

**Planning Obligation Agreement under Article 25 of the Planning and Building (Jersey)
Law 2002**

relating to the development of

La Pallotterie, La Grande Route de Rozel, St. Martin, JE3 6AX

Dated

10th October

2019

The Chief Officer for the Environment (1)

Andrew James Greenwood (2)

DATE

10th October

2019

PARTIES

- (1) The Chief Officer for the Environment States Offices, South Hill, St Helier, Jersey JE2 4US ("**the Chief Officer**"); and
- (2) Andrew James Greenwood ("**the Owner**") of La Pallotterie, La Grande Route de Rozel, St. Martin, Jersey, JE3 6AX.

RECITALS

1. The Owner warrants that he is the owner in perpetuity (à fin d'héritage) as to the Site known as La Pallotterie, that he has right as devisee to the Will of Immoveable Estate of the late Nicola Gail Chamberlayne, his wife, which Will was registered in the Public Registry of this Island by Act of the Royal Court dated the 13th April 2012 which deceased had right by contract of purchase dated 21st September 1979 from Raoul Charles Lemprière-Robin.
2. The Owner submitted an application (accorded the reference P/2019/0188) for planning permission for the Development.
3. Having regard to the purposes of the Law the Island Plan 2011 and all other material considerations the Chief Officer is minded to approve the grant of planning permission for the Development subject to the prior completion of this Agreement.
4. The parties hereto have agreed to enter into this Agreement in order to secure the planning obligations contained herein.
5. The parties acknowledge that this Agreement is legally binding.
6. This Agreement shall be construed so as to give effect to the purpose and intention of the Law.
7. The Owner warrants that he is the owner in perpetuity (à fin d'héritage) of the Site.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

OPERATIVE PART

1. DEFINITIONS

For the purposes of this Agreement the following expressions shall have the following meanings:

"Agreement"	this agreement including the recitals and schedules hereto;
"Application"	the application for planning permission in respect of the Site and described as "to convert the existing stable into a two bed dependent unit, and to replace the stabling unit with 4 no. mobile stables to the north-west corner of Field MN264." and given the reference P/2019/0188;
"The Chief Officer"	the person appointed from time to time as the Chief Officer (or equivalent) (previously known as the Chief Officer) of the administration of the States responsible for planning and building in accordance with Article 1 of the Law;
"Commencement"	the date on which any operation forming part of the Development permitted by the Planning Permit or any subsequent planning permission for the Development begins to be carried out, and "Commence" and "Commenced" shall be construed accordingly;
"Dependant Relative Accommodation"	the separate two bedroomed unit shown on Drawing 32.01.04B forming part of the Development;
"Development"	the development of the Site as set out in the Application;
"GST"	goods and services tax under the Goods and Services Tax (Jersey) Law 2007;
"Island Plan 2011"	the States of Jersey Island Plan, 2011 (as amended from time to time);
"Law"	the Planning and Building (Jersey) Law 2002;
"Occupation, Occupy and Occupied"	occupation for the purposes permitted by the Planning Permit but not including occupation by personnel engaged in demolition, site clearance, construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations;
"Royal Court"	the Royal Court of the Island of Jersey;
"Site"	La Pallotterie, La Grande Route de Rozel, St. Martin, JE3 6AX

2. CONSTRUCTION OF THIS AGREEMENT

- 2.1 Where in this Agreement reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Agreement.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to a law of the States of Jersey shall include any modification, extension or re-enactment of that law for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Law or deriving validity from it.
- 2.6 References to any party to this Agreement shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Chief Officer or the Minister for Infrastructure or the Treasury Minister or the Minister for Housing or the successors to his (their respective) statutory functions.
- 2.7 This Agreement shall be construed so as to give effect to the purpose of the Law.

3. LEGAL BASIS

- 3.1 This Agreement is made pursuant to Article 25 of the Law.
- 3.2 The covenants, restrictions and requirements imposed upon the Owner under this Agreement create planning obligations pursuant to Article 25 of the Law and are enforceable by the Chief Officer against the Owner.

