

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

15th April, 2014, 0915

Present:

Mr M Birmingham, Chairman
Mr F Simonet
Mr R Berry
Mr C Rowley
Mr S Roberts

Ms J Turner, States Engineer
Ms R Sowden, Planning Assistant/
Minute Secretary

ACTION

14/2014 **Minutes of previous meeting** of 4th March 2014 were confirmed and signed.

15/2014 **Matters Arising**

15.1 The Housing (Exemptions) (Alderney) Ordinance, 2014 Draft Exemption Ordinance for Mr David Lewis to enable the creation of a new dwelling by conversion of an existing building (subject to planning permission being granted) at 11 Courtil Lubin was approved for inclusion in next Billet.

Billet

15.2 Any other matters arising from the minutes

Item 04.3 Mr Berry reported that Mr David Gillingham had again been in contact with him regarding the subject of Exemption Ordinances. **Noted.**

Item 11.1 Mr Simonet raised the matter of marina development and noted that the Land Use Plan required that any development within Zone 7 (Harbour and Braye Bay Comprehensive Development Zone) could not be permitted unless it was considered by the Committee to comply with the long term comprehensive design of the Harbour and Braye Area. Mr Simonet was querying whether there was a long term comprehensive design. It was noted that whilst the Land Use Plan Zoning provided the basis of a plan, the production of a master plan was something that still needed to be addressed. **Noted.**

16/2014 **Planning Matters**

16.1 Planning Report

PA/2014/025 J M Markell Barley Twist, Newtown. Erection of wooden summerhouse (10' x 12') at eastern side of dwelling.

PA/2014/032 J & J Strick Les Quest, La Petite Blaye. Remove two fir trees from northwest side of garden.

PA/2014/033 Mark Jenkins The Site, Courtil Lubin. Single storey extensions to east and south elevations to provide garage and extension to lounge.

PA/2014/035 Ms C Woodruff 4 Ollivier Street. Replace existing windows to front elevation with new heritage style windows; replace windows to south and east elevations; demolish chimney.

It was noted that the above four applications had been approved by the Committee Members following the required public advertising period, because these proposals were considered to be minor, straight-forward and non-contentious, and were in accordance with Policy and Law. The Committee therefore ratified its previous decisions.

PA/2014/024 Mrs E A Haddock Granary Cottage, Chemin du Meunier. Apply render to existing granite west elevation wall. It was noted that this granite converted barn was situated in the St Anne Conservation Area, and that policy required that development in conservation areas should preserve and enhance the character and appearance of those areas. The Committee was of the view that traditional granite buildings significantly contributed to the character of the conservation areas, and that rendering over them should be resisted. Noting that the works were being proposed for weather-proofing reasons, the Committee considered a surveyor's report should be submitted to substantiate the application. **Application deferred.**

SE/defer

PA/2014/026 Grand Hotel Developments Ltd The Grand Site, Butes. Siting of 13No. oil storage tanks and associated screening and landscaping. It was noted that the siting would affect the landscaping plan previously approved as part of the overall development, and that this landscaping plan had been updated to incorporate the tank areas. **Application approved with condition: -**

All planting in the hereby approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or completion of the development, whichever is sooner.

Reason: To ensure that a satisfactory form of development is achieved in the interests of amenity.

SE

PA/2014/027 Grand Hotel Developments Ltd The Grand Site, Butes. Siting of 13No. gas cylinder cabinets. It was noted that the majority of these small cabinets were to be sited at the rear of the development, out of public view. **Application approved.**

SE

PA/2014/028 Alderney Community and Sports Centre St Anne's School, Newtown. Create temporary access to swimming pool site from Braye Road. It was noted that the proposal had been assessed for highway safety, and no issues had been identified. **Application approved with condition: -**

That the permission is temporary, for the duration of the construction phase of the swimming pool project.

Reason: Permission is granted to meet a declared short term need.

SE

PA/2014/030 Mr F D Abreu Les Bateaux, Corvee. Lean-to extension to existing stable block. The Committee noted that the existing stable building was classified as a permanent Agricultural Building (Ref A14) in the Land Use Plan, and was situated in the Agricultural Zone of the Designated Area (Greenbelt). The Land Use Plan guideline for development of existing agricultural buildings states that such buildings may only increase their floor area by up to 10%. The proposed extension exceeded 10% of the floor area of the existing building. **Application approved with condition: -**

That the floor area of the extension is no more than 10% of the floor area of the existing stable block.

Reason: In accordance with the LUP Guidelines for extensions of existing agricultural buildings in the Designated Area (Agricultural Zone).

