

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Public Inquiry Decision: New Hospital - Overdale Site, Westmount Road, St. Helier (P/2021/1670)
Minister	Environment
Signatory	Minister
Lead Department	Office of the Chief Executive (OCE)
Lead Directorate	Ministerial Office (OCE)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Private Secretary
Date of Report	17/05/2022
Supplementary Report Title <i>(If applicable)</i>	Report to the Minister for the Environment: Proposed New Hospital – Overdale Site, Westmount Road, St. Helier, Jersey
Supplementary Report Author <i>(If applicable)</i>	Phillip Staddon, Planning Inspector
Date of Supplementary Report <i>(If applicable)</i>	16/05/2022
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2021/1670
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Planning and Building (Jersey) Law 2002 and Planning and Building (Public Inquiries) (Jersey) Order 2008

Action required if recommendation agreed	Officers to inform the relevant parties of the Minister's decision.
Resource Implications	There are no new financial and/or manpower implications.

Introduction

Following the conclusion of the [Our Hospital 2022 public inquiry](#), the appointed independent planning inspector produced a report for the Minister's attention. The Minister then considered the inspector's report as part of their determination of the planning application for the new hospital ([P/2021/1670](#)).

Detail

Having considered the inspector's report and the recommendations contained therein, the Minister for the Environment decided to:

- 1) in the interests of precision and clarity, **adopt** the following amended development description for application P/2021/1670

Construct new hospital and associated buildings including mental health centre, energy centre, knowledge centre, multi-storey car park, surface level parking and landscaping. Demolish existing buildings, to include all buildings on the existing Overdale Hospital Site, Mulcaster House (Jersey Water), the former Jersey Electricity sub-station in Victoria Park, La Chapelle de St. Luc, Thorpe Cottage, Briez Izel, 1 Castle View, 5 Castle View, 1 Hillcrest, part of driveway, raised planter and strip of land at entrance to Hill Crest and Castle View, Mont Martin Cottage and two outbuildings, L'Amyerie, 1 – 3 Westmount Terrace, Berkeley Rise, Westmount House, Folly Field, part of the garden of Camden, and Jersey Bowling Club. Reconfigure and landscape Westmount Road, including People's Park, Lower Park, Westmount Gardens and Victoria Park, including changes to the playground and Petanque Courts in conjunction with associated alterations to the highway network. 3D Model available.

- 2) in light of the amended development description at (a), grant planning permission for the application P/2021/1670 **subject to**:
 - a) the applicant entering into a Planning Obligations Agreement to secure the terms set out in summary in Schedule A of the inspector's report in addition to those below:
 - i) Landscape ecology management plan (LEMP) - an obligation to secure the resourcing and implementation of the landscape ecology management plan in perpetuity, to ensure the appropriate implementation of the detailed scheme of landscaping and the subsequent management and maintenance of trees and landscaping
 - ii) Site waste management plan - an obligation to ensure the resourcing and practical implementation of the site waste management plan to reduce, recycle and reuse construction and demolition waste.
 - b) the planning conditions set out in Schedule B to the inspector's report and the amendments to them, as highlighted below:

Condition 25: Landscaping

Prior to commencement of the development of any phase, a detailed scheme of landscaping shall be submitted to and approved in writing by the Department. The scheme of landscaping shall provide details of the following; i) all existing trees,

hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site; ii) the position of all new trees and/or shrubs, this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them; **and details of their role within the scheme of landscaping where they are specifically designed to mitigate the impact of development on the residential amenity of neighbouring residential properties**; iii) other landscape treatments to be carried out including any excavation works, surfacing treatments, or means of enclosure; iv) the presence of any invasive plant species on site, and if present, a detailed method statement for the removal and long-term management/eradication of the species. Once agreed, the approved scheme shall be implemented in full and thereafter retained and maintained as such.

Condition 33: Materials

Precise details of all materials to be used in the external finishes of buildings and hard surfacing materials shall be submitted to and approved in writing by the Department **following consultation with the public, the Jersey Architecture Commission and any other appropriate stakeholders**. The submitted details shall include specifications of materials, colours, performance details and manufacturer's warranties and a whole life maintenance strategy, and sample panels shall be erected at the site for inspection by the Department's officers. Such details of materials, and their maintenance strategy to retain a good appearance over time, as are approved, shall be implemented in full and thereafter retained and maintained as such.

Condition 36: External Lighting

Full details of the comprehensive external lighting and its operational management shall be submitted to and approved in writing by the Department, **following consultation with the public, the Jersey Architecture Commission and any other appropriate stakeholders**, prior to its first installation. The approved scheme shall be implemented in full.

Reason: To safeguard the amenities and privacy of the occupants of the adjoining properties in accordance with policy GD1 of the Bridging Island Plan (2022); **and to promote good design and to safeguard the character and appearance of the surrounding area in accordance with policies GD1, GD6 and SP4 of the Bridging Island Plan (2022)**.

The Minister also resolved to seek the assurance of the Department of IHE (Regulation) that, subject to (2) above, the basis for the discharging of planning conditions attached to the award of planning permission was published and available online.

Recommendation

That the Minister's decision be made public via a ministerial decision.