

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

14<sup>th</sup> October, 2013, 0915 hrs

**Present:**

**Mr M Birmingham, Chairman**  
**Mr F Simonet**  
**Mr R Berry**  
**Mr C Rowley**

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

**Apologies: Mr S Roberts**

**ACTION**

**35/2013**    **Minutes of previous meeting** of 3<sup>rd</sup> September 2013 were confirmed and signed.

**36/2013**    **Matters Arising**  
There were no matters arising from the minutes.

**37/2013**    **Planning Matters**  
**37.1 Planning Applications Report**  
**A5062 Mr & Mrs S Shaw** Woodlands, Fontaine David. Replace existing timber panel fence to part NW boundary with block wall. **Application approved.**

**A5063 Ravenswood Ltd** The Barn, Le Grand Val. Install 5no. Velux roof lights to front and rear roof slopes. **Application approved.**

**A5064 C H W Shales** Les Pommiers, Les Mouriaux. Removal of two fir trees. **Application approved.**

It was noted that the above three applications had already been approved by the Committee Members following the required public advertising period. The Committee therefore ratified its previous decisions.

**A5061 Rebecca Watt** AY740, Rue de la Saline. Extend permission for existing field shelter. **Application approved with conditions:**

1. That the permission is personal to the applicant, and is temporary, for a period of two years.

**Reason:** In accordance with the Land Use Plan guidelines for temporary agricultural buildings. **SE**

**A5065 L W Franklin** Longis House, Longis Road. Remove 4 trees and erect polytunnel (7.3m x 4.9m x 2.5m) in SE corner of garden.

**Application approved with condition:**

1) That the permission for the polytunnel is temporary, for a period of two years.

**Reason:** In accordance with the Land Use Plan guidelines for temporary agricultural buildings. **SE**

**A5066 John D Horsburgh** 11 High Street. Replace existing uPVC windows and door to front elevation with new heritage style uPVC units. **Application approved.** **SE**

**A5067 Mr & Mrs J Francis** Studio du Val, Venelle du Val du Sud. **Application approved with condition: -**

1) That the tree is replaced in this area with a native tree appropriate to the location.

**Reason:** To replace the amenity value which will be lost by the removal of the tree. **SE**

**B3152 Mr Adul Tangkham** Mai Thai Restaurant, 6 Le Val. Install new timber window to existing door opening. **Application approved.** **SE**

**B3153 Mr Michael Fitton** 22 Le Banquage, Rue de Beaumont. Demolition of existing garage. Construction of new detached garage / workshop & creation of new driveway and parking area. One letter of representation tabled and considered.

**Application approved, with condition:**

1. The proposed garage / workshop building shall be used only for purposes incidental to the enjoyment of the dwelling house and not in connection with any trade or business.

**Reason:** To protect the character and amenity of the locality and neighbour amenity. **SE**

**B3154 A J Bohan** Part AY2285, La Corvee. Erection of builder's workshop / store (25m x 13m x 7m). **Application approved.** **SE**

**B3155 Alderney Housing Association Ltd** Coastguards, Route des Mielles, Longis. Demolition of outbuildings, extensions to ground floor east elevation, installation of dormers and rooflights. Erect six timber sheds, etc. **Application approved with condition: -**

1. That the Alderney Society is informed prior to commencement of excavations.

**Reason:** To enable the Alderney Society to monitor and record any findings (the property is located within an area of known archaeological importance). **SE**

**B3156 Mr & Mrs Jones** Abacus House, Newtown Road. First floor extension. **Application approved with condition:**

1. That the gas bottles are completely screened from the public highway (design detail of such screening to be agreed in writing with the States Engineer prior to commencement of works).

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

### **37.2 Deferred items**

**a) B3109 Continental Metals** AY1749, La Corvée. Proposed Industrial building. The Committee discussed the applicant's recent presentation to States Members. It was noted that a change to the Land Use Plan would be required to enable this development to happen, and that the matter may be brought up at the forthcoming Planning Review. **Defer**

**b) B3146 Mr Michael Dismorr** 'Hillside', The Butes. Re-roofing and removal of chimneys. It was reported that further information and advice about the building's age and historic significance was awaited. **Application deferred.** **Defer**

**c) B3139 Island Land & Property Co Ltd** 42/43 Victoria Street. Convert existing apartment into three apartments. It was noted that a Housing Exemption Ordinance had been approved by the full States at its meeting on 18.09.13. The Committee was now therefore able to make a formal decision on the application. **Application approved.** **SE**

**37.3 Request for Housing Exemption Ordinance** Letter from Mr D Gillingham dated 04.09.13 tabled and discussed. It was noted that there was currently no written policy regarding the creation of new housing on the Island. In view of the impending review of the Island's planning and development control process, the Committee considered that it would be inappropriate to consider individual requests for exemption ordinances at this time. **Matter to be re-considered pending conclusion of Planning Review.** **Defer**

**37.4 Plot AY690, Rue de la Saline** Letter from Mr R Phelan dated 11.09.13 tabled and discussed. The Committee considered that the issues raised, particularly with regard to accesses and road widening, should be looked into further, and the findings reported at its next meeting. **SE**

It was noted that historically all applications having any implication whatsoever to a public highway had been referred to the General Services Committee, being the committee mandated to be responsible for traffic control. It was noted however that the Building and Development Control Law requires the Building and Development Control Committee to take into account the effect that development has on roads and traffic.

**Paper to be prepared clarifying the roles of both Committees with relation to roads / traffic.** **SE**

**38/2013 Policy / Legal Matters / Systems & Procedures**

**38.1 Enforcement Matters**

**I Tugby AY1749 La Corvée. The Committee resolved that a formal notice now be issued for the clearance of the site.** **SE**

**C Murfitt AY1508 Le Grand Val The Committee resolved that a formal notice now be issued for the clearance of the site.** **SE**

**38.2 Enforcement Matters Cont. See Confidential Annexure**

**38.3 Building and Development Control (Alderney) (Amendment and Fees) Ordinance 2013**

Proposed Billet submission letter and revised fees schedules tabled and considered. The Committee agreed the fees as proposed, but considered that a further comparison exercise should be carried out, and any anomalies reported to the Committee before the item is put to the full States. **SE**

**38.4 Review of the Planning and Development Control Process on Alderney**

It was noted that the review process had begun with a 'Call for Evidence' being published in the local media. **Noted.**

**34/2013 Any other business**

Engineer reported a written request by the Alderney Wildlife Trust for permission to remove eight small trees at Les Rochers Community Woodland as part of planned and pre-approved land management. **The Committee agreed the request.**

The Committee discussed the issue of planned woodland management and it was noted that requests had come from other parties who were intending to plant trees for future harvesting. The Committee resolved to produce a policy on tree felling to negate the requirement to apply for BDCC permission for removal of trees where a woodland management plan is in place. **Discussion document to be prepared for future meeting.** **SE**

**Meeting finished 1340hrs**

**Date of next meeting: TUESDAY 3<sup>RD</sup> DECEMBER 2013**

**Signed : M J Birmingham**

**Dated: 3<sup>rd</sup> December 2013**