

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

2<sup>nd</sup> December 2014, 9.15am

**Present:**

**Mr M Birmingham, Chairman**

**Mr F Simonet**

**Mr S Roberts**

**Mr R Berry**

**Mr C Rowley**

**Mr Bruce Adams, States Engineer**

**Ms D Allen, Minute Secretary**

**ACTION**

**42/2014** **Minutes of previous meeting** of 21<sup>st</sup> October 2014 were confirmed. To be signed after two minor amendments made - PA/2014/107: Building usage class is commercial. PA/2014/110: 'caravan' to be replaced with 'motorhome'.

**43/2014** **Matters Arising** There were no matters arising.

**44/2014** **Planning Matters**

**44.1 Planning Applications**

**PA/2014/113 Alderney Housing Association**, Les Sables D'Or. Remove one sycamore tree. It was reported that this tree is positioned on the construction site of a pair of semi detached houses and too close to essential pipework.

**Application approved with condition:** *That the tree be replaced on site by a native tree species.*

**Reason:** *To mitigate the loss of the tree.*

SE

**PA/2014/114 General Services Committee**, Le Val Passageway. Lengthen tread of steps; erect kerbside rail at Victoria Street; add handrails and vandal resistant downpipes in passageway. States Engineer reported that a number of issues need to be addressed and the scheme needs to be reviewed.

**Application deferred.**

SE

**PA/2014/115 General Services Committee**, Remove 22 trees in poor or dangerous condition.

**Application approved.**

SE

**PA/2014/116 Nigel Roberts**, 13B Bray Road. Add window to north elevation.

**Application not complete.**

SE

**PA/2014/117 Mrs N Ravilious**, AY 1578, Grand Blaye. Siting of two timber sheds for field shelters. It was noted that an increase in the number of horses in Alderney is increasing the need for stabling and a stables Policy is required.

**Application approved with condition:** *That permission is personal to the applicant only, and granted for a period of two years, following which the buildings should be removed or further permission sought.*

**Reason:** *In accordance with the Land Use Plan Guidelines for temporary agricultural buildings in the Designated Area.*

SE

**PA/2014/118 P F Walter**, Picaterre Farm. Replace existing fence with post and wire fence. (Retrospective)

**Application approved**

SE

**PA/2014/119 Mr and Mrs S Mellor**, 50, High Street. Rebuild and increase height of pitched roof and monopitched roof at rear of house; create roof terrace over garage. Replace pantile roof (north elevation) and existing slate roof (south elevation) with dark grey Britlock interlocking slate or similar.  
**Application approved**

SE

**PA/2014/120 Nigel Clarke**, Le Jardin, Le Colimbot. Remove seventeen overgrown Leylandii.  
**Application approved**

SE

**PA/2014/121 Raena Clarke**, Scotts Cottage, Braye Road. Install Velux roof window 55cmx118cm to north elevation.  
**Application approved**

SE

**PA/2014/122 Kelly Spencer & James MacFarlane**, Sea Edge, Platte Saline. Install window to east elevation; install two dormers and double door with balcony to north elevation.  
**Application approved**

SE

**PA/2014/123 Mr and Mrs R Preston**, 1 Gauvain's Row, Newtown. Replace front door and ten windows with uPVC. Gauvain's Row is a Conservation Area. The Committee resolved to undertake a site visit at the end of the meeting and requested further information about the historical and architectural value of the house.  
**Application deferred pending site visit and receipt of further information.**

SE

**PA/2014/124 States of Alderney**, Saye Campsite. Clad rear elevation and south gable of existing camp site shop with half round timber.  
**Application approved.**

SE

**PD/2014/01 States of Alderney**, Saye Campsite. **Preliminary Declaration:** Single storey extension (3m x 8.3m) of existing shop building to create restroom for operators to sleep on site.  
**See 44.4 Application deferred pending resolution of lease details.**

SE

**PA/2014/126 Mr and Mrs G Mapp and Mrs R Roberts-Mapp**, 15 Little Street. Replace two ground floor windows with Heritage Style uPVC. There was one representation from The Alderney Society.  
**Application refused.**

