

In the Royal Court of Jersey

Samedi Division

In the year two thousand and twenty-three, the twenty-ninth day of March.

Before the Judicial Greffier.

Upon the application of Her Majesty's Attorney General, IT IS ORDERED that the Planning Obligation Agreement between the Chief Officer for the Environment, Lee Anthony Glover and Pamela Kay Glover in relation to 25 / 27 Vauxhall Street, St Helier, be registered in the Public Registry of this Island.


Greffier Substitute

LOD

Reg. Pub.

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

relating to the development of 25 / 27, Vauxhall Street, St Helier, JE2 4TJ

Dated: 24 March

2023

The Chief Officer for the Environment (1)

Lee Anthony Glover and Pamela Kay Glover (née Chapman) (2)

DATE 24 March

2023

PARTIES

- (1) The Chief Officer for the Environment of PO Box 55, La Motte Street, St Helier, Jersey JE4 SPE ("**the Chief Officer**");
- (2) Lee Anthony Glover and Pamela Kay Glover (née Chapman) ("**the Owner**")

RECITALS

- 1 The Owner warrants that they are the owner in perpetuity (*à fin d'héritage*) as to the Site.
- 2 An application (accorded the reference P/2021/1802) for planning permission for the Development has been submitted to the Chief Officer.
- 3 Pursuant to Article 9(5)(b) of the Law, the Chief Officer referred the Application to the Planning Committee for determination by that Committee.
- 4 Having regard to the purposes of the Law, the Island Plan 2022 and all other material considerations the Planning Committee at its meeting on 10 November 2021 resolved to approve the grant of planning permission for the Development subject to the prior completion of this Agreement.
- 5 The parties hereto have agreed to enter into this Agreement in order to secure the planning obligations contained herein.
- 6 The parties acknowledge that this Agreement is legally binding.
- 7 This Agreement shall be construed so as to give effect to the purpose and intention of the Law.

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

		“Demolish part of existing building forming Northern portion of site, constructing 5 no. residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form 1 no. residential dwelling.” and given the reference P/2021/1802;
"Chief Officer"		the person appointed from time to time as the chief executive officer (or equivalent) of the administration of the States of Jersey responsible for planning and building in accordance with Article 1 of the Law;
"Commencement"		the date on the date on which any material operation (as defined in Article 5(7) of the Law) 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;
"Development"		the development of the Site as set out in the Application;
"GST"		goods and services tax or GST under the Goods and Services Tax (Jersey) Law 2007;
"Index"		the all items Retail Prices Index for Jersey as issued from time to time by the Statistics Unit to the States of Jersey;
"Island Plan 2022"		the States of Jersey Island Plan, 2022 (as may be (adopted on 25 th March 2022) amended from time to time);
"Index-Linked"		where any sum or contribution is expressed to be "Index-Linked" then that sum or contribution shall be adjusted in accordance

	with the provisions of clause 10 prior to payment;
"Interest"	interest at three per cent (3%) above the base lending rate of the HSBC Bank Plc from time to time;
"Law"	the Planning and Building (Jersey) Law 2002;
"Public Walking and Cycling Infrastructure Improvement Contribution"	a financial contribution of Eight Thousand One Hundred Pounds (£8,100) Sterling Index-Linked towards the provision and enhancement of public walking and cycling infrastructure;
"Plan"	the plan of the Site annexed to this Agreement as part of the First Schedule;
"Planning Permit"	the planning permission for the Development, a copy of which is attached at the Second Schedule, and references to the Planning Permit include where the context permits any variations and amendments to the said planning permission from time to time;
"Royal Court"	the Royal Court of the Island of Jersey;
"Site"	25 / 27, Vauxhall Street, St Helier, JE2 4TJas shown hatched black on the Plan and described in the First Schedule upon which the Development is to be carried out;

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 the successors to his 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 the grant of the Planning Permit.

5 OWNER'S 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 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.

7 MISCELLANEOUS

- 7.1 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, PO Box 55, La Motte Street, St Helier, Jersey JE4 8PE or as otherwise notified for the purpose by notice in writing.