4. CONDITIONALITY

This Agreement is conditional and shall come into effect upon:

- (i) the grant of the Planning Permit; and
- (ii) Commencement,

save for the provisions of Clauses 13 (Jurisdiction) and the Third Schedule Paragraph 1 and any other relevant provision which shall come into effect immediately upon the date on which this Agreement has been recorded as registered in the Royal Court as evidenced by an Act of Court.

5. OWNER COVENANTS

The Owner covenants and agrees with the Chief Officer as set out in the Third Schedule so that this Agreement shall be enforceable without limit of time against the Owner and any person claiming or deriving title through or under the Owner to the Site or any part or parts thereof.

6. GROUP DIRECTOR FOR REGULATION COVENANTS

The Chief Officer covenants with the Owner as set out in the Fourth Schedule.

7. PUBLIC REGISTRY OF CONTRACTS

The Chief Officer shall as soon as practicable apply to the Royal Court for an order that this Agreement be registered in the Public Registry of Contracts.

8. MISCELLANEOUS

- 8.1 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Chief Officer under the terms of this Agreement such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction may be given on behalf of the Chief Officer by the Director - Development Control of Planning and notice or communication to the Chief Officer pursuant to the provisions of this Agreement shall be addressed to the Director - Development Control of Planning at Planning and Building Services South Hill St Helier Jersey JE2 4US or as otherwise notified for the purpose by notice in writing.
- 8.2 Any notices on the Owner shall be deemed to have been properly served if sent by ordinary post to and addressed to such party at the address referred to above or as otherwise notified for the purpose by notice in writing.
- 8.3 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
- 8.4 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permit shall be quashed, cancelled, revoked or otherwise withdrawn or (without the consent of the Owner it is

modified (other than by process under Article 10 of the Law) by any statutory procedure or expires prior to the Commencement of Development.

- 8.5 No person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 8.6 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permit) granted (whether or not on appeal) after the date of this Agreement.
- 8.7 Except in so far as legally or equitably permitted this Agreement shall not prejudice or fetter or affect any statutory power discretion or duty of the Chief Officer and without prejudice to the generality of the foregoing it is agreed between the parties hereto that any benefit or power conferred on the Chief Officer by any of the obligations or covenants by the Owner in favour of the Chief Officer under this Agreement are in addition to any of the Chief Officer's statutory powers under the Law.
- 8.8 Nothing contained herein shall be construed as obviating the need for the Owner to obtain or acquire from any third party with respect to the Development or its use any consents permits authorisations rights interests in land or servitudes.
- 8.9 Nothing in this Agreement shall be construed or interpreted in such a way or inference to be drawn so as to place or create a duty of care upon the Chief Officer as a result of the Chief Officer agreeing to accept the covenants agreements and undertakings on the part of the Owner as contained herein.
- 8.10 The Owner shall not be entitled to any costs or compensation as a result of the making of this Agreement and the obligations contained herein.
- 8.11 All communications and notices served or made under this Agreement shall be in writing.

9. WAIVER

No waiver (whether expressed or implied) by the Chief Officer of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Chief Officer from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

10. CHANGE IN OWNERSHIP

The Owner agrees with the Chief Officer to give the Chief Officer written notice (as soon as reasonably practical following such change) of any change in ownership of their interest in the Site occurring before all the obligations under this Agreement have been discharged.

11. DISPUTE RESOLUTION

In the event that any dispute shall arise in respect of any provision of this Agreement it shall be referred if not resolved within seven working days to the arbitration of an independent arbitrator under the provisions of the Arbitration (Jersey) Law 1998 such arbitrator to be named by the agreement of the parties to the dispute or in default of agreement by the President for the time being of the Royal Institute of Chartered Surveyors upon the application of any party to the dispute.

12. GOODS AND SERVICES TAX

12.1 All *cause* given in accordance with the terms of this Agreement shall be exclusive of any GST properly payable in respect thereof.

12.2 If at any time GST is or becomes chargeable in respect of any supply made in accordance with the terms of this Agreement then to the extent that GST had not previously been charged in respect of that supply the person making the supply shall have the right to issue a GST invoice to the person to whom the supply was made and the GST shall be paid accordingly.

