

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Tuesday 3rd March 2015, 9.15am

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

Apologies:

ACTION

12/2015 **Minutes of previous meeting** of 9th February 2015 were **tabled and approved.**

13/2015 **Matters Arising**

PA/2015/003 Mr R Adams, 4 Hauteville; Install 2.5m fence at eastern boundary. Application deferred pending site poles for inspection. The applicant subsequently approached the States Engineer because he considered height poles are not necessary as the proposed fence will reflect the same height as an existing adjacent fence. The applicant stressed to the SE that the fence is for privacy reasons to screen the view into a neighbouring property.

The Committee continued to request a site pole to be placed for inspection and furthermore require a string line to show the height of the fence along its proposed length. Interim States Engineer to relate that decision to the applicant and to arrange inspection by the Committee members.

SE

Lager Sylt: It was reported that a letter has been sent to the President, and the issue will be placed on the March Billet for debate. **Noted.**

14/2015 **Planning Matters**

14.1 Planning Applications

PA/2015/006 Mr I Grant, Sauterelle, Trinity Lane; Sun room extension to west elevation.
Application unanimously approved.

SE

PA/2015/007 Quay FM, Braye Studios; Signage for Quay FM (Retrospective).

Application unanimously approved.

Letter to be sent to the Chamber of Commerce to enforce that the erection of signs need planning permission.

SE

PA/2015/008 Mr E Etheredge, Blaye Cottage, Chemin du Meunier; New pitched roof garage (4m x 5.6m).
Application unanimously approved.

SE

PA/2015/009 Driffield Estates Ltd, Le Vallon, Fontaine David; Replace five timber windows with double glazed uPVC.

Application unanimously approved.

SE

PA/2015/010 Driffield Estates Ltd, Le Vallon, Fontaine David; New detached garage.

Application deferred. Interim States Engineer to look into any Regulations for the siting of a garage off the road side to determine the appropriate distance the garage should be sited back into the bank as a car length was suggested. To be ratified by email. Noted.

SE

PA/2015/011 A. Beer and N. Martin, Val de Mer; Remove damaged tree.

Application deferred. From a site visit, the States Engineer considered the tree did not look dangerous and, before allowing it to be removed, requested that the States appointed Tree Surgeon inspect the tree and to report its condition for the Committee to make a reasoned decision. To be ratified by email. **Noted.**

SE

PA/2015/012 Mr A Webb, La Grande Blaye; Siting of three agricultural wooden sheds 8' x 9' x 6'.

Application unanimously approved for a 3 year period, due to the temporary nature of the structures.

SE

14.2 Other Planning Matters – SEE CONFIDENTIAL ANNEXURE

15/2015 Policy / Legal Matters / Systems & Procedures.

15.1 Enforcement Matters – Update – SEE CONFIDENTIAL ANNEXURE

15.2 Refunds

Currently there is no policy in place regarding refunds for the withdrawal of applications. The Committee approved that a 50% refund could be made in such a case. **Noted.**

15.3 Exemption Ordinance Promotion Policy - Item withdrawn. Date with Helen Shorey to be made for discussion of ARUP Report – change of laws. **Noted.**

16/2015 Correspondence – Letter of representation was received from a resident in Little Street relating to a refused application for replacement of windows where the window material would change from timber to UPVc. The Committee acknowledged the complaint regarding the unfairness of the Windows Policy. The Chairman advised that the issue raised by the complaint could not be upheld because it did not comply with the current policy. The Committee is considering the position regarding the Windows Policy, but such consideration is unlikely to take place in the immediate future. This is because consideration will require special attention and research into the possible use of alternative modern materials that might potentially replicate timber windows without harming the historic character of buildings that lie within the conservation area. **Noted.**

17/2015 Any Other Business – None.

Meeting closed: 11.35am

Date of next meeting: Monday 13th April 2015

Signed Mr Matthew Birmingham

Dated: 13th April 2015