

Note

Development affecting visitor accommodation

Introduction and purpose

This note has been prepared following discussion at the draft bridging Island Plan examination in public about Policy EV1: Visitor accommodation, and the potential for changes to be made to it.

The note does two things:

- it sets out a list of planning applications that have either been determined; or are pending determination in 2021, involving development proposals resulting in the loss of existing or former visitor accommodation (Class F) to other uses; and
- it sets out the detail and timeline of the former prime tourism sites policy.

Island Plan Review Team
07 December 2021

Proposals affecting visitor accommodation (Class F)
Applications determined: 2021

P/2020/0700: Fort d'Auvergne Hotel Limited, Havre des Pas, St Helier

Proposal: Demolish part of existing hotel to South elevation to create new residential accommodation and convert the remaining tourism accommodation to North elevation to create a total of 3 no. 1 bed and 22 no. 2 bed residential units with associated parking and amenity space. AMENDED PLANS RECEIVED. Sections, Floor Plans and Elevations.

Application Status: Approved Decision Date: 13/01/2021

P/2021/0010: Cherry Tree Blossom Cottage, La Ruelle Pinel, St Saviour

Proposal: Change of use of 2 No. two bed units from (Class F) tourism accommodation to residential (amended plans)

Application Status: Approved Decision Date: 15/06/2021

RC/2021/0368: La Plage Hotel Limited, Havre des Pas, St Helier

Proposal: Vary standard condition A (to commence within 3 years) to extend permission P/2017/1372 (Convert part of ground and first floor into 7 No. one bed and 1 No. two bed residential apartments with basement stores, various external alterations) for a further 3 years.

Application Status: Approved Decision Date: 20/07/2021

P/2020/1655: Revere and Stafford Hotels, and Restaurant, 14 to 28 Kensington Place, St Helier

Proposal: Demolish existing buildings and construct 72 No. 1-bed, 27 No. 2-bed and 7 No. 3-bed residential flats with associated ground floor parking and landscaping (Amended plans and documents; amended description).

Application Status: Approved Decision Date: 4/11/2021

P/2020/1677: Mayfair Hotel, St. Saviour's Road, St Helier

Proposal: Demolish existing development to construct 137 One Bed and 67 Two bed residential units with associated basement parking and landscaping. Alter vehicle access onto Ann Street. AMENDED PLANS RECEIVED: Demolish existing development to construct 147 One Bed, 50 Two Bed and 4 Three Bed residential units with associated basement parking and landscaping. Alter vehicle access onto Ann Street.

Application Status: Approved

Decision Date: 18/11/2021

P/20201/0994: Miramar Hotel, Le Mont Gras d'Eau, St Brelade

Proposal: Demolish existing hotel. Construct 3 No. four bed dwellings with associated landscaping and parking

Application Status: Approved

Decision Date: 26/11/2021

Proposals affecting visitor accommodation (Class F)
Applications pending determination: 2021

P/2020/1656: Apollo Hotel, St. Saviour's Road, St Saviour

Proposal: Demolish existing buildings. Construct 91 No. one bed and 4 No. two bed residential units with under croft parking, bicycle stores and associated landscaping.

Application Status: Pending

PP/2021/0796: Hotel Savoy, 37 Rouge Bouillon, St Helier

Proposal: Demolish existing development and construct 5 No. One bed, 33 Two bed 13 Three bed and 5 No. Four bed residential units with associated landscaping. Reserved Matters: External appearance, Landscaping & Materials.

Application Status: Pending

P/2021/0795: Water's Edge Hotel and Complex, Les Charrieres de Boulay, Trinity

Proposal: Demolish existing hotel and associated buildings. Construct 1 No. dwelling with guest accommodation, pool, pool house, tennis court, associated car parking, landscaping and separate staff accommodation. Construct dive centre and cafe/restaurant to North-East of site. Modify existing and create new vehicular and pedestrian accesses onto Les Charrières de Boulay. 3D Model available. AMENDED PLANS RECEIVED: Extinguish 2 accesses, and form a new single access. Re-site staff accommodation block and form external staircase.