**Reasons:-**

1. **Section 8 of the Building and Development Control (Alderney) Law, 2002**, states: *The Committee is committed to the conservation of the island's architectural and historic heritage. In considering whether or not to grant permission under this Law for the carrying out of any development or other work in relation to any building within a Conservation Area, the Committee shall have special regard to the desirability of preserving and enhancing the character and appearance of that area as an area of special historic and architectural interest.*
2. **Policy – Windows in Historic Buildings and Conservation Areas** states: *In the cobbled streets of St Anne, windows and doors which directly face the street at ground floor level are to be made of timber. Alternative materials may be acceptable in the following instances:-*
  - i) *On buildings built after 1950*
  - ii) *Where the front facade of the building is more than 3m away from a public highway*
  - iii) *Where a building has existing windows of a non-timber construction*

SE

**PA/2014/127 Neil Paterson**, Les Fougères, Fontaine David. Erect wooden shed 12' x 8' Ridge height 8'7"  
**Application approved.**

SE

**PA/2014/128 Nick and Jane**, Scotts House, Braye Road. Replace front door; replace windows at rear to match front; convert existing ground floor window into door; reduce size of window and brick up existing door in east wing.

**Application approved.**

SE

#### **44.2 Deferred Items**

**PA/2014/098 JT (Guernsey) Ltd**, Fort Grosnez. Install 9m lattice tower with supporting cabin and infrastructure. The Committee considered the Environmental Impact Report and requested a more detailed visual representation of the completed work

**Application deferred.**

SE

**PA/2014/099 JT (Guernsey) Ltd**, Chemin De Meunier. Install 25m lattice tower with supporting cabin and infrastructure. The Committee considered the Environmental Impact Report and requested a more detailed visual representation of the completed work.

**Application deferred.**

**PA/2014/061**, Grand Hotel Developments Ltd. Amendment to approved plans - reduce number of detached dwellings from 7 to 5. There was one letter of representation asking that consideration be given to ensuring that the houses remained at the same distance from existing dwellings. It was held that the reduction in density achieved by removing one dwelling from the front row and one from the back row would mitigate against the shift in position. **Application approved.**

SE

#### **44.3 Alderney Wildlife Trust – Woodland Management**

States Engineer reported that he had been approached by the Alderney Wildlife Trust with a view to the body assuming more responsibility for woodland management matters, particularly the felling and thinning of trees without the need to seek planning permission, as the Law requires. The Committee was not minded to make any change presently and resolved to examine how forestry can be included in the 2016 Land Use Plan.

**Noted**

SE

#### **44.4 Saye Campsite**

States Engineer reported that the lease had not been resolved and that Preliminary Declaration PD/2014/001 outlining plans to create a 3m x 8.3m single storey extension to the existing shop building to create a restroom for the operator to sleep on site, could not yet be progressed.

**Noted.**

45 /2014

#### **Policy/Legal Matters/Systems and Procedures**

**45.1** States Engineer reported that he intended to meet Mr Benfield to explain the ramifications of the Court Order which is being prepared by the Law Officers.

**Noted**

SE

**45.2** States Engineer reported that a possible infraction of Building Regulations relating to property in High Street had been reported and was being investigated.

**Noted**

SE

**45.3** States Engineer reported that a possible infraction of Planning Laws in La Trigale had been brought to his attention and would be investigated.

**Noted**

SE

46/2014

**Correspondence received**

**46.1** Letter received from Mr D. Lewis regarding design of gates he wishes to install at his home.

**Noted**

**SE**

**46.2** Letter of representation from Mr V. Levine regarding siting of gates to be installed near his home.

**Noted**

**SE**

**46.3** Letter from Mr D. Gillingham Senior regarding his proposal to construct four dwellings at Les Rochers. The Committee requires more detailed information including site elevations demonstrating the scale, design and impact of the proposal on the surroundings as well as the access arrangements and arrangements for utilities in order make a reasoned decision. States Engineer to write to Mr Gillingham setting out the level of information required.

**Noted**

**SE**

**Meeting finished 1240**

**Date of next meeting: Thursday 15<sup>th</sup> January 2015**

Signed: M.J. Birmingham

Dated: 19<sup>th</sup> January 2015