

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room

Monday 19<sup>th</sup> January 2015, 2.15pm

**Present:**

Mr M Birmingham, Chairman

Mr F Simonet

Mr S Roberts

Mr R McDowall

Mr C Rowley

Mr Bruce Adams, States Engineer

Ms D Allen, Planning Secretary

Miss L Gaudion, Minute Secretary

**ACTION**

01/2015 **Minutes of previous meeting** of 2nd December 2014 were **tabled and approved.**

02/2015 **Administration**

**2.1 Appointment of Deputy Chairman** – Mr Francis Simonet by unanimous approval.

03/2015 **Matters Arising** There were no matters arising.

04/2015 **Planning Matters**

**4.1 Planning Applications**

**PA/2014/130 Bernard Gray, 21 Auderville;** Install solar tubes on south facing garage roof.

**Application unanimously approved.**

It was the view of the committee that its current policy relating to solar panels should be reviewed

SE

**PA/2014/131 R & J Barnett, Chellier, Carriere Viront;** Erect garden shed.

**Application unanimously approved.**

SE

**PA/2014/132 C Harrison, 11 Le Huret;** Demolish single storey rear extension; build new single storey rear extension; alternations.

**Application unanimously approved.**

SE

**PA/2014/133 Mr and Mrs Camrass, Fig Tree Cottage, Les Rocquettes;** Rear extension to first floor and roof levels. Plans tabled.

**Application unanimously approved.**

SE

**PA/2014/134 Mr and Mrs G Evans, 6 Auderville;** Demolish and rebuild rear extension.

**Application unanimously approved.**

SE

**14.45 Mr Birmingham left the meeting.**

**Mr Simonet took the chair**

**PA/2014/135 Alderney electricity Ltd, La Porcherie, Maison des Venelles;** 15sqm rear extension, roof alterations. Mr Birmingham was excused from the meeting for this item, as he is a Director for Alderney Electricity Ltd.

**14.50 Mr Birmingham returned to the meeting**

**Application unanimously approved, Mr Birmingham abstained.**

SE

**PA/2014/136 Mr M Brown, Bluestone Cottage, Route de Carrieres;** Remove two Leylandii trees. Application unanimously approved subject to confirmation by Tree Surgeon that the trees are dangerous, and in need of removal.

SE

**PA/2014/137 Mr M Lunn, Caprice, Venelles des Gaudions;** Reconstruct dormers; replace all windows and front porch with uPVC; extend rear porch. Photographs tabled. Application unanimously approved.

SE

**PA/2014/138 Mr F Shaw, Old Bumps, Braye Street;** Replace wrought iron veranda at rear with timber to match adjoining; create stairs to ground level; site oil tank. Photographs tabled. Concerns of road/land ownership – to be put to GSC for consideration. Application unanimously approved.

SE

**PA/2014/139 DP Services Ltd, La Corvee;** Two storey office and warehouse (700sqm) with car parking. Application withdrawn.

SE

**PA/2014/140 Marcus Zander, Dental Surgery, Les Venelles;** (Renewed lapsed application) New build single storey structure to house Dental X-Ray and operator (8sqm). Application unanimously approved.

SE

**PA/2014/141 Dr and Mrs R Petty, 7 La Bourgage;** (Renewed lapsed application) Replacement glass balustrade and decking to existing balcony. Application unanimously approved.

SE

**PA/2014/142 Richard Phelan, Palm Springs, Fontaine David;** (Renewed lapsed application) Amendment to previously approved plans for new dwelling – adjustment of siting, reduction in size; tree removal. Plans tabled. Application unanimously approved.

SE

05 /2015

### **Any Other Business**

#### **5.1 Windows Policy**

Interim States Engineer reported that there had been one representation received against the current policy. It was discussed that the Windows Policy would be in need of review as part of the implementation of the ARUP report proposals in relation to policy guidelines and supplementary planning guidance.

**RESOLVED unanimously to continue with the Policy which is currently in place, SE to reply to the representation received.**

SE

#### **5.2 Enforcement Notice – Longis Road – SEE CONFIDENTIAL ANNEXURE**

#### **5.3 PA/2014/099 Jersey Telecom 25M Mast**

Interim States Engineer reported that there had been one representation received against the size of the structure. It would also have a significant visual impact, which could result in significant public interest. A main concern was the availability of space for other phone companies to use the tower. It was confirmed that the tower would be available. While the mast may be of Public Interest, the mast is to be sited in the commercial zone and that the decision was therefore purely a planning matter and was the legal responsibility of the BDCC to make. The application has been through all the appropriate planning processes including the completion of an Environmental Impact Assessment and the applicant had supplied all relevant technical data that had been requested by the committee.

The Committee expressed that it is a requirement for the improvement of telecommunications on the island, and would be a commercial benefit.

**Application unanimously approved.**

**Second application number subsequently approved by e-mail, relating to 7m mast at Fort Gronez.**

SE

#### **5.4 Enquiry – Conversion of Garage into Food Preparation area**

It was the view of the committee that if the enquirer proposed no exterior changes to the premises then the matter was a Building Regulations and Environmental Health licencing issue.

**Applicant to be referred to the Environmental Health and Building Regulations – regarding usage change issue.**

MB/SE

#### **5.5 18 Le Banquage**

The chairman advised the committee that for clarity matters pertaining to leases in relation of the Banquage scheme were a matter for the Policy and Finance committee, not BDCC.

MB

#### **5.6 Mobile Burger Van – Braye Common**

The chairman advised the committee that he had received representation from a member of the public regarding this matter. He advised the committee that as a moveable structure the van requires planning permission if to remain a stationary vehicle, parked on States land. This matter is to be passed on to GSC, as landlords. He also advised that it would be unlikely that any such planning permission would be approved on this site due to land use plan zoning issues. The conditions of the hawkers licence are also a matter for Policy and Finance not BDCC

**For clarity, the Interim States Engineer to inform the GSC Chairman for subsequent action by that Committee.**

MB

**Meeting closed: 3.55pm**

**Date of next meeting: Monday 9<sup>th</sup> February 2015**

Signed Matthew Birmingham

Dated: 9<sup>th</sup> February 2015