SE

PA/2014/031 J & J Strick Les Quest, La Petite Blaye. Install external staircase to previously approved balcony to west elevation. The Committee considered that the proposal accorded with Policy and Law. **Application approved.**

SE

PA/2014/034 Neil Harvey, Commodore, Alderney Sailing Club, Braye. Construct timber shaped deck area at northern side of Club House, change window to French doors, reposition flag pole and Homecoming stone. It was noted that this site was in the Braye Conservation Area. The Committee considered that the development would preserve and enhance the character of the area. **Application approved.**

SE

PA/2014/036 Grand Hotel Developments Ltd The Grand Site, Butes. Increase size of previously approved electricity substation to 5m x 5.5m. The Committee considered that the proposal accorded with Policy and Law. **Application approved.**

SE

PA/2014/037 M E Redman for Alderney Library Committee Alderney Library, Church Street. Replace timber front door with uPVC door to same design (heritage style glazing). Letter of representation tabled and considered. It was noted that the building was situated in a non-cobbled street within the Conservation Area of St Anne, and that the Policy allowed the use of non-traditional materials in these areas, provided that they were of a 'heritage' style. **Application approved.**

SE

PA/2014/038 Christie Crawford Plot AY2357, Fontaine David. Removal and replacement of 25 trees. Letter of representation tabled and considered. It was noted that the land was situated in Zone 10C of the Land Use Plan, an area designated for low-density residential development which was required to be in-keeping with the topography of the site and its existing wooded landscape. Although a landscaping plan had been submitted for the replacement of the trees, the Committee considered that the wholesale clearance of the site, prior to the submission of an application for development, was premature. The Committee therefore gave permission for the removal of up to five trees only at this stage, to enable access to the site. A decision on the removal of the remaining trees was deferred, pending submission of an application for a new dwelling at this site.

SE/defer

PA/2014/039 John Weir Blaye Bungalow, Chemin du Meunier. Single storey extension (3.2m x 3.8m) to south elevation. It was noted that the dwelling was situated in the Designated Area, Land Use Plan Residential Zone, which sought to limit extension of existing residencies to a maximum of 15% of existing floor area. It was noted that the proposed extension was within the 15% extension 'allowance'. **Application approved.**

SE

PA/2014/040 Mrs N A Burland Westside, Valongis. Two storey extension (7m x 5.3m) to west elevation to provide double garage with room over. The Committee considered that the proposal accorded with Policy and Law. **Application approved.**

SE

PA/2014/040 A J Bohan Jackie Main's Yard, Le Gros Champ. Amendment to approved plans for industrial building (re Application Ref: B3154) – repositioning of building by moving it up to 7m to the north. The Committee considered that the proposal accorded with Policy and Law. **Application approved.**

SE

PA/2014/042 Windermere Ltd Parcel AY1402, La Murette. Construction of detached building 'barn' (6.1m x 6.7m). Four letters of representation tabled and considered. **Application refused.**

Reason: It was noted that this site was situated in the Designated Area, Land Use Plan Residential Zone, which sought to limit extension of existing residencies to a maximum of 15% of existing floor area (including new non-residential buildings). It was noted that planning permission had been granted for the demolition and rebuilding of the dwelling at the site

(application ref: B3039R), and that the approved new replacement dwelling had incorporated the 15% extension 'allowance'.

The Committee refused the application, because it considered that the proposal was contrary to Section 12 of the Law and the Land Use Plan. In reaching the decision to refuse the application, the Committee took into consideration Sections 12(2) and 7(1)(h) of the Building and Development Control (Alderney) Law, 2002, as amended.

SE

PA/2014/043 Keith Ives 4 Val Reuters. Install new window opening to north (front) elevation. The Committee considered that the proposal accorded with Policy and Law. **Application approved.**

SE

PA/2014/044 Mr S Case Lyceum House, High Street. Construct carport and bin store on southeast side of garden. It was noted that this site was in the St Anne Conservation Area. The Committee noted that the proposal included a small increase to part of the boundary wall to screen the works, which meant that the works would not be visible from the adjacent highway. The development was considered to preserve the character of the area. **Application approved.**

SE

17/2014 Policy / Legal Matters / Systems & Procedures

17.1 Plot AY690, Rue de la Saline Letter from Richard Phelan dated 08.04.14, minutes from BDCC meeting of 03.09.13 re application C1056, Land Use Plan Policy Guideline for Zone 14C, letter from States Engineer to Mr R Phelan dated 15.06.10, tabled and discussed.

The Committee agreed unanimously that the roads (up to the underside of final course) and services were to be in place for all plots, prior to the development of any single plot, in accordance with the Policy Guideline for Zone 14C of the Land Use Plan.

SE

17.2 Policy on sub-division of existing dwellings The Committee agreed changes to the wording of the planning guidance document which had been prepared to give guidance to developers and architects who are involved with the subdivision of properties into smaller properties for residential use. **Guidance document authorised for issue.**

SE

17.3 Enforcement Matters See Confidential Annexure.

18/2014 Any other business

There were no items of any other business

19/2014 For Information

Draft Housing Strategy from Cambridge Centre for Housing and Planning Research. It was noted that the research had been commissioned by Alderney Housing Association, and that the final report would be published shortly.

Meeting finished 1135

Date of next meeting: TUESDAY 3RD JUNE 2014

Signed : M J Birmingham

Dated: 3rd June 2014