13. JURISDICTION

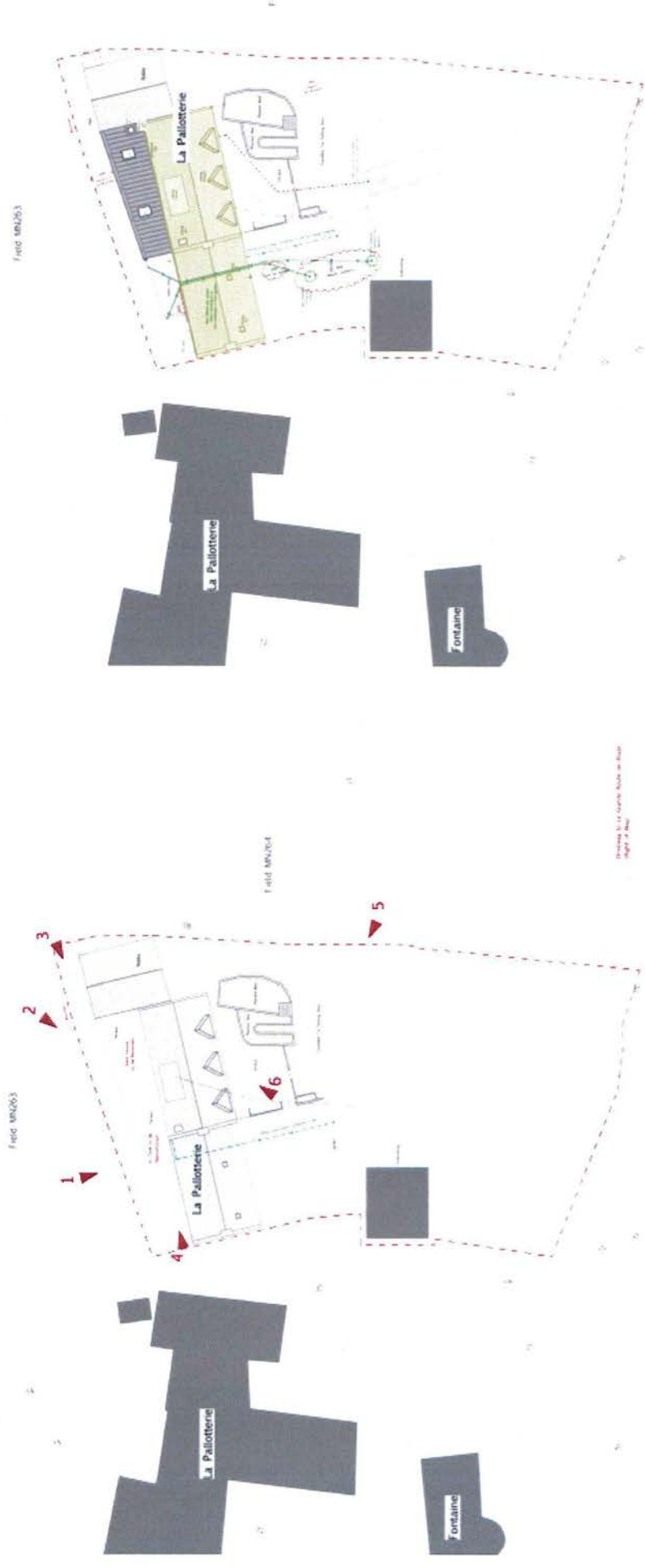
This Agreement is governed by and interpreted in accordance with the law of the Island of Jersey.

FIRST SCHEDULE

The Plan

Details of the Owner's Title and description of the Site

La Pallotterie La Grande Route de Rozel, St. Martin, JE3 6AX as the same is shown for the purpose of identification only on the Plan.



Field 265

Existing Site Plan 1:200



Field 265

Proposed Site Plan 1:200

FOR BUILDING CONTROL
 General Note
 This drawing is for reference purposes only.
 No dimensions are to be scaled off this drawing.

TITLE
 EXISTING & PROPOSED SITE PLANS

DATE
 10/02/21

SCALE
 1:200

Revision A
 14 May 2019 Following Building Control comments dated 5 April 2019
 Approved & stamped

MARC MEDLAND ARCHITECT
 2 HERONS MEWS,
 LA PETITE RUE DU VAL PLAISANT
 ST HELENS, L22 6BA
 JERSEY, JERSEY
 TEL: 07791 888 826

CLIENT
 GREENWOOD FAMILY

PROJECT
 LA PALLOTIERE

SECOND SCHEDULE

The Planning Permit

(DRAFT) Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/0188

In accordance with Article 19(8) of the Planning and Building (Jersey) Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Convert existing stables into 1 No. two bed dependent unit. Construct 4 No. stables to North-West corner of Field MN264.

