to reach the eastern end. Engineering department to deal.**

ENGINEERING DEPARTMENT

The Chairman requested the road is monitored for stones and rubble being dragged onto Rue de Beaumont.

**69.2 La Vallee/ Route de Picaterre junction proposed traffic line** Memo from the Traffic Advisory Group (TAG) dated 4<sup>th</sup> October 2012 tabled and considered. Mr Tugby, Chairman of TAG, advised that members of the public have complained of the lack of visibility when turning right across oncoming traffic from La Vallee into Route de Picaterre as well as the speed which vehicles travel through the junction when coming from La Vallee.

**RESOLVED by the Chairman's casting vote (Mr Arditti, Mr Berry, Mr Tugby in favour; Mr Beaman, Mr Kelly, Mr Walden not in favour) to not approve a new stop line at the bottom of La Vallee and Route de Picaterre junction.**

**69.3 Wayleave Request** Paper from the Planning Office dated 1<sup>st</sup> October 2012 tabled and considered. The owner of the property 'Le Petit Chalet' on Longis Common wishes to apply for planning permission for a new access to the property which would cross over States' owned land and therefore requires landlords approval. At present, this property and the neighbouring property 'Le Chalet' share vehicular access over a 40m strip of States' owned land.

The Committee was of the mind that the request was unnecessary considering access to the property was already in place, but was prepared to consider the private track split into two on the northern side of the States-owned land so that neither party had to drive onto the other's land to gain access to their own. States Engineer to enquire from the owners of both properties whether this would be considered an option.

**ENGINEER**

**RESOLVED unanimously not to grant a wayleave over approximately 40m of States' owned land to enable the dwelling 'Le Petit Chalet' to have an independent vehicular access. States Engineer to deal.**

**ENGINEER**

**69.4 Public Services Vehicle - Evening Service** Paper from the Chief Executive's Office dated 4<sup>th</sup> October 2012 tabled and discussed. It was noted that the issue of taxis operating during evenings, was briefly discussed in a recent Policy and Finance Committee meeting. Mr Tugby declared an interest.

Mr Tugby and Mr Kelly considered that a sufficient number of taxi operators, two at present, run an evening service and should another licence be granted it would impact the current operators. Mr Arditti stated that it should be a requirement for all those with public service vehicles to operate after hours and felt that current taxi operators are not providing a sufficient service to the island.

Various queries were raised regarding the term that public services vehicle licences are granted and whether performance is monitored etc. The Chairman requested that the matter be deferred to the next meeting of the Committee when further information can be provided and considered.

**DEFERRED/AGENDA ITEM**

**69.5 Any Other Business Relating to Roads and Transport** The Chairman advised that a letter from ABC Taxis, dated 8<sup>th</sup> October 2012, had been received by post and requested it is deferred for consideration at the next meeting of the Committee.

**DEFERRED/AGENDA ITEM**

**70/2012 Any Other Business**

**70.1 St Anne's Church Augmentation of Bells** Mr Arditti, as a member of the Alderney Bell Ringers, requested the States Engineer investigate claims that Lovell Ozanne had assessed and produced reports on both the supporting structure for the additional bells and the church tower, contrary to the update provided at the previous meeting of the Committee. States Engineer advised that she would investigate and advise accordingly.

**ENGINEER**

**Meeting closed 12:35am**

**DATE OF NEXT MEETING: 13<sup>th</sup> November 2012**

**Signed: Mr W Walden**

**Date: 13<sup>th</sup> November 2012**