

Planning Committee Public Meeting

Meeting No:177

Date: 15 July 2021
Venue: St Pauls 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
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09.30 Section 1 – Decision Confirmations

1.1		P/2020/1592 Officer Recommendation: REFUSAL LD	25 Lewis Street St. Helier	Demolish existing garage. Construct 1 no. two bed residential unit with integral garage. REVIEW REQUEST of refusal of planning permission
1.2		P/2021/0080 Officer Recommendation: REFUSAL GP	La Nouvelle Croix La Rue Guerdain Trinity	Demolish existing single storey extension and construct new two storey extension to West elevation. Construct 1 no. one bed annex to North elevation. REVIEW REQUEST of refusal of planning permission.
1.3		P/2020/0124 Officer Recommendation: REFUSAL CJ	Manor House Farm Rue de Bas St. Lawrence	Change of use of parts of existing farm group and construct extensions to West and East elevations and glazed link to form community centre (including function room, café, day rooms, kitchen and ancillary accommodation). Install pergola to South elevation. Change of use of part of Field L755 from agriculture to create vehicular access on Rue de Bas and form driveway and parking areas to West of site.
1.4		P/2017/0028 Officer Recommendation: REFUSAL CJ	Manor House Farm Rue de Bas St. Lawrence	RETROSPECTIVE:Demolish pump house in Field 804, Create amphitheatre in field 755 and widen vehicular access from Les Chemins des Moulins.

09:40 Section 2 – Applications

2.1	09:40	P/2020/1771 Officer Recommendation: APPROVAL KA	Clos de Sergent Nursery Field No. MN702A La Rue des Cabarettes St. Martin	[Install fence to all boundaries of site. Construct JEC electric sub-station to North-West of site.] AMENDED DESCRIPTION: Omit external fence. Construct JEC electric sub-station to North-West of site. AMENDED PLANS RECEIVED.
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2.2	10:35	P/2021/0123 Officer Recommendation: APPROVAL GP	The Tree House Restaurant & Bar La Marquanderie St. Brelade	Change of use from Class B Restaurant to Horticultural Laboratory (amended plans).
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Coffee Break 11:10 – 11:20

2.3	11:20	P/2020/1832 Officer Recommendation: APPROVAL LD	Former Jersey Monumental Co site & 1 Val Plaisant extending to Garden Lane 80 - 82 New Street St. Helier	Demolish warehouse to West elevation (Garden Lane). Change of use of ground floor from office and retail / showroom (New Street and Val Plaisant), construct extension to West elevation and restore existing apartments on New Street to create 3 no. one bed and 9 no. two bed residential units with associated parking. Create vehicular access onto Garden Lane. 3D Model available. AMENDED PLANS: Re-design and reduce scale of development along Garden Lane.
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2.4	12:20	PP/2018/0871 Officer Recommendation: APPROVAL CJ	La Mascotte La Grande Route de la Cote St. Clement	OUTLINE APPLICATION: Demolish existing dwelling. Construct 2 No. one bed and 3 No. two bed apartments with associated parking. Fixed matters: Design, means of access and siting. Reserved matters: External appearance and landscape. 3D Model available. AMENDED PLANS RECEIVED: Building to be set back by 2.7m and balustrades removed at
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				second floor, fenestration amended to incorporate high level windows and stairwell relocated with windows removed to the North-East (rear) elevation. Relocate lean-to roof from South-East to North-West. FURTHER AMENDED PLANS: Reduce the height of building and remove lean- to element to create flat roof. Building set back further from North-East boundary. Fenestration alterations to North-East and North-West elevations.
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13:10 Section 3 – Reviews

3.1	13:10	RC/2020/1783 Officer Recommendation: REFUSAL JG3	La Maison de La Trappe La Rue de la Trappe St. Ouen	Remove condition No. 5 (That the occupation of the dwelling shall be limited to persons employed wholly or mainly in agriculture in the vicinity, or dependants of such person residing within, or a widow or widower of such person.) from permission 4/10/5038 G ([Construct] three bedroom single storey dwelling and double garage.) REVIEW REQUEST of refusal of planning permission
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3.2	13:25	RP/2020/1623 Officer Recommendation: REFUSAL GV	5, Glen Rest Duhamel Place St. Helier	REVISED PLANS to P/2018/1030 (Demolish part of site. Construct 3 No. two bed residential units with associated parking and landscaping. Convert existing office and construct third floor to create 1 No. one bed and 3 No. two bed residential units and amenity space. 3D model available): Extension to Unit 6 to create additional habitable space. Material alteration from copper cladding to vertical stained timber slats. Various alterations to fenestrations to all elevations. REVIEW REQUEST of refusal of planning permission
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3.3	13:40	<u>P/2021/0103</u> Officer Recommendation: REFUSAL GV	Rose Cottage Le Chemin De Creux St. Brelade	Demolish existing garage and construct Two storey extension to South and West of site. Demolish existing and construct single storey extension to East of site. Remove and replace roof with thatched covering, install 2 No. dormer windows to East pitch and rebuild chimney stacks. Various internal and external alterations to include, revised landscaping, fenestration and re-pointing. AMEDNED PLANS RECEIVED. REVIEW REQUEST of refusal of planning permission
3.4	13:55	<u>P/2021/0246</u> Officer Recommendation: REFUSAL GV	Beauvoir La Rue de Guillaume et d'Anneville St. Martin	Demolish conservatory, garage and outbuildings. Construct 2 no. extensions to North-West and South-East of dwelling. REVIEW REQUEST for refusal of planning permission.
		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.	

Meeting Ends 14:10 (Estimate)