

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

15<sup>th</sup> January, 2013

0915 hrs

**Present:**

Mr F Simonet, Chairman  
Mr A Llewellyn  
Mr R Berry  
Mr M Birmingham  
Mr C Rowley

Mr R Burke, Chief Executive  
Ms J Turner, States Engineer  
Ms R Sowden, Planning Assistant/  
Minute Secretary  
Mrs S Price, Executive Assistant

**ACTION**

01/2013 **Minutes of previous meeting** of 4<sup>th</sup> December 2012 were confirmed and signed.

02/2013 **Administration**

**02.1 Appointment of Deputy Chairman**

Mr Llewellyn was elected Deputy Chairman.

03/2013 **Matters Arising**

**03.1 B3109 Continental Metals** Erection of industrial unit at AY1749, La Corvée. Engineer gave a verbal update on the status of this application, and the applicant's previous application for a storage building at AY2012. She explained that both applications were currently at the Environmental Impact Assessment stage. Further information had recently been received from the applicant in relation to the storage building, and once this had been assessed, would be sent out for consultation.

The Chairman questioned the matter of access to the site, and queried whether the planning application should proceed if there were no legal right of access. He requested that written legal advice be sought on this subject, and circulated to members upon receipt.

**SE**

**03.2 Any other matters arising from the minutes** The Chairman inquired about various decisions made at the previous meeting, and these were explained and discussed.

04/2013 **Planning Matters**

**04.1 Planning Report**

**A5000 Mrs Geraldine Whittaker** Mouriaux House, Les Mouriaux. Demolition of concrete basement store. **Application approved.**

**SE**

**A5001 P Beney & E Cocheril** Boundary between 'Suna' & 'Palm Springs', Water Lane. Removal of conifer tree. **Application approved.**

**SE**

**A5002 Simon Benfield** 'She View', Longis Road. Retrospective application – extend length of approved balcony from 3.95m to 4.84m. One letter of representation tabled and noted. **Application approved.**

**SE**

**A5003 Simon Benfield** 'She View', Longis Road. Retrospective application – amendment to approved plans for new dwelling re off-street parking area. Six letters of representation tabled and noted. **Application refused.**

**Reason:** In the interests of highway safety.

The Committee considered that the loss of off-road parking at this location would be detrimental to highway safety, because there was limited safe on-road parking available nearby. A major consideration of the original planning application for the two semi-detached dwellings was that there would be sufficient off-road parking provided for both new dwellings.

The approved plans for the original development included three parking spaces on the application site, with a written undertaking from the applicant that additional space would be made available for parking on adjoining land, resulting in a total of six spaces for the three dwellings in this location. This was the basis upon which the original development was approved.

In reaching the decision to refuse the application, the Committee took into account Section 7(1)(f) of the Building and Development Control (Alderney) Law, 2002, which states that the effect that development has on roads and traffic must be taken into account. The Committee considered that the proposal would have a detrimental effect on roads and traffic.

SE

**A5004 Mr & Mrs J Gaynor** 67 High Street. Replace first floor windows with heritage style uPVC and ground floor windows with new timber units. **Application approved.**

SE

**A5005 Rea's Limited** Rea's Bistro, Bar & Terrace, Braye Street. New entrance canopies and signs to terrace entrances and Braye Street bar. General hard landscaping works to terrace. Install new doorway at rear of Braye Street bar. All parts of the application were approved, apart from the proposed sign on the canopy to the southern entrance, which was deferred, pending receipt of further detail.

SE

**A5006 Barry & Ruth Hughes** Links Cottage, Route des Carrieres. Removal of six sycamore trees on eastern boundary. **Application approved.**

SE

**A5007 Jo R Pelegri** Clover Cottage, Courtil Liage. Remove pine tree. **Application approved.** SE

**A5008 R Adams & M Hickman** The Watershed, Newtown Road. Replace timber windows with uPVC. **Application approved.**

SE

**A5009 Mr P Hein** 3 La Trigale. Removal of two conifer trees on east boundary. **Application approved.**

SE

**A5010 C & E Laundrettes Ltd** 18 Victoria Street. Replace first and second floor windows with heritage style uPVC. **Application approved.**

SE

Ms Sowden declared an interest in the following item, and left the meeting for this item only.

**A5011 Mr M Barnes** AY1372, land adjacent to entrance to garages, La Brecque Philippe. Removal of sycamore tree and demolition and rebuilding of part of wall. Letter of representation tabled and noted. **Application approved, with condition: -**

1) That the tree is replaced with a substantial tree of a native species.

**Reason:** In order to preserve the appearance of the area, which is part of the Conservation Area of St Anne.

SE

**A5012 Stephen Rew** 17 Little Street. Retrospective application - construction of store in rear garden. Letter of representation tabled and noted. **Application approved.**

SE

Mr Simonet declared an interest in the following item, and left the meeting for this item only.

**B3121 Jackie Main for Island Land and Property Co** Old Riduna Stores, Victoria Street. Re-roof building including change of pitch. Demolition of four chimneys. **Application for the re-roofing and demolition of three chimneys was approved. Application for the demolition of the north eastern chimney was approved, subject to a satisfactory design for the flat roof structure adjacent to this chimney being agreed with the States Engineer.**

SE

**B3122 Robin Shales** Chanson de la Mer, Braye Road. New dormer window to rear elevation and three rooflights to front elevation. **Application approved.**

SE

**B3123 Jo Pelegri & Mike O’Gorman** Clover Cottage, Courtil Liage. Replace lean-to green house to southwest elevation with oak framed conservatory with pitched roof. **Application approved.**

1145hrs Committee left the meeting to visit the following site  
1200hrs Committee returned

**B3120R R Adams** 4 Hauteville. Revised application for extension to rear of dwelling. Letter of representation tabled and noted. **Application approved.**

SE

**05/2013 Policy / Legal Matters / Systems & Procedures**

**05.1 Review of Planning Law** It was considered that the existing planning law required review, and the Chairman proposed that an advisory group be set-up for this purpose. He further proposed that a small number of Island residents with relevant experience and qualifications be invited to be part of this group, which would be chaired by him. The Committee agreed to the proposal. **Chief Executive to advise Chairman on procedural matters following the meeting.**

CE

**05.2 Planning Fees and Building Regulations** The Chairman requested that the work on the Law revisions currently underway were put on hold for the time being, pending the law review.

Defer

**05.3 Material change of use** The Chairman requested that the work on the Law revisions currently underway were put on hold for the time being, pending the law review.

Defer

**05.4 Untidy and derelict land** The subject of untidy areas of the Island was discussed. It was agreed that owners of such sites were to be contacted, and asked for their proposals for the tidying / clearance of their land.

SE

**06/2013 Any other business**

The Chairman proposed that a qualified planning officer be appointed. Paper detailing all options regarding the provision of professional planning assistance to be prepared, for consideration by Policy Committee.

CE

**Meeting finished 1250hrs**

**Date of next meeting: TUESDAY 5<sup>TH</sup> MARCH 2013**

**Signed : Francis Simonet**

**Dated: 5<sup>th</sup> March 2013**