

Planning Committee Public Meeting

Meeting No: 199

Date: 29 June 2023

Venue: St. Paul's Centre, St Helier

Start Time: 09:30

Special Notes:

Members of the public are entitled to attend the meeting to observe.

Item No	Est. Time	Application No, Recommendation & Case Officer	Application Address	Description of Work
---------	-----------	-----------------------------------------------	---------------------	---------------------

09:30 Section 1 – Decision Confirmation

1.1		P/2022/1724 Officer Recommendation: REFUSAL Committee Overturn APPROVAL JG3	Field No. O1111 La Rue des Hougues St. Ouen	Change of use from Class D - Agriculture to dog care business. Construct shed to South of site. AMENDED DESCRIPTION: RETROSPECTIVE: Change of use from Class D - Agriculture to dog care business. Construct shed to South of site.
-----	--	--------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1.2		P/2022/1333 Officer Recommendation: APPROVAL Committee Overturn REFUSAL GV	45 Halkett Place St. Helier	Change of use of third floor from Residential to Class C - Office. Replace 3no. windows and repair 1no. existing window to South Elevation. Various minor interior alterations. REVIEW REQUEST of refusal of planning permission
-----	--	-------------------------------------------------------------------------------------------------------------------------	-----------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1.3		P/2022/1269 Officer Recommendation: REFUSAL Committee Overturn APPROVAL JG3	Lyndale La Rue de Grand Jardin Trinity	Construct pitched-roof glass house to North of site. AMENDED PLANS RECEIVED. REVIEW REQUEST of refusal to grant planning permission.
-----	--	--------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

1.4		P/2022/1206 Officer Recommendation: REFUSAL Committee Overturn APPROVAL TG1	Les Deux Ruelles Le Feuguerel St. Lawrence	To construct a dormer to the East elevation of the property. Recover the roof with traditional slate, replace cladding with insulated render. REVIEW REQUEST of refusal of planning permission.
-----	--	--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

09:40 Section 2 – Applications

2.1		<p>P/2022/1672</p> <p>Officer Recommendation: REFUSAL</p> <p>PI</p>	<p>Chanterelle La Rue des Boulees Trinity</p>	<p>Remove single storey structures. Construct two storey extension and single storey extension to East and South elevations. Enlarge 2no, windows to South-West elevation. Alter vehicular access onto La Rue de la Guilleaumerie.</p> <p>AMENDED DESCRIPTION:</p> <p>Demolition of the existing single storey extensions. Construct two storey extension to the north elevation, single storey extensions to the east and south elevations, enlarge 2nos windows to south-west elevation. Create new vehicular access onto La Rue des Boulees.</p>
-----	--	------------------------------------------------------------------------------------------------	-------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.2		<p>P/2021/1703</p> <p>Officer Recommendation: APPROVAL</p> <p>LD</p>	<p>Coast Road Stores La Greve d'Azette St. Clement</p>	<p>Demolish existing Class A and C commercial buildings and associated accommodation. Construct 2 no. four bedroom dwellings with associated amenity space, parking and storage. Alter vehicular access onto La Greve d'Azette.</p> <p>AMENDED PLANS RECEIVED: Various changes to proposed development, including some architectural re-design, and reduction in building mass at Second Floor level.</p>
-----	--	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10:50 – 11:05 Coffee break

2.3		P/2023/0266 Officer Recommendation: APPROVAL LD	Samuel Le Riche House Plat Douet Road St. Saviour	Demolish existing buildings on site including Arzl House, Canning Court, Samuel Le Riche House and warehouse. Construct 2no. blocks consisting of 17no. 1-bed, 42no. 2-bed and 2no. 3-bed residential units; dementia care village comprising 3no. blocks and consisting of 10no. independent living units for dementia care, 57 bed dementia nursing care facility, 6no. 1-bed and 2no. 2-bed staff accommodation units; all with associated under podium parking. Alter existing vehicular access onto Plat Douet Road and access road between proposed development and Waitrose. Widen existing footpath at Plat Douet Road. Construct substation to South-West elevation. Various landscaping alterations. 3D Model Available.
-----	--	-------------------------------------------------------------------------------------	---------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.4		P/2023/0240 Officer Recommendation: REFUSAL GV	Cote d'Or La Grande Route des Sablons Grouville	Omit previously approved garden pavilion and garage conversion by permit P/2021/1466. Construct 1no. 4-bedroom single storey dwelling within the existing domestic curtilage, with associated hard and soft landscaping and new vehicular access. 3D model available
-----	--	------------------------------------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.5		P/2023/0222 Officer Recommendation: REFUSAL GV	Land formerly known as 'The Firs' Le Mont Sohier St. Brelade	Demolish existing outbuildings. Construct 1 no. 3 bed residential unit with associated parking and amenity space. Alter vehicular access onto La Route de la Baie.
-----	--	------------------------------------------------------------------------------------	--------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

13:00 – 13:30 Lunch break

2.6	13:30	P/2023/0033 Officer Recommendation: APPROVAL AE	1 Sion Mews La Grande Route de St. Jean St. John	Construct two storey extension to North elevation. Minor interior alterations to include fenestration addition to West and East elevations
-----	-------	-------------------------------------------------------------------------------------	--------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

2.7		P/2023/0011 Officer Recommendation: REFUSAL AE	Meadowside La Route du Nord St. John	Form new vehicular access from La Rue de la Ville Guyon with parking to South of site.
-----	--	------------------------------------------------------------------------------------	--------------------------------------------	----------------------------------------------------------------------------------------

Section 3 – Reviews

3.1		RW/2022/1348 Officer Recommendation: REFUSAL AE	The Moorings Hotel Gorey Pier St. Martin	Replace 1 no. double glazed aluminium first floor window to West elevation. REVIEW REQUEST of refusal to grant planning permission
-----	--	-------------------------------------------------------------------------------------	---------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------

3.2		P/2023/0083 Officer Recommendation: REFUSAL PI	The Bungalow 2 Victoria Avenue St. Helier	Construct pitched roof over existing dwelling to create first floor additional residential accommodation. Works to include various internal and external alterations.'.....REVIEW REQUEST of refusal of planning permission
-----	--	------------------------------------------------------------------------------------	----------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3.3		P/2022/1549 Officer Recommendation: REFUSAL JG3	Flicquet House La Rue de Flicquet St. Martin	Construct garage to North-West of site. Alter vehicular access onto La Rue de Flicquet. REVIEW REQUEST of refusal to grant planning permission
-----	--	-------------------------------------------------------------------------------------	----------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

3.4		P/2023/0036 Officer Recommendation: REFUSAL JD	Gros Bois, La Route de la Hougue Bie, Grouville	Change of use of ancillary guest accommodation to self-catering unit with associated parking. REVIEW REQUEST of refusal to grant planning permission
-----	--	------------------------------------------------------------------------------------	----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

Meeting ends: 16:00 approx.