- 7.2 Any notices to be served 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.
- 7.3 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.
- 7.4 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 of Article 10 of the Law) by any statutory procedure or expires prior to Commencement.
- 7.5 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.
- 7.6 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.
- 7.7 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 Officers' statutory powers under the Law.
- 7.8 Nothing contained herein shall be construed as obviating the need for the Owner to obtain or acquire from the Public of the Island of Jersey (in its public capacity) or any third party with respect to the Development or its use any consents permits authorisations rights interests in land or servitudes.
- 7.9 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.
- 7.10 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.
- 7.11 All communications and notices served or made under this Agreement shall be in writing.

8 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.

9 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 any of their interest in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan.

10 INDEXATION

Any sum referred to in the Third Schedule shall be increased by an amount equivalent to the increase in the Index from the date on which this Agreement is registered in the Public Registry of Contracts until the date on which such sum is payable.

11 INTEREST

If any payment due under this Agreement is paid late, Interest will be payable from the date payment is due to the date of payment.

12 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 (7) 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 Institution of Arbitrators upon the application of any party to the dispute.

13 GOODS AND SERVICES TAX

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

13.2 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.

14 LENDER'S CONSENT

The Lender acknowledges and declares that this Agreement has been entered into by the Owner with its consent and that the Site shall be bound by the obligations contained in this Agreement and that the security of the Lender over the Site shall take effect subject to this Agreement PROVIDED THAT the Lender shall otherwise have no liability under this Agreement unless it takes possession of the Site in which case it too will be bound by the obligations as a person deriving title from the Owner.

