

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room
21st October 2014, 9.15am

Present:

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

Ms J Turner, States Engineer (outgoing)
Mr Bruce Adams, States Engineer
Ms D Allen, Minute Secretary

Apologies: Mr V Brownlees, CEO

ACTION

37/2014 Minutes of previous meeting of 2nd September 2014 were confirmed and signed.

38/2014 Matters Arising There were no matters arising.

39/2014 Planning Matters

39.1 Planning Applications

PA/2014/097 Alderney Wildlife Trust, Alderney Community Woodland. Install maximum 11 signs and 3 site maps. The Committee noted that no Policy Guidelines currently relate to signage in the Designated Area and agreed that the review of the Law should include and address the matter.

Application approved.

SE

PA/2014/098 JT (Guernsey) Ltd, Fort Grosnez. Install 9m lattice tower with supporting cabin and infrastructure. It was noted that JT (Guernsey) Ltd is not currently a prescribed Provider of Public Utilities.

Application deferred for Environmental Impact Report.

SE

PA/2014/099 JT (Guernsey) Ltd, Chemin De Meunier. Install 25m lattice tower with supporting cabin and infrastructure. It was noted that the proposed development is in Zone 18.

Application deferred for Environmental Impact Report.

SE

PA/2014/100 R J Raymond, 17-18 High Street. Replace existing timber greenhouse with aluminium. It was noted that the framework would be painted white.

Application approved.

SE

PA/2014/101 Nicholas Hogben, Bolberry Down, Venelle De Simon. Replace six windows, two uPVC like for like, four timber with uPVC.

Application approved.

SE

PA/2014/102 Gladys Randall, 6C, Clos De Mouriaux. Erect garden shed 6' x 4'.

Application approved.

SE

PA/2014/103 Mr and Mrs L Aldis, Huret Lodge. Remove sycamore tree (Retrospective).

Application approved.

SE

PA/2014/104 Mr B Cauvain, 1, Le Coignet, Little Street. Create flat roof with decking at first floor level by replacing pitched roofs; convert upstairs window to door; reconfigure kitchen.

Application approved with condition: That suitable plant screening is installed to the eastern boundary of the new decked roof; the design of this to be agreed in writing with the States Engineer.

Reason: *To mitigate overlooking of adjacent properties.*

SE

PA/2014/105 Allan Jones, Balusters, Butes Lane. Replace hedge to northwest boundary with 2.1m x 20m wooden fence.

Application approved with condition: That the fence starts no further forward than the building line of Balusters.

Reason: *To mitigate neighbourhood amenity.*

SE

PA/2014/106 David Lewis, 11 Courtil Lubin. Remove fir tree. **Application approved**

SE

PA/2014/107 Ravenswood Ltd, Airport Business Park. Change of use of first floor from business to residential. Whilst the Committee commended the submission of a Supporting Statement, it took into account the suitability of the site for residential or industrial purposes; the effect of the existing development on public health and safety; the limited amount of amenity space and loss of neighbouring amenity (overlooking).

Application refused. (Mr S Roberts and Mr C Rowley abstained.)

Reasons:

- *To presume against mixed use in accordance with precedence; the application seeks to place residential and industrial use in one building.*
- *The site is categorised for commercial usage.*
- *To preserve the existing stock of commercial units.*

SE

PA/2014/108 Pat Swift, St Martin's Lodge. Replace timber kitchen door and window with uPVC. **Application approved**

SE

PA/2014/109 James Dent, 1, Longis Villas. Erect double garage 5.5m x 6m. **Application Approved with condition: That the floor area of the garage is demonstrated, to the satisfaction of the States Engineer, to be no greater than 15% of the total habitable floor space of the associated dwelling.**

Reason: *To comply with Section F (3) (a) of the Land Use Plan.*

SE

PA/2014/110 P and S Hayward, T/A Saye Beach Campsite. Placing of motorhome for living accommodation for campsite operators for living accommodation from 16th July 2015 to 31st October 2015. **Application approved by majority, with conditions.**

(Mr F Simonet and Mr S Roberts against.)