Application Status: Pending

RP/2021/1092: Au Caprice Hotel, La Route de la Haule, St Brelade

Proposal: REVISED PLANS to P/2020/0554 (Demolish existing extension, stores and sheds. Construct single storey extension to North-West elevation, balcony to South-East elevation and convert existing building to create 4 no. 2 bed and 1 no. 1 bed residential units with associated parking and amenity space): Alter internal layout to create 3 no. 2 bed and 1 no. 3 bed residential units. Change previously approved roof finish from slate tiles to zinc standing seam.

Application Status: Pending

Former 'prime tourism sites' policy

An interim policy was introduced in November 1999, by the then Planning and Environment Committee (PEC), that presumed against the loss of prime tourist accommodation sites (using criteria developed by and assessed by the PEC) in an attempt to stem the loss of hotel bed spaces experienced during the mid-1990s.

This policy was incorporated into the Draft 2002 Island Plan that was lodged in the States on 29 April 2002 (P.69/2002). The draft Policy TR2: Protection of Prime Tourism Sites, and its preamble, is attached at appendix 1.

The Planning and Environment Committee then lodged an amendment to its original proposition, (P.69/2002: seventh amendment) dated 20 June 2002 which, amongst other things, sought to delete the 'prime sites' policy, following further engagement with the Tourism Committee and representatives of the tourism industry (see: <https://statesassembly.gov.je/assemblypropositions/2002/48035-14182.pdf>). This amendment sought to replace the draft Tourism and Recreation Chapter with a new one (minus the 'Prime Sites' policy) as set out in Appendix 1 of the amendment.

This amendment was supported and the revised chapter adopted, as part of the approval of the amended 2002 Island Plan (see States Minute of 11 July 2002: <https://statesassembly.gov.je/AssemblyMinutes/2002/States%20Minutes%2011th%20July%202002.pdf>).

APPENDIX 1: Extract from the Draft 2002 Island Plan

Protection of Prime Tourism Sites

- 11.20 In the mid 1990's it became apparent that steps needed to be taken to reduce the rate and level of decline in the number of tourist accommodation bed spaces in the Island. Of particular concern was the protection from competing land uses of sites that were considered to be of strategic importance to the industry. There was a concern in the industry that the subsequent fall in overall accommodation capacity would reduce tourism volumes, with knock-on effects on the value of tourism to the Island and the viability of transport links to the mainland. The Planning and Environment Committee led the way with the adoption in November 1999 of a policy that presumed against the loss of prime tourism accommodation sites. To support that policy, an objective model has been developed. This allows applications to be scored against a range of criteria to ascertain whether an application site is prime and therefore whether or not it should be protected from a change of use.
- 11.21 The model assesses applications under four main categories (each with its own set of sub-criteria) which include location, facilities, operation and grade. In land-use planning terms, location is the only relevant material consideration. The model has proved itself to be robust in deciding whether a site is prime. In cases where applicants allege non-viability of the existing use, an independent viability assessment is undertaken to establish whether there is a reasonable prospect of the existing use being able to continue if the application were to be refused. The applicant will need to demonstrate that the site is non-viable in its current state or condition, suitably refurbished and/or extended or completely redeveloped.
- 11.22 The Planning and Environment Committee will continue to resist the loss of hotels and guest houses that enjoy the best locations. Once lost to other development, these prime locations will be lost to the tourism industry forever. The new Island Plan, therefore, seeks to continue the existing approach adopted by the Planning and Environment and Tourism Committees by seeking to retain these important sites within the tourism industry.

POLICY TR2 – PROTECTION OF PRIME TOURISM SITES

There will be a presumption against the loss of tourism accommodation sites in cases where the scoring model adopted by the Planning and Environment Committee demonstrates that the application site is a prime tourism site.

Exceptions to the above may be allowed where it is demonstrated that the existing use is no longer viable, is thus unlikely to remain in tourism use and is in accordance with other principles and policies of the Plan.