

**BUILDING AND DEVELOPMENT CONTROL COMMITTEE**

Anne French Room  
Tuesday 6<sup>th</sup> October 2015

**Present:**

**Mr M Birmingham, Chairman**  
**Mr F Simonet**  
**Mr C Rowley**  
**Mr R McDowall**

**Mr J Young, Planning Officer**  
**Miss S Osborne, Planning Assistant**  
**Mrs L Baines, Minute Secretary**

Apologies: Mr S Roberts

The Chairman welcomed Sam Osborne Planning Assistant.

**ACTION**

**44/2015** **Minutes of previous meeting** of 10<sup>th</sup> September 2015 were **tabled and approved.**

**45/2015** **Matters Arising** - nothing to report.

**46/2015** **Planning Matters**

**46.1 Planning Applications – recommendations** – Nothing to report.

**46.2 Planning Applications – deferred**

**PA/2015/061 Victor G Levine – Coin de Soleil, Le Petit Val.** Amendment to previous application B3115 approved on 5<sup>th</sup> March 2013 2013 ‘demolish and replacement with new dwelling’ Revised window opening, new balcony to north west. two light wells to the south elevation, Creation of a new access track 3 metre wide alongside road side to plot AY2110, move vehicle access north by 4.5 metres, widen vehicle access by 1.5 metres with sliding gate, increase the height of the stone boundary wall from 0.9 metres to 1.7 metres alongside an additional 35 metres alongside the whole length of the garden boundary, new shed in plot AY 2110.

**The amendments to the existing planning consent were approved except the proposed increase in the height of the boundary wall to 1.7 metres which was NOT approved. The application was approved on condition that the boundary wall is maintained no higher than 0.9 metres along its entire length with adequate visibility splays to the vehicle entrances.** **PO**

**46.3 Planning Applications – new applications**

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

The Committee discussed that the tree is not in a dangerous remit for removal, and should be maintained for its features. It has been aggressively pruned in the past.

**Application refused due to the high amenity value of this willow tree and its distance from surrounding properties** **PO**

**PA/2015/063 Miss D A Lewis – Dragons Den (Parcel 263A (2) – Route de Picaterre.** Rebuild the 1<sup>st</sup> floor with new windows and accommodation, increasing the roof height by 1.4 metres, upgrade and improve the internal layout with new stair, new double garage, decking and improved access.

FS objected to the email from an objector stating that he must declare an interest in this issue, as he has no vested interest as alleged. He also stated that the boundary issues raised by the letters of objection from the adjacent property owner are not for BDCC to deal with, that they are court issues. He expressed concern that the Planning officers report sought to arbitrate in the boundary dispute. JY said the dispute had arisen from this application and letters of representation received. JY said his report recorded the issues raised with the information presented to him. He had tried to deal fairly and objectively with the planning issues leaving the dispute to be dealt with through the proper process. He had queried whether the application should be considered while a land dispute was pending but the law required the application to be determined on its merits. All sections of the application were discussed by the Committee.

The Committee discussed the planning issues raised by objectors of height, loss of light, overlooking prejudice, condition of the granite wall and access for cesspit clearance.

The Committee concluded that the St Georges, the neighbouring property to the west was sufficiently distant from the application site so that the increase in roof height of Dragons Den would not cause loss of light. Neither would the windows in the west elevation of Dragon Den cause an unreasonable impact on the amenity of St Georges as boundary treatment was proposed by the applicant. Similar conclusions were reached about the balcony on the north-west corner and the decking to the north. The Committee were concerned about the reported poor condition of the stone wall bounding the storm drain to the west and requested investigations be made over its ownership and appropriate conditions be applied to safeguard its structural stability during construction.

**Application approved as submitted. PO**

**PA/2015/064 Mr C Hurel – 4 Le Bourgage.** Removal of pine tree.  
**Application approved. PO**

**PA/2015/65 Mr R McAllister – 21 La Banquage.** Removal of fence and construct new rendered block boundary wall topped with screen blocks.  
**Application approved. PO**

**PA/2015/066 J Gauvain – 28 High Street, St Anne.** Replace two third story windows with Heritage style casement windows.  
**Application approved with condition that the replacement windows should replicate the original windows. PO**

**PA/2015/067 Mr S Brazier – 3 Le Bourgage.** Removal of sycamore tree.  
**Application approved. PO**

**PA/2015/068 Mr B Kelly – The Pines, Vanelles des Gaudions.** Ground floor single storey extension and remodelling first floor bedroom to provide en suite bathroom.  
**Application approved. PO**

**PA/2015/069 Mr & Mrs V Archer – Ile D'Veature.** Replace wooden door and windows with PVC  
**Application approved. PO**

**PA/2015/070 Mr & Mrs K Game – 9 Val de Mer.** Removal of tree.  
**Application approved on by reason of health of the tree and inappropriate site PO**

**PA/2015/072 Mr J Main – The Shanty, La Corvee.** Removal of pine tree.  
**Application approved by reason of health of the tree and inappropriate site. PO**

**PA/2015/073 Mr R Parkin – Yard at rear of York House.** Lightweight temporary storage building sited in the yard/car park at the rear of commercial office premises. SO declared an interest. CR abstained on family grounds. SO declared an interest and took no part in the item. The Committee discussed that this temporary building would cover 2 parking spaces and limit room for the manoeuvring of delivery vehicles. It was also noted that temporary structures are not permitted within the conservation area.  
**Noted.**  
**Application refused due to the limit of parking, access and delivery space. PO**

**PA/2015/74 Mr & Mrs Hill – Bonza House, Braye Lane.** Amendment to existing permission PA/2015/041. Omission of French double doors to east elevation, replace windows in extension with single doors. SO declared an interest. Noted.  
**Application approved. PO**

**PA/2015/075 Mr & Mrs Foister – Blaye Farm, Les Venelles des Gaudions.** Replace 5 UPVC windows in same style.  
**Application approved. PO**

47/2015 Other Planning Matters SEE CONFIDENTIAL ANNEXURE

48/2015 Policy / Legal Matters / Systems & Procedures  
Enforcement Matters update – SEE CONFIDENTIAL ANNEXURE

49/2015 Policy Matters – SEE CONFIDENTIAL ANNEXURE

50/2015 Any Other Business

Meeting closed:

Date of next meeting: 1<sup>st</sup> December 2015

Signed: Matt Birmingham

Dated: 30<sup>th</sup> November 2015