

Planning Committee Public Meeting

Meeting No: 173

Date: 31st March and
1st April 2021 Venue:
Virtual
Start Time: 14:00

Special Notes:

Members of the public may address the Committee by telephoning during the meeting.

Item No	Est. Time	Application No, Recommendation & Case Officer	Application Address	Description of Work
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Please note this is an online meeting which will be broadcast live and a link will be provided on www.gov.je. If you have already commented on the planning application you will receive an invitation prior to the meeting which will enable you to address the Committee, live on the day. For anyone else wishing to speak, please email doetso@gov.je to register your interest.

14:00 Section 3 – Reviews

3.1	14:00	RC/2020/1107 Officer Recommendation: REFUSAL ES	Dampierre La Rue Au Blancq Grouville	Remove condition 2 from planning permit P/1992/1929 'The occupation of the dwelling is limited to persons solely or mainly employed in agriculture'. REVIEW REQUEST for refusal of planning permission to remove condition 2.
3.2	14:15	P/2020/1152 Officer Recommendation: REFUSAL ES	Field No. G644 Road off La Rue au Blancq Grouville	Demolish existing poly-tunnels, greenhouse, commercial shop with residential unit above and sheds. Construct 2 No. 4 bed dwellings with landscaping and ecological enhancements. 3D Model available. REVIEW REQUEST for refusal of planning permission.
3.3	14:35	P/2020/1314 Officer Recommendation: REFUSAL ES	No. 12 -14 Poonah Road St. Helier	Construct 1 No. two bed residential dwelling. REVIEW REQUEST for refusal of planning permission.

3.4	14:50	P/2020/1165 Officer Recommendation: REFUSAL HO	Old School House La Rue des Alleurs St. Martin	Construct single storey extension to existing studio to West of site, along with associated landscaping. REVIEW REQUEST of refusal of planning permission.
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3.5	15:05	P/2020/1435 Officer Recommendation: REFUSAL HO	La Rive Cottage La Vallee de Rozel St. Martin	Construct first floor extension to North elevation. REVIEW REQUEST of refusal of planning permission
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3.6	15:25	P/2020/0329 Officer Recommendation: REFUSAL CJ	Field No. MN519A La Rue de Basacre St. Martin	Install 60 No. solar panels to North-East of site. Review Request of refusal of planning permission.
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3.7	15:40	P/2019/1677 Officer Recommendation: REFUSAL CJ	4 St. Saviours Crescent St. Saviour	Demolish existing extension and construct five storey extension and balconies to South-West elevation. Convert 19 No. one bed residential units to form 3 No. one bed and 5 No. two bed residential units. AMENDED DESCRIPTION: Revised floor plans and South-West elevation drawings submitted. AMENDED PLANS RECEIVED. REVIEW REQUEST of refusal of planning permission.
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16:00 Meeting ends (estimate)

		Recommendations to raise in accordance with Article 9A	Under Article 9A of the Planning and Building (Jersey) Law 2002, the Planning Applications Committee shall report to the States the Committee's assessment of planning policy and any recommendations it has for its revision.
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Planning Committee Public Meeting

Meeting No: 173

Date: 1 April 2021

Venue: Virtual

Start Time: 09.30

Special Notes:

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Item No	Est. Time	Application No, Recommendation & Case Officer	Application Address	Description of Work
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Please note this is an online meeting which will be broadcast live and a link will be provided on www.gov.je. If you have already commented on the planning application you will receive an invitation prior to the meeting which will enable you to address the Committee, live on the day. For anyone else wishing to speak, please email doetso@gov.je to register your interest.