Conditions:

- 1) That permission is granted for the camping season only, between the dates of 16th July 2015 and 31st October 2015.

Reason: To ensure that the motorhome is used only for its intended and approved purpose.

- 2) That the occupation of the motorhome is restricted to the warden only.

Reason: To ensure that the motorhome is used only for intended and approved purpose.

- 3) That the motorhome is not to be driven on the public roads, except on its departure to the harbour, by the shortest route.

Reason: To be consistent with conditions of other motorhomes imported to the Island.

- 4) That a licence is issued for the importation of the motorhome

Reason: In accordance with S58 of the BDCC Law.

PA/2014/111 Philippa Sutherland, 48 Victoria Street. Remodel street facade. Replace glazing and entrance doors; add decorative timber framing; install two circular dormers. Replace roof covering with slate appearance roof material. **Application approved.**

SE

PA/2014/112 R and B Featherstone, 39, Victoria Street. Replace four upper floor street- facing windows with Heritage style uPVC; replace six rear facing windows with Heritage style uPVC. **Application approved.**

SE

B5039 Mr and Mrs L Franklin, Longis House. First floor extension over existing single storey wing. (Re- presentation of previously approved application; permission lapsed.) **Application approved.**

SE

SE

PA/2014/090 Andrew and Lauren Lawrence. Construct new dwelling on Plot AY2149 at Fontaine David. Revised plans submitted by the applicants indicate that the orientation of the proposed dwelling has been changed and the oil tank and gas cylinders will be positioned towards the rear of the dwelling. **Application approved.**

SE

PA/2014/058 Derek Coates, Tradewinds, Braye Road. Raised timber deck to rear of property (continued from 22.1, 25.1 and 28.2). Having considered and approved revised information showing reduction in proposed deck area, received outside the meeting, the Committee ratified their decision. **Application approved.**

SE

40 /2014 Policy/Legal Matters/Systems and Procedures

40.1 Enforcement matters It was reported that the Law Officers are preparing an Order of Court enabling the removal of an illegal fence in Longis Road. Any future case of a similar nature that is brought before court is to include the condition that the illegal structure is to be removed. **Noted**

SE

40.2 Signage See 39.1 PA/2014/097

40.3 Ove Arup implementation The Chair reported that following consideration of overall staff restructuring by the CEO, a plan, with timescales, would be brought to the next meeting of BDCC setting out how the Arup proposals will be implemented. It was noted that the new Committee would have a heavy, increased workload and that all new States members need to be made aware, during their induction, of the Committee's need to work within BDCC Law and Policies. **Noted**

41/2014 Correspondence received

41.1 Letter received from Mrs Rosemary Hanbury supporting the Chairman and Committee in the implementation of the recommendations of the Arup Report. **Noted**

41.2 Letter from Mr R Herivel regarding the possible use of a shed at La Frette Farm for storage of building materials. It was noted that La Frette Farm is a Residential Zone within the Agricultural Zone Designated Area. The two associated barns are permanent Agricultural Buildings. The storage of building materials or goods to be used in connection with a business other than agricultural would not be permitted and the Committee requested that further information be sought from the correspondent.

SE

41.3 Letter from Mrs Jenny Hamon regarding modification of the planning rules for change of use in the green belt. **Noted**

41.4 Letter of support from Mr Donald Hughes offering to contribute to the implementation of the Arup proposals in any way where his experience may assist. **Noted**

41.5 Letter from Mrs Kate Hilditch regarding the noise and nuisance caused by children using the skate park. States Engineer reported, on behalf of General Services Committee, that measures are being taken to alleviate the nuisance caused. **Noted**

41.6 Letter from Mr David Gillingham Senior regarding a proposal to develop four properties at Les Rochers. The Committee was not able to say whether it would be minded to promote a Draft Exemption Ordinance without further detail showing what would make the houses very high quality/high value. States Engineer to write to Mr Gillingham requesting further information.

SE

Meeting finished 1240

Date of next meeting: Tuesday 2nd December 2014

Signed: M.J. Birmingham

Dated: 3rd December 2014