

BUILDING AND DEVELOPMENT CONTROL COMMITTEE

Anne French Room

Tuesday 10th September 2015

Present:

Mr M Birmingham, Chairman

Mr F Simonet

Mr S Roberts (from 14.50)

Mr R McDowall

Mr C Rowley

Mr J Young, Planning Officer

Mrs S Pengilley-Price, Executive Assistant

Mr V Brownlees, Chief Executive (15.10 – 16.10)

Apologies: None

ACTION

37/2015 **Minutes of previous meeting** of 14th July and 18th August 2015 were **tabled and approved.**

38/2015 **Matters Arising** - nothing to report.

39/2015 **Planning Matters**

39.1 Planning Applications – for ratification

PA/2015/047 Mr & Mrs M Burnham – Moonfleet, Valongis. Removal of 3 small conifers and erection of a fence.

RESOLVED unanimously to approve the application.

PO

PA/2015/049 Mrs F Patterson – Knight – Roselle, Newtown Road. Removal of apple tree.

RESOLVED unanimously to approve the application.

PO

PA/2015/050 Mr & Mrs P Knight – Pres des oies, Longis Road. Removal of numerous trees.

RESOLVED unanimously to approve the application, with conditions; the only trees which may be removed are the two pine trees alongside the road and the sycamore tree sited adjacent to the garage on the eastern boundary. The leylandii trees on the western boundary may be lopped to a height between 10 and 15 ft in height above the ground level and gaps in hedges planted to maintain a hedge with the neighbouring property, if after several growing seasons the leylandii do not survive, they may be removed.

PO

PA/2015/051 Mrs M Markell – Barleytwist, Newtown. Removal of coniferous tree.

RESOLVED unanimously to approve the application.

PO

PA/2015/052 Mrs L Skeritt – La Sabliere, Platte Saline. Removal of 3 dead and 3 large Leylandii trees.

RESOLVED unanimously to approve the application.

PO

PA/2015/054 Mr Francis Gerard, Land at Le Haize. Removal of large sycamore tree at the centre of the ruined building, together with four others.

The Committee agreed for a site visit to be made.

RESOLVED unanimously to approve the application, with conditions; that the method statement dated 14th August from Hamon Architects be adopted to protect the structure and a limit to be set on the time the temporary scaffolding may remain - for 1 month.

PO

PA/2015/055 Mr M Doury, Pole Star, Vert Courtil. Removal of a leylandii hedge, hawthorn hedge and two large pine trees.

RESOLVED unanimously to approve the application.

PO

PA/2015/056 Mr & Mrs Walker – Maison Amicale, Longis Road. Extension to the entrance hall porch.
RESOLVED unanimously to approve the application.

PO

PA/2015/057 Mr M Cox – Jeans Stores, Braye Street. Install shop sign.
RESOLVED unanimously to approve the retrospective application.

PO

PA/2015/062 Canon M Hore – The Catholic Church, Braye Road. Replace 12 metal framed windows at the rear of the church with UPVC.
RESOLVED unanimously to approve the application.

PO

39.2 Planning Applications – recommendations

MB stood down as chairman for following item – FS took the Chair.

PA/2015/048 AEL – Alderney Airport. New electricity substation.
RESOLVED by majority to approve the application (MB abstained).

PO

MB took the Chair.

PA/2015/058 Mr & Mrs Biggins – Bank House, Longis Road. Erect 6ft wattle hurdle fence inside stone boundary wall alongside roadway.
Application refused.

PO

39.3 Planning Applications – deferred

PA/2015/033 Mr R Kemp – 1 Val Reuters. To build a double garage to the west side of 13 Val Reuters, construct 1.8m high wooden fence with double and single gate for access.
Application deferred – Committee would consider a non-solid fence. Noted

PO

PA/2015/010 Driffield Estates Ltd – Le Vallon, Fontaine David. Construction of detached garage. The Committee discussed the requirement to set the garage back 1.5m with a possible visibility splay. Planning Officer to investigate further.
Application deferred.

PO

39.4 Planning Applications – new applications

PA/2015/055 Mr M Doury – Pole Star, Vert Courtil. Extensions including demolition of existing garage and alterations.
RESOLVED unanimously to approve the application, with conditions; that the new retaining wall be faced in stone to maintain the present character and appearance from the road, the screen to the south of the terrace be non-reflective glass to prevent causing problems for neighbours.

PO

15.10 CE joined meeting

41/2015 **Policy / Legal Matters / Systems & Procedures**
Enforcement Matters update – SEE CONFIDENTIAL ANNEXURE

42/2015 **Policy Matters – SEE CONFIDENTIAL ANNEXURE**

16.10 CE left meeting

39.4 Planning Applications – new applications (continued)

PA/2015/059 Laurence Page – Seabreeze, 6 Le Banguage. Loft extension increase roof height by 1.3m, new gable, ground floor extension.

Application refused on grounds of design, adverse effect on neighbouring properties, the character of the area and inadequate drawings.

PO

PA/2015/061 Victor G Levine – Coin de Soleil, Le Petit Val. Amendment to previous approval B3115 23rd September 2012 'demolish and rebuild existing dwelling' Revised window opening, new balcony to north west. Creation of a new access to plot AY2110, track alongside road, shed.

Application deferred, awaiting further detail re creation of the new access.

PO

40/2015 Other Planning Matters SEE CONFIDENTIAL ANNEXURE

43/2015 Any Other Business

Meeting closed: 17.50pm

Date of next meeting: 6th October 2015

Signed: Matt Birmingham

Dated: 6th October 2015