09:30 Section 1 – Decision Confirmations

1.1		<p><u>P/2020/0611</u></p> <p>Officer Recommendation: APPROVE</p> <p>LD</p>	<p>Mount Martin Old St. Johns Road St. Helier</p>	<p>Demolish existing buildings. Construct 2 no. 3 bed dwellings with associated parking and landscaping. Change of use of a portion of Field H1550 from agricultural land to residential use, in connection with Mount Martin development, to create new access onto Westmount Road.</p>
1.2		<p><u>P/2020/0493</u></p> <p>Officer Recommendation: APPROVAL</p> <p>SDG</p>	<p>Les Bouleries La Route de St. Jean St. Mary</p>	<p>Demolish existing single storey extensions and construct new two storey extension to East elevation. REVIEW REQUEST of refusal of planning permission.</p>
1.3		<p><u>P/2020/1185</u></p> <p>Officer Recommendation: APPROVAL</p> <p>ES</p>	<p>St. Ebremond Palace Close St. Saviour</p>	<p>Demolish existing 4 bed dwelling, garage and store. Construct 1 No. 4 bed and 2 No. 3 bed dwellings with associated car parking and landscaping. REVIEW REQUEST of refusal of planning permission</p>

1.4		<u>P/2020/0905</u> Officer Recommendation: APPROVAL SDG	Cedar House La Rue du Cerf St. John	Construct new car port with home office above to West elevation of existing garage. REVIEW REQUEST of refusal of planning permission.
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1.5		<u>P/2020/0382</u> Officer Recommendation: APPROVAL JG1	Les Ruches Farm La Rue de la Ville au Bas St. Lawrence	Construct 1 No. one bed, self-catering unit to South-West of site. REVIEW REQUEST of refusal of planning permission.
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1.6		<u>A/2020/1126</u> Officer Recommendation: APPROVAL GV	13 15 Charing Cross St. Helier	Display 2 no. non-illuminated fascia signs to North-East and South-West elevations and 1 no. non-illuminated fascia sign to South-East elevation. REVIEW REQUEST of refusal of planning permission.
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09:40 Section 2 – Applications

2.1	09:40	<u>P/2020/1302</u> Officer Recommendation: APPROVE LD	Jersey Evening Post La Grande Route de St. Martin St. Saviour	Demolish all existing buildings on site. Construct 1 no. retail unit, 1 no. self-storage unit, and 1 no. light industrial building (containing 4 no. individual units), with associated parking and landscaping. 3D Model available
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2.2	10:25	<u>P/2020/1437</u> Officer Recommendation: APPROVE LD	Land Parcel South of Field No. O990 La Route des Landes St. Ouen	Change of use of existing quarry works building and construct extension to North elevation to form 1 no. one bed self-catering unit with associated parking and landscaping.
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Coffee Break @ 11:25

2.3	11:40	<u>P/2020/1520</u> Officer Recommendation: APPROVAL JG1	Field No. MN486 and Field No. MN487 La Rue des Fontaines St. Martin	Construct wormery in Field No. M486. Construct livery stables and dog kennels in Field No. M487 with associated parking area.
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2.4	12:10	<u>PP/2020/1453</u> Officer Recommendation: APPROVAL CJ	The Limes Green Street St. Helier	OUTLINE APPLICATION: Demolish existing nursing home, health centre and residential accommodation. Construct 40 No. one bed, 83 No. two bed and 7 No. three bed residential units with associated partial underground parking and landscaping. Alterations to existing vehicular and pedestrian access onto Green Street. Extinguish 2 existing accesses on Green Street. Fixed Matters: Scale and mass, siting, means of access and landscape. Reserved Matters: External appearance and materials. AMENDED DESCRIPTION: Reduction in height of by removing 6th floor with subsequent reduction in units by 2no. 2 bed and 1no. 1 bed unit (now 127 total). Revised floor plans, elevations and sections, together with amended Planning Design Statement, Townscape Study, Heritage Impact Assessment and Environmental Impact Statement. Revised 3d Model. AMENDED PLANS AND DOCUMENTS RECEIVED
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Lunch @ 13:00