15 JURISDICTION

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

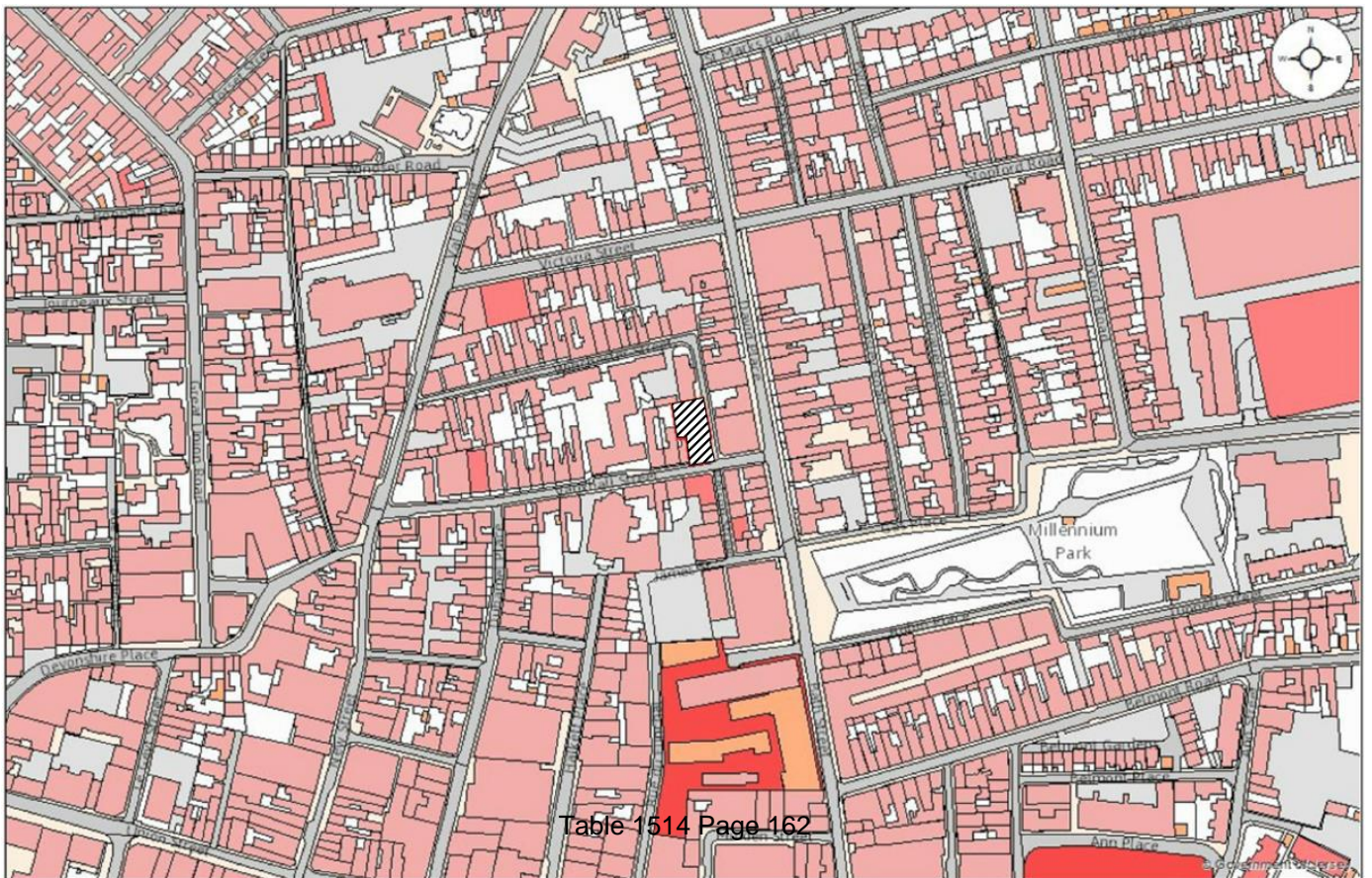
FIRST SCHEDULE

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

Certain properties known as as "West End Lodge" and bearing the number 25 "Vauxhall Street" (formerl 1 "West End") which comprises units of residential accommodation and number 27 "Vauxhall Street" which the Owner is entitled by contracts of purchase of one half undivided share from Jennifer Sara Lidster née Compton on 29 April 2016 and one half undivided share from Karl Francis Thomas on the 16th of August 2019.

The whole situate in the Parish of St Helier, Vingtaine du Bas du Mont au Pretre.

The Site is shown for the purposes of identification on the Plan.



SECOND SCHEDULE

The Planning Permit

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1802

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:

Demolish part of existing building forming Northern portion of site, constructing 5 no. residential units. Light Commercial Workshop & Cycle Store alterations to listed building forming Southern portion of site, to form 1 no. residential dwelling. 3D Model available

To be carried out at:

25 / 27 Vauxhall Street, St Helier, JE2 4TJ

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.

The approved scheme is for the redevelopment of an existing commercial / residential site, close to the centre of St Helier.

The new development includes the retention of an employment use across the majority of the ground floor of the site (a new 'light commercial workshop'), as well as six additional residential apartments. The scheme also delivers the repair and restoration of two Listed Buildings, whilst the retention of the façade and roof flank of the historic roadside commercial building will ensure that the streetscape character is maintained along Winchester Street.

The increased scale of the building is considered to be appropriate and acceptable, taking into account the zoning of the site (Built-Up Area - part of the St Helier Primary Centre), as well as the surrounding built context.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1802

The concerns of nearby residents are noted, and have been taken into account. However, it is not considered that the development would unreasonably harm neighbouring residential amenity.

In view of the central town location (which is within easy walking distance of the town centre and bus routes), the lack of on-site car parking is not considered to be problematic. A generous bicycle store for residents is to be provided, and the applicant has agreed to make a contribution to walking and cycling infrastructure in the wider vicinity of the site around David Place.

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.

Condition(s):

1. No part of the development hereby approved shall be occupied until the levels of potential contaminants in the ground have been investigated, any risks to human health, or the wider environment, assessed and mitigation measures proposed, in a remediation strategy, have been submitted to and approved in writing by the Chief Officer. The approved remediation strategy shall be implemented in full, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land, as amended. Any changes to the strategy require the express written consent of the Chief Officer prior to the work being carried out.
2. Following the commencement of development during the demolition and construction phases, should any contamination, not previously identified be found, the Chief Officer must be informed immediately. No further development shall be carried out (unless otherwise agreed in writing with the Chief Officer) until the levels of potential contaminants in the ground have been investigated and any risks to human health and wellbeing

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PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1802

have been assessed and mitigated, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land as amended.

