

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Monday 13th April 2015, 2.15pm

Present:

Mr M Birmingham, Chairman

Mr F Simonet

Mr S Roberts

Mr R McDowall

Mr C Rowley

Ms D Allen, Planning Secretary

Miss L Gaudion, Minute Secretary

Apologies: Mr Bruce Adams, States Engineer

ACTION

18/2015 **Minutes of previous meeting** of 3rd March 2015 were **tabled and approved.**

19/2015 **Matters Arising**

20/2015 **Planning Matters**

20.1 Planning Applications

PA/2015/016 R Roberts-Mapp, Maison Du Chien Meditation Centre, La Trigale; Reposition front door and window.

Application unanimously approved.

SE

PA/2015/017 Mr M Barnes, Shop at 56 Victoria Street; Erect shop sign (retrospective).

Application unanimously approved.

SE

PA/2015/018 Mr & Mrs M McAllister – Wilding, 8 Courtil Lubin; Remove two trees.

Application refused in line with current policy.

SE

PA/2015/019 Mr A J Perks, Les Rosiers, 8 La Trigale; Remove sycamore tree and Leylandii trees.

Application unanimously approved.

SE

PA/2015/020 Mr R W Berry, Tenzan, 56 Le Banguage; Replace existing wooden gate and fence with brick wall and galvanised metal gate.

Application unanimously approved.

SE

PA/2015/021 Mr P Kerr, The Kennels, Longis Common; Demolish and reconstruct existing residential and agricultural buildings.

Application deferred – awaiting Interim States Engineer.

SE

PA/2014/129 David Lewis, Lowmersland, Les Rochers; Install gates on drive.

Application unanimously approved.

SE

PA/2015/013 Moira Sleeman, Farm Court; Replace two metal framed windows with taller timber units; replace one metal framed window with fully glazed timber framed door.

Application unanimously approved.

SE

PA/2015/014 Carol Johnston, 3 Braye Street; Replace existing balcony, add second level balcony with exterior staircase; replace one window with door; reposition satellite dishes.

Application approved subject to discussion with States Engineer and consideration regarding the prevention of overlooking.

SE

PA/2015/015 Mr S Benfield & Mr & Mrs A Gaudion, She View & Notre Reve, Longis Road; Construction of double garage.

Application deferred – subject to review to previous planning agreements.

SE

20.2 Other Planning Matters – SEE CONFIDENTIAL ANNEXURE

PA/2014/099 La Corvee; Amendment to previous application to move the JT mast 25m adjacent to original siting.

Amendment unanimously approved.

21/2015 Policy / Legal Matters / Systems & Procedures.

21.1 Enforcement Matters – Update – SEE CONFIDENTIAL ANNEXURE

22/2015 Correspondence – Letter from Alderney Society advising an applicant that they had been invited to apply for a grant.

23/2015 Any Other Business

23.1 High Net Worth

It was advised that the definition of ‘High Net Worth’ would be considered in the Land Use Plan Review. **Noted.**

23.2 Submissions

It was advised that this issue would be included in the ARUP Review and the Land Use Plan Review. **Noted.**

23.3 Light Pollution

It was reported that BDTM are applying for Dark Sky Status. At present, Alderney has no light pollution guidelines. The Committee was asked to consider adopting planning guidance as used for Jersey, which would contribute towards the BDTM’s Dark Sky application. Mr Birmingham to email report paper to Committee members for further information. **Noted.**

MB

23.4 ARUP Update

The Chairman reported that initial contact has been made with Helen Shorey of the law officers relating to the legal aspects of the ARUP report. The closing date for applications for the Planning Officer post position has been extended by the CE office until the end of April, with the position becoming beneficial to the BDCC for support and guidance. **Noted.**

23.5 Change of Use

It was advised that there are no Usage Category definitions in the Law. **Noted.**

Meeting closed: 4pm

Date of next meeting: Tuesday 2nd June 2015

Signed: Matt Birmingham

Dated: 2nd June 2015