To be carried out at:

La Pallotterie & Field MN264, La Grande Route de Rozel, St. Martin, JE3 6AX.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

This permission is granted subject to compliance with the following conditions and approved plan(s):

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.

APPROVED

(DRAFT) Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/0188

Conditions:

1. Notwithstanding the details in the submitted Preliminary Roost Inspection and Initial Ecological Assessment dated 27th November 2018 (Revised 5th December 2018), and prior to the commencement of the development hereby approved, additional ecological surveys for bats and barn swallow nests, together with the Species Protection Plan and/or mitigation measures are required to be submitted to and agreed in writing by the Department of the Environment. The ecological survey shall be undertaken by a suitably qualified person and to a methodology to be first agreed in writing by the Department of the Environment. The development shall not commence until adequate mitigation measures and procedures have been submitted to and approved in writing by the Minister for Planning and Environment. All mitigation measures shall be carried out in full and in accordance with the recommendations of the Ecological Assessment.
2. The dependent unit hereby permitted shall be used as an integral part of the existing dwelling La Pallotterie and shall not be let or sold as a dwelling separately from the existing dwelling on the site.

Reasons:

1. To ensure the protection of all protected species in accordance with Policies NE1, NE2 and NE4 of the Adopted Island Plan 2011 (Revised 2014).
2. To preclude the establishment of two separate dwelling units which would be unacceptable given the site's location within the Green Zone and contrary to policy NE7 of the Island Plan 2011 as amended in 2014.

FOR YOUR INFORMATION

Informative:-

1. The applicant's attention is drawn to the consultation comment by Environmental Health dated 21 February 2019, where it states that even if Planning permission is granted it does not defend the applicant from potential Nuisance action. If nuisance complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999 and further mitigation measures may then be required.
2. The applicant's attention is drawn to the consultation comment by GHE (Transport) dated 13th March 2019 regarding works adjacent to highways. Given comments received during the assessment of the application, the States of Jersey recommends that the applicant should be aware that permission must be obtained from Transport and Technical Services - Highways Maintenance and/or Streetworks Team on +44 (0)1534 445509 .

APPROVED

(DRAFT) Decision Notice States of Jersey

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/0188

The agreed work will be required to be carried out by an approved contractor to the TTS's specification at the cost of the developer.

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plan(s) has/have been approved:

1. Location Plan
2. Amended Proposed Floor Plans, Elevations and Section 32.01.04B
3. Amended Proposed Site Plan & Details of Stables 32.01.03B

DECISION DATE: 

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website www.gov.je/planningbuilding

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website www.gov.je/planning

APPROVED

THIRD SCHEDULE

The Owner Covenants with the Chief Officer

The Owner covenants, agrees and undertakes:

CONDITIONS

- 1 That the Dependant Relative Accommodation shall not be used or occupied or permitted to be used or occupied otherwise than:
 - 1.1 for the accommodation of a dependent relative of bone fide residents of the main house known as La Pallotterie, and/or
 - 1.2 in conjunction with and ancillary to the main house known as La Pallotterie.
- 2 The Dependant Relative Accommodation shall not be sold, let, alienated or otherwise disposed of separately from the main house known as La Pallotterie.
- 3 That once the Dependant Relative Accommodation is no longer required for the accommodation of a dependent relative it will be reintegrated into the primary dwelling known as La Pallotterie.

FOURTH SCHEDULE

The Chief Officer's covenants

The Chief Officer covenants with the Owner to use reasonable endeavours to issue the Planning Permit as soon as practically possible after this Agreement is recorded as registered in the Royal Court as evidence by an Act of the said Court.

Signed on behalf of the Chief Officer

by



P. U. G. GREENWOOD

in the presence of



Shee Hwa Chang

this 10th day of October 2019

Signed on behalf of Andrew James Greenwood

by .



in the presence of .



this 2nd day of October 2019