2.5	13:30	<p><u>P/2020/1304</u></p> <p>Officer Recommendation: GV</p>	<p>Carob Warehouses Bellozanne Valley St. Helier</p>	<p>Construct first floor raised vehicular access platform and install roller shutter door to West elevation. AMENDED DESCRIPTION: REVISED PLANS to P/2018/0455 (Form hardstanding to South of site. Replace wall to West of JEC substation. Increase height of wall and install railing to West elevation. Install roller shutter door to West elevation): Construct first floor raised vehicular access platform and increase the height and widen the approved roller shutter door to West elevation.</p>
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14:00 Section 3 – Reviews

3.8	14:00	<p><u>P/2020/0644</u></p> <p>Officer Recommendation: REFUSAL RH1</p>	<p>Beachcroft Cottage La Grande Route des Sablons Grouville</p>	<p>Convert existing 1 no. 4 bed dwelling to create 1 no. 1 bed and 1 no. 4 bed residential units with associated parking. REVIEW REQUEST of refusal of planning permission.</p>
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3.9	14:15	<p><u>P/2020/1101</u></p> <p>Officer Recommendation: REFUSAL LD</p>	<p>La Hauteur La Rue Freule St. Ouen</p>	<p>Convert existing swimming pool building into 1 no. 3 bed dwelling with associated garage and amenity space. REVIEW REQUEST of refusal of planning permission.</p>
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3.10	14:30	<p><u>P/2020/1017</u></p> <p>Officer Recommendation: REFUSAL</p> <p>LD</p>	<p>The Cottage Saut Falluet and Chalet du Pre La Rue du Saut Falluet St. Peter</p>	<p>Change of use of dwelling to self-catering tourism units. Demolish porch and kitchen of main structure and construct new extension to East elevation. Demolish 4-bed dwelling to South West of site, and construct 2 no. combined 2-bed self-catering tourism units replacing existing. Restore and renovate 2 no. granite outbuildings, constructing car port and bat loft extension to East elevation of granite outbuilding in North West of site. Various environmental, ecological and landscaping improvements. REVIEW REQUEST of refusal of planning permission.</p>
3.11	14:55	<p><u>RP/2020/1130</u></p> <p>Officer Recommendation: REFUSAL</p> <p>GV</p>	<p>8 Gorey Pier St. Martin</p>	<p>REVISED PLANS to P/2020/0209 (Construct two storey extension and install 1 No. dormer window to East elevation. Construct First floor balcony and replace 1 No. window with a door to West elevation. Various internal and external alterations): Construct internal staircase from first to second floor and install 1 no. skybox rooflight to South elevation. Replace 1 no. window with door and construct balcony to East elevation. Construct roof terrace. REVIEW REQUEST of refusal of planning permission.</p>

3.12	15:15	<u>P/2020/1047</u> Officer Recommendation: REFUSAL GV	Le Coin Fleuri La Route des Cotils Grouville	Demolish section of road side granite wall and construct roadside pavement, altering vehicular access onto La Route Des Cotils. Repair and lower height of remaining sections of roadside wall to improve visibility. Form new parking area to North West of existing dwelling. Remove existing double vehicular garage entrance and replace with screen. REVIEW REQUEST of refusal of planning permission.
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3.13	15:40	<u>P/2020/1204</u> Officer Recommendation: REFUSAL GV	Terre Neuve Cottage La Rue de la Mare Ballam St. John	Construct ground floor extension and install horizontal cladding to South and West elevations. Construct plant room to South elevation. Install 1 no. window to North elevation, 1 no. sliding door and glazed top light with Juliette balcony to West elevation and enlarge 1 no. window to South elevation. REVIEW REQUEST of refusal of planning permission.
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		Recommendations to raise in accordance with Article 9A	Under Article 9A of the Planning and Building (Jersey) Law 2002, the Planning Applications Committee shall report to the States the Committee's assessment of planning policy and any recommendations it has for its revision.
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16:00 Meeting ends (estimate)