3. No part of the development shall be occupied, until a ground contamination completion report and contaminated land completion certificate demonstrating completion of the contamination mitigation works (where applicable) and the effectiveness of any required remediation set out in the approved scheme, is submitted to and approved in writing by the Chief Officer. Where required by the Chief Officer the completion report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action and for the reporting of this to the Chief Officer.
4. Prior to the commencement of the development hereby approved, final details relating to the new Percentage for Art installation, shall be submitted to, and agreed in writing by, the Chief Officer.

Reason(s):

1. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policy GD1 of the 2022 Bridging Island Plan.
2. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policy GD1 of the 2022 Bridging Island Plan.
3. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policy GD1 of the 2022 Bridging Island Plan.
4. To accord with the requirements of Policy GD10 of the 2022 Bridging Island Plan.

FOR YOUR INFORMATION

- A. The applicant should be aware that if noise complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999, and noise mitigation measures may then be required. These measures may themselves require planning permission.
- B. The applicant should be aware that the site has the potential to support wildlife that is protected under the Wildlife (Jersey) Law 2021. It is an offence under this Law to cause harm to certain protected species or to remove, damage or destroy their nest, den, breeding or resting site. It is

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1802

the responsibility of the applicant to inform all site workers of the legal implications should any protected species, dens or nests be found.

- C. The applicant's attention is drawn to the comments made by the drainage authority, and in particular, with regard to the need for the separation of foul and surface water.

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

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

Location Plan

992 101 A – Proposed Site Plan

992 102 A – Proposed Ground Floor Plan

992 103 – Proposed First Floor Plan

992 104 A – Proposed Second Floor Plan

992 105 A – Proposed Third Floor

992 107 A – Proposed Elevations

992 108 B – Proposed Sections

992 109 A – Listed Building Door & Window Details

Construction Waste Management Plan: November 2021

Ground Contamination Report - Phase 1 Desk Study Report: December 2020

Public Art Statement

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's Covenants with the Chief Officer

The Owner in regard to the Site covenants, agrees and undertakes:

COMMENCEMENT

- 1 Not to Commence the Development until the Owner has given to the Chief Officer not less than twenty-eight (28) days' notice in writing of its intention so to do.

CONTRIBUTIONS

- 2 To pay to the Treasurer of the States the Public Walking and Cycling Infrastructure Improvement Contribution not more than twenty-eight (28) days prior to the Commencement of the Development.
- 3 Not to Commence the Development until the Public Walking and Cycling Infrastructure Improvement Contribution shall have been paid to the Treasurer of the States.

FOURTH SCHEDULE**Chief Officer's Covenants****Repayment of contributions**

- 1 The Chief Officer hereby covenants with the Owner to use or procure the use of all sums received by the Treasurer of the States from under the terms of this Agreement for the purposes specified in this Agreement for which they are to be paid or for such other planning purposes arising from the Development as the Chief Officer shall in their discretion consider to be reasonably appropriate in the circumstances.
- 2 The Chief Officer covenants with the Owner that they will procure or arrange that the Treasurer of the States will pay to the Owner such amount of any payment made by the Owner to the Treasurer of the States under this Agreement which has not been expended in accordance with the provisions of this Agreement within five (5) years of the date of receipt by the Treasurer of the States of such payment.

Signed on behalf of the Chief Officer

by [redacted] K. WHITEHEAD

in the presence of

[redacted] LAWRENCE DAVIES

this 24 day of March 2023

Signed on behalf of Lee Anthony Glover

by [redacted]

in the presence of

[redacted]

this 8th day of MARCH 2023

Signed on behalf of Pamela Kay Glover (née Chapman)

by [redacted]

in the presence of

[redacted]

this 17 day of March 2022 2023