

Department of the Environment  
Ministerial Decision



<b>Decision Reference:</b> MD-PE-2018-0030		<b>Application Number:</b> PP/2017/1444	
<b>Decision Summary Title:</b>	Public Inquiry Decision PP/2017/1444 Field 632 and part of Field 559, La Grande Route de St Pierre, La Route du Manoir, St Peter	<b>Date of Decision Summary:</b>	04 April 2018
<b>Decision Summary Author:</b>	Business Director	<b>Decision Summary: Public or Exempt?</b>	Public
<b>Type of Report: Oral or Written?</b>	Written	<b>Person Giving Oral Report:</b>	n/a
<b>Written Report Title:</b>	Report to Minister for the Environment	<b>Date of Written Report:</b>	29 March 2018
<b>Written Report Author:</b>	Nigel McGurk BSc (Hons) MCD MBA MRTPI	<b>Written Report : Public or Exempt?</b>	Public
<b>Subject:</b>			
Decision following Public Inquiry under Article 12 of the Planning and Building (Jersey) Law 2002 (as amended) for planning application reference PP/2017/1444.			
<b>Decision(s):</b>			
The Minister REFUSED to grant permission under Article 12 of the Planning and Building (Jersey) Law 2002 (as amended) for planning application PP/2017/1444 in respect of the following development:			
Construct 65 No. three bed dwellings with associated landscaping and parking. Fixed Matters: Scale and mass, siting, means of access and landscaping. Reserved Matters: External appearance and materials.			
At Field 632 and part of Field 559, La Grande Route de St Pierre, La Route du Manoir, St Peter, Jersey.			
<b>Reason(s) for Decision:</b>			
The Minister agreed with the recommendation of the Inspector as detailed within his Report of 29 March 2018 and refused the planning application for the following reasons:			
<ol style="list-style-type: none"> <li>1. The proposal would result in harm to the protected Green Zone, contrary to Island Plan Policy NE7 (Green Zone);</li> <li>2. The proposal would be contrary to and serve to undermine the Island Plan's approach to spatial planning and the delivery of housing, as set out in Island Plan Policies SP1 (<i>Spatial strategy</i>), SP3 (<i>Sequential approach to development</i>), SP4 (<i>Protecting the natural and historic environment</i>) and H5 (<i>Affordable housing in rural centres</i>);</li> <li>3. The proposal would result in harm to local character and the natural environment, contrary to Island Plan Policies SP4, SP7 (<i>Better by design</i>) and GD1 (<i>General development considerations</i>);</li> <li>4. The proposal would result in the loss of agricultural land without sufficient justification, contrary to the aims of Island Plan Policy ERE1 (<i>Safeguarding agricultural land</i>);</li> </ol>			

5. The proposal would be premature ahead of the completion of work to establish a clear and detailed understanding of the Island's affordable housing needs;
6. Sufficient justification to warrant substantial and significant departure from the Island Plan has not been demonstrated.

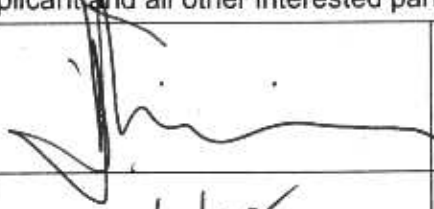
**Resource Implications:**

None

**Action required:**

Notify Agent, Applicant and all other interested parties of the Ministerial Decision.

**Signature:**



**Position:**

Minister for the Environment

**Date Signed:**

4/4/18

**Date of Decision (If different from